

LAKESIDE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT

AMENITY FACILITIES POLICIES

Last Revised & Adopted
April 15, 2026 (“Effective Date”)
Rule #1

Lakeside Plantation Clubhouse Office
2800 Plantation Drive
North Port, FL 34289

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DEFINITIONS

“Amenity Facility” or **“Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the Lakeside Plantation Clubhouse, together with its appurtenant facilities and areas.

“Amenity Facilities Policies” or **“Policies”** – shall mean these Amenity Facilities Policies of Lakeside Plantation Community Development District, as amended from time to time.

“Board of Supervisors” or **“Board”** – shall mean the Lakeside Plantation Community Development District’s Board of Supervisors.

“Clubhouse” – shall mean the Lakeside Plantation Clubhouse located at 2800 Plantation Drive, North Port, FL 34289, together with its appurtenant facilities and areas.

“Community Club” – shall mean a group of two (2) or more self-organized Residents, Renters and/or Non-Resident Members with a common hobby or recreational, social, service and/or cultural interest that has applied for and received such designation from the District’s Board.

“District” – shall mean the Lakeside Plantation Community Development District.

“District Manager” – shall mean the professional management company with which the District has contracted to provide management services to the District.

“Facility Manager” or **“Facilities Manager”** – shall mean the management company, including its employees, staff and agents, contracted by the District to manage all Amenity Facilities within the District, which facilities include, but are not limited to, the Clubhouse and its peripheral facilities and amenities.

“Guest” – shall mean any individual that is invited to use the Amenity Facilities by a Patron pursuant to these Policies and possesses a valid guest fob issued by the Facility Manager.

“Homeowners Association” – shall mean any entity having jurisdiction over lands located within the District, either now or in the future, which exists to aid in the enforcement of deed restrictions and covenants.

“Non-Resident” – shall mean any person or persons that do not own property within the District. Non-Residents may include Non-Designated Renters.

“Non-Resident Annual User Fee” – shall mean the fee established by the District for any person that is not a Resident and wishes to become a Non-Resident Member. The amount of the Annual User Fee is set forth herein, and that amount is subject to change based on Board action.

“Non-Resident Member” – shall mean any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

“Patron” or **“Patrons”** – shall mean Residents, Non-Resident Members, Tennis Members, and Renters who are eighteen (18) years of age and older.

“Renter” – shall mean any tenant residing in a Resident’s home located in the District pursuant to a valid rental or lease agreement and who is designated as a beneficial user of the Resident’s privileges to use the Amenity Facilities. In contrast, tenants residing in a Resident’s home located in the District pursuant to a valid rental or lease agreement that are **not** designated as the beneficial user of the Resident’s privileges to use the Amenity Facilities will be referred to as **“Non-Designated Renters”** herein.

“Resident” – shall mean any person, spouse or registered domestic partner of a person or family owning property within the Lakeside Plantation Community Development District.

“Tennis Guest” – shall mean a Guest as referred to in section 1 of the Tennis Facility Policies – Guest Policies herein.

“Tennis Member” – shall mean any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District’s Tennis Facilities.

“Tennis Member Annual User Fee” - shall mean the fee established by the District for any person that is not a Resident, Renter, or a Non-Resident Member and wishes to become a Tennis Member. The amount of the Tennis Member Annual User Fee is set forth herein, and that amount is subject to change based on Board action. Payment of the Tennis Member Annual User Fee shall entitle an individual or their family, as appropriate based on the fee paid, to use the Tennis Facilities only. Use of the pool, Clubhouse, or other Amenity Facilities is not included in the Tennis Member Annual User Fee.

IDENTIFICATION FOBS

1. Fobs (or similar access devices) may be issued to all members of each Resident’s or Renter’s household and/or Non-Resident Members. There is a charge to replace lost or stolen Fobs and/or for additional fobs above two (2) fobs. Residents or Renters can request temporary guest fobs in the office.
2. All Patrons will be required to sign a waiver of liability before using the District amenities.
3. Patrons may be required to use their assigned fobs or guest fobs at any Amenity Facility.

NON-RESIDENT ANNUAL USER FEE

The Annual User Fee for any person not owning real property within the District is 1 ½ times the highest operating and maintenance and debt service rates added together, and this fee shall include privileges for up to two (2) people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. This fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of following year, prorated if applicable. Each subsequent annual membership fee shall be paid in full by October 1st. Such fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the amenity facilities. This membership is not available for commercial purposes. Individuals which hold such memberships shall be known as “Non-Resident Members” (as defined in the definition section herein).

HOMEOWNERS ASSOCIATION USE OF FACILITIES

For more regarding a Homeowners Association’s right to reserve the Amenity Facilities, see Amenities, Rates, Deposits, & Fees herein.

COMMUNITY CLUB USE OF FACILITIES

For more regarding a Community Club’s right to reserve the Amenity Facilities, see Amenities, Rates, Deposits, & Fees herein.

GUEST POLICIES

1. Each household/dwelling unit will be permitted to bring up to five (5) Guests per day to the Clubhouse. In no event shall the number of Guests per household/dwelling unit exceed five (5) per day.
2. All Guests, regardless of age, must register with the office of the Facility Manager prior to using the Amenity Facilities. In the event the Guest is under eighteen (18) years of age, the Patron inviting the Guest must be present upon registration, unless other arrangements have been made with the Facility Manager’s office. Except as otherwise provided in these Policies, all Guests under fifteen (15) years of age must also be accompanied at all times while using the Amenity Facilities by a parent or adult over eighteen (18) years of age unless previously authorized by the Facility Manager. Guests over the age of eighteen (18) must register and may use the Amenity Facilities unaccompanied by a Patron.
3. All Guests over the age of eighteen (18) must sign a waiver of liability upon registration at the Facility Manager’s office.
4. All Guests using the Amenity Facilities and entering District property are responsible for compliance with, and shall comply with these Amenity Facility Policies in the same

manner as Patrons hereunder. Patrons who have registered a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest of any of these Policies as set forth by the District could result in loss of that Patron's privileges and/or membership.

RENTER'S PRIVILEGES

1. Residents who rent or lease out their residential unit(s) in the District shall have the right to designate the Renter of their residential unit(s) as the beneficial users of the Resident's membership privileges for purposes of Amenity Facilities use.
2. In order for the Renter to be entitled to use the Amenity Facilities, the Renter may be required to acquire proof of the Resident's designation of such Renter with respect to the residence which is being rented or leased as well as obtain a fob. A Renter who is designated as the beneficial user of the Resident's membership shall be entitled to the same rights and privileges to use the Amenity Facilities as the Resident.
3. During the period when a Renter is designated as the beneficial user of the membership, the Resident shall not be entitled to use the Amenity Facilities with respect to that membership.
4. Residents shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District. Resident owners are responsible for the deportment of their respective Renter.
5. Renters shall be subject to rules and regulations as the Board may adopt from time to time.

GENERAL FACILITY PROVISIONS

1. The Board reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District's rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
2. Amenity facilities are for Patrons and their Guests only. All Patrons and Guests may be required to use their assigned fobs or guest fobs in order to gain access to the Amenity Facilities. Patrons and Guests must also present their fobs upon request by staff while at any Amenity Facility.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District and Facility Manager.
4. Dogs and all other pets (with the exception of service dogs) are not permitted in the Amenity Facilities. In the event a special event is held, as previously approved by the

Facility Manager, and dogs are permitted at the Amenity Facilities as part of the special event, they must be leashed. Patrons are responsible for picking up after all pets and disposing of any waste in a designated pet waste receptacle or an outdoor dumpster as a courtesy to residents.

5. Vehicles must be parked in designated areas. Vehicles and golf carts should not be parked on grass lawns, in any way which blocks the normal flow of traffic or in any way that limits the ability of emergency service workers to respond to situations. The Facility Manager reserves the right to waive this parking restriction in the event overflow parking is needed for a large event.
6. Fireworks of any kind are not permitted anywhere at or on the Amenity Facilities or adjacent areas; however, notwithstanding this general prohibition, the Board may approve the use of fireworks over a body of water.
7. Only District employees or employees of the Facility Manager are allowed in the service areas of the Amenity Facilities.
8. The Board of Supervisors (as an entity), the Facility Manager and its staff shall have full authority to enforce these policies. However, the Facility Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and its Residents. Such a temporary waiver of any policy by the Facility Manager shall not constitute a continuous, ongoing waiver of said policy, and the Facility Manager reserves the right to enforce all of these policies at any time he or she sees fit.
9. All lost or stolen fobs should be reported immediately to the Facility Manager's office. A fee will be assessed for any replacement fobs as set forth herein.
10. Smoking and or vaping is not permitted at any of the Lakeside Plantation Amenity Facilities except within smoking areas designated by the Facility Manager. The main entrance to the Clubhouse is not a designated smoking area.
11. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facilities privileges in accordance with the procedures set forth herein.
12. Pool and spa rules that are posted in the appropriate area must be observed.
13. Patrons and their Guests shall treat all staff members with courtesy and respect.
14. Off-road motorbikes/vehicles, excluding golf carts, are prohibited on all property owned, maintained and operated by the District or on any of the Amenity Facilities.

15. The District will not offer childcare services to Patrons or Guests at any of the Amenity Facilities.
16. Skateboarding is not allowed on the Amenity Facilities property at any time.
17. Performances at any Amenity Facility, including those by outside entertainers, must be approved in advance by the Facility Manager.
18. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on Amenity Facilities property unless approved in writing by the Facility Manager.
19. The Amenity Facilities shall not be used for commercial purposes without written permission from the Facility Manager and the District Manager. The term “commercial purposes” shall mean those activities which involve, in any way, the provision of goods or services for compensation or advertising.
20. The Facility Manager reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities, except usage and rental fees that have been established by the Board. The Facility Manager also has the right to authorize management-sponsored events and programs to better serve the Patrons, and to reserve any Amenity Facility for said events (if the schedule permits) and to collect revenue for those services provided. This includes, but is not limited to, various athletic events, cultural programs and social events, etc. Should the District be entitled to any of these revenues based on its established rental or usage fees, the Facility Manager will be required to compensate the District accordingly.
21. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
22. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing the Amenity Facilities and shall ensure that any minor for whom they are responsible also complies with the same.
23. There shall be no overnight parking in the Amenity Facility parking lot unless owner of vehicle notifies Facility Manager and obtains a 24-hour parking pass for the Amenity Facility Parking Lot Only.
24. Public displays of affection, which in the discretion of the Facility Manager are inconsistent with the family-oriented nature of the Amenity Facilities, are prohibited.

25. All Patrons acknowledge that the Amenity Facility is in close proximity to private homes within the District. In order to ensure that Patrons' use of Amenity Facility does not interfere with the surrounding homeowners' right to use or quiet enjoyment of their homes, Patrons further acknowledge that they will refrain from all behaviors that may constitute nuisance to the homeowners, such as making loud noises. This policy shall be in effect during all hours of the Amenity Facility operation.
26. The Facility Manager's office shall not print or make copies for users of the Amenity Facilities, except in the following instances:
 - a. Homeowners Associations: max 25 pages (black & white ink; white paper only) per Homeowners Association meeting

LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY

1. Each Patron and Guest assumes sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's Guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury caused by a Patron or the Patron's Guest or family member(s).
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the District, either on or off the Amenity Facilities' premises, shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents, harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees, representatives, contractors or agents. Any Patron shall have, owe, and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors, and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

GENERAL LAKESIDE PLANTATION AMENITY FACILITY USAGE POLICY

All persons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's Policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron or their Guest in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Facility Manager.

Emergencies: After contacting 911 if required, all emergencies and injuries must be reported to the Facility Manager (phone number 941-423-5500) and to the office of the District Manager (phone number 813-344-4844). If immediate attention to the facilities is required and the Facility Manager is not present, please contact one of the office attendants employed by the District.

District Equipment: Any Patron utilizing District equipment is responsible for said equipment. Should the equipment be returned to the District with damaged, missing pieces or in worse condition than when it was when usage began, that Patron will be responsible to the District for any cost associated with repair or replacement of the equipment.

Please note that the Amenity Facilities are unattended facilities. Persons using the Amenity Facilities do so at their own risk. Facility Manager's staff members are not present to provide personal training, exercise consultation or athletic instruction, unless otherwise noted, to Patrons. Persons interested in using the Amenity Facilities are encouraged to consult with a physician prior to commencing a physical fitness program.

GENERAL SWIMMING POOL RULES

NO LIFEGUARD ON DUTY – SWIM AT YOUR OWN RISK

1. All Patrons and Guests must use their assigned fob, guest fob or verification of registration while in the swimming pool area. All Patrons must also provide verification of registration when requested by staff.
2. No diving, pushing, running, throwing any item or other horseplay is allowed in the pool or on the pool deck area.
3. Diving is prohibited.
4. Radios, tape players, CD players, MP3 players and televisions are not permitted unless they are personal units equipped with headphones or for scheduled activities such as water aerobics classes.
5. Swimming is permitted only during designated hours as posted at the pool, and such hours are subject to change at the discretion of Facility Manager. Patrons swim at their own risk and must adhere to swimming pool rules at all times.

6. Showers are required before entering the pool.
7. Glass containers are prohibited. No food or beverages are permitted on the wet deck area which is 4' around the perimeter of the pool and spa.
8. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swimsuit over the swim diaper, to reduce the health risks associated with human waste in the swimming pool/deck area.
9. Play equipment, such as floats, rafts, snorkels, dive sticks, flotation devices and other recreational items such as balls and pool toys must meet with staff approval. The facility reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment causes a safety concern or annoyance to other users of the facility.
10. Swimming pool hours will be posted. Pool availability may be limited or rotated in order to facilitate maintenance of the facility. Depending upon usage, the pool may be closed for various periods of time to facilitate maintenance and to maintain health code regulations.
11. Pets (except service dogs), bicycles, skateboards, roller blades, scooters and golf carts are not permitted on the pool deck area inside any Amenity Facility gates at any time.
12. The Facility Manager reserves the right to authorize all programs and activities (including the number of participants, equipment and supplies usage, etc.) conducted at the pool, including swim lessons and aquatic/recreational programs.
13. Any person swimming during non-posted swimming hours may be suspended from using the facility.
14. Proper swim attire (no cutoffs) must be worn in the pool.
15. No chewing gum is permitted in the pool or on the pool deck area.
16. For the comfort of others, the changing of diapers or clothes is not allowed poolside.
17. No one shall pollute the pool. Anyone who pollutes the pool will be liable for any costs incurred in treating and reopening the pool.
18. Radio controlled watercraft are not allowed in the pool area.
19. Pool entrances must be kept clear at all times.
20. No swinging on ladders, fences, or railings is allowed.
21. Pool furniture is not to be removed from the pool area.
22. Loud, profane, or abusive language is prohibited.
23. No physical or verbal abuse will be tolerated.
24. Tobacco products are not allowed in the pool/spa area.
25. Illegal drugs are not permitted.
26. Smoking or vaping on pool deck is prohibited.
27. The District is not responsible for lost or stolen items.
28. Chemicals used in the pool/spa may affect certain hair or fabric colors. The District is not responsible for these effects.
29. The Clubhouse pool, spa and deck area may not be rented at any time; however, access may be limited at certain times for various District functions, as approved by the Board and/or Facility Manager.

SPA RULES

NO LIFEGUARD ON DUTY -- BATHE AT YOUR OWN RISK

1. All previous safety issues under pool rules apply to the spa.
2. No children under the age of fifteen (15) may use the spa.
3. Maximum capacity: Seven (7) people.
4. No food or drinks are allowed to be consumed while in the pool/spa or at the wet deck which is 4' around the perimeter of the pool and spa.
5. Tobacco products are not allowed in the spa.
6. No aquatic apparatus or toys allowed at any time in spa.
7. Avoid drinking alcohol before using spa.
8. Do not use spa if ill. Pregnant women should consult a physician before using the spa.

SWIMMING POOL: THUNDERSTORM POLICY

The Facility Manager will control whether swimming is permitted in inclement weather, and the pool facility may be closed or opened at his or her discretion.

FITNESS CENTER POLICIES

Eligible Users: Patrons and Guests fifteen (15) years of age and older are permitted to use the fitness center during designated operating hours. No one under the age of fifteen (15) is allowed in the fitness center at any time without direct adult supervision.

Food and Beverage: Food is not permitted within the fitness centers. Beverages, however, are permitted in the fitness center if contained in non-breakable containers with screw top or sealed lids. Alcoholic beverages are not permitted. Smoking is not permitted in the fitness center.

1. Appropriate attire and footwear (Example: Fitness Footwear) must be worn at all times in the fitness center. Appropriate attire includes t-shirts, tank tops, shorts, and/or athletic wear (no swimsuits).
2. Each individual is responsible for wiping off fitness equipment after use using antiseptic wipes provided by the District.
3. All personal trainers must be certified and employed by the Facilities Management company.
4. Hand chalk is not permitted to be used in the fitness center.
5. Radios, tape players, MP3 players and CD players are not permitted unless they are personal units equipped with headphones.
6. No bags, gear, or jackets are permitted on the floor of the Fitness Center or on the fitness equipment. Use hooks provided by the Amenity Facility.
7. Fitness equipment may not be removed from the fitness center. Weights must remain in the designated free weights area.

8. Please limit use of cardiovascular equipment to thirty (30) minutes and step aside between multiple sets on weight equipment if other persons are waiting.
9. Please be respectful of others. Allow other Patrons and Guests to also use equipment, especially the cardiovascular equipment.
10. Please replace weights to their proper location after use.
11. Free weights are not to be dropped and should be placed only on the floor or on equipment made specifically for storage of the weights and must be kept in designated area.
12. Any fitness program operated, established and run by the Facility Manager may have priority over other users of the District fitness centers.
13. Vaping in the fitness center is prohibited.

GENERAL FACILITY RESERVATION POLICY

1. Subject to all other terms and conditions provided herein, the portions of the Amenity Facilities available for rent may be rented by the following individuals/groups (each individually referred to as a “**Facility Renter**”):
 - A. Residents.
 - B. Renters.
 - C. Non-Resident Members.
 - D. Non-Residents
 - E. Homeowners Associations.
 - F. Community Clubs.
2. Rentals by Residents, Renters, or Non-Resident Members as provided in (1) above includes both events held by and events sponsored by such Resident, Renter, or Non-Resident Member, respectively. Rentals by Non-Residents, Homeowners Associations, or Community Clubs are limited to events held/hosted by such Non-Resident, Homeowners Associations, or Community Clubs, respectively.
3. Staff will take reservations in advance for the Amenity Facilities. Reservations are on a first come, first served basis and can be made only in person at the Clubhouse by filling out a reservation form. Reservations must be made at least thirty (30) days in advance, unless otherwise specified herein.
4. Reservations are available for up to six (6) hours for all facilities listed in the reservation policy. After the initial six (6) hours, reservations may continue in thirty (30) minute increments.
5. Late arrivals or no shows: we will hold your reservation for fifteen (15) minutes past your scheduled start time before re-assigning the reservation time slot.
6. There are no personal “standing” reservations allowed for the facilities listed in the reservation policy.

TENNIS FACILITY POLICIES

As a courtesy to other Patrons, we ask that all players please recognize and abide by these policies. Remember, not only is tennis a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

GENERAL POLICIES

1. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper tennis shoes and clothing attire are always required while at the tennis facility.
3. Following the rules of use of the courts, players are reminded to discard any used/unwanted balls, trash, paper cups, plastic bottles, ball/drink cans etc. into their designated receptacles provided on the courts. Remember to take any/all personal belongings (i.e., iPhone, tennis equipment, clothing, etc.) when leaving the tennis facility.
4. Court hazards or damage, such as popped line nails, need to be reported to the Clubhouse office staff as soon as possible.
5. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited at the tennis facility.
6. Beverages are permitted at the tennis facility if they are contained in non-breakable containers and remain off tennis courts.
7. Only chairs provided by the District can be used at the tennis courts and are to be used in the gathering area, and near the exit/entry gates of courts one and four.
8. Children under the age of fifteen (15) are not allowed to use the tennis facility unless accompanied by an adult eighteen (18) years of age or older.
9. A tennis court reservation system may be utilized and implemented by the Facility Manager, in his or her discretion or at the direction of the Board.
10. The tennis courts may be reserved by the Facility Manager for District-sponsored events or functions and/or for tennis tournaments, at which times use of the tennis courts may be restricted.
11. All tennis players are responsible to participate in the grooming of their court (i.e., brush-raking the clay and cleaning the lines) when finished playing.
12. Smoking and vaping is prohibited anywhere in the tennis facility.
13. The Facility Manager is hereby authorized to develop additional guidelines and procedures governing play at the Tennis Facilities in order to implement the applicable policies herein, including but not limited to encouraging sportsmanship, proper etiquette and fair play.

TENNIS PROGRAM FOR NON-RESIDENTS (TENNIS MEMBERS)

The District offers a non-resident tennis program, whereby any Non-Resident that pays the Tennis Member Annual User Fee shall be entitled to use the District's Tennis Facilities as set forth in the Amenity Facilities Policies and shall be known as "Tennis Members" (as defined in the definition section herein). Tennis Member Annual User Fees may be offered at individual and

family rates. Tennis Members may not use of the District’s pool, Clubhouse, or any other Amenity Facility besides the Tennis Facilities.

TENNIS GUEST POLICY

1. Patrons may invite Guests to play tennis (“**Tennis Guests**”). All Tennis Guests must be registered in the office and always accompanied by the Patron. Except as otherwise provided in this Tennis Guest Policy, the following limitations apply:
 - a. Residents, Non-Resident Members¹, and Renters: May invite up to three (3) Tennis Guests per day to a single court. Each Tennis Guest must purchase a Daily Guest Pass.
 - b. Tennis Members:² Tennis Members may invite one (1) Tennis Guest per day. Each Tennis Guest must purchase a Daily Guest Pass.
2. A Daily Guest Pass fee per Tennis Guest will be collected from the Patron or Tennis Guest at the time of registration. Patrons must always accompany their Tennis Guest.
3. Tennis Guests that play more than twice a week must become a Tennis Member.

TENNIS COURTS: THUNDERSTORM POLICY

The Facility Manager will control whether tennis is permitted in inclement weather, and the tennis courts may be closed or opened at their discretion.

BASKETBALL FACILITY POLICIES

1. Basketballs, if available, may be obtained from the Clubhouse office.
2. Proper basketball etiquette shall be always adhered to. The use of profanity or disruptive behavior is prohibited.
3. Proper basketball or athletic shoes and attire are required at all times while on the courts. Shirts must be worn.
4. The basketball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at the facility.
5. Beverages are permitted at the basketball facility if they are contained in non-breakable containers with screw top or sealed lids.
6. No chairs are permitted on the basketball courts.
7. Please clean up court after use.
8. Smoking or vaping on basketball courts is prohibited.
9. Children under fifteen (15) years of age must be supervised by an adult.

¹ As a reminder, a “**Non-Resident Member**” refers to any individual not owning property in the District who is paying the Non-Resident Annual User Fee to the District for use of all Amenity Facilities.

² As a reminder, a “**Tennis Member**” refers to any individual not owning property in the District who is paying the Tennis Member Annual User Fee to the District for use of the District’s Tennis Facilities.

PICKLEBALL FACILITY POLICIES

When not subject to a reservation, the pickleball courts are available on a first come, first served basis. It is recommended that Patrons desiring to use the pickleball courts check with the staff to verify availability. Use of a pickleball court is limited to one hour when others are waiting. If no one is waiting, play may continue. As a courtesy to other Patrons, we ask that all players please recognize and abide by these rules and guidelines. Remember, not only is pickleball a lifetime sport, it is also a game of sportsmanship, proper etiquette and fair play.

1. Proper pickleball etiquette shall be adhered to at all times. The use of profanity, yelling or loud/disruptive behavior is prohibited.
2. Proper court shoes and attire, as determined by the Facility Manager, are required at all times while on the courts. Shirts must be worn at all times.
3. Pickleball courts are for Patrons and Guests only. Patrons may invite Guests to play pickleball subject to the following limitations:
 - a. Patrons may invite up to three (3) Tennis Guests per day to a single court.
 - b. Each Guest may not play more than twice a week.
 - c. All Guests must be registered in the office and always accompanied by the Patron.
4. No jumping over nets.
5. Players must clean up after play. This includes “dead” balls, Styrofoam cups, plastic bottles, etc. The goal is to show common courtesy by leaving the court ready for play for Patrons who follow you.
6. Court hazards or damages need to be reported to the Facility Manager for repair.
7. No smoking or vaping on pickleball courts.
8. Persons using the pickleball facility must supply their own equipment except for a limited supply of rackets, balls, etc.
9. The pickleball facility is for the play of approved sports only. Pets, roller blades, bikes, skates, skateboards and scooters are prohibited at the pickleball facility.
10. No permanent boundary markers or lines may be placed on the courts, other than the existing lines.
11. Beverages are permitted at the facility if they are contained in non-breakable containers with screw top or sealed lids. No food or glass containers are permitted on the pickleball courts.
12. No chairs, other than those provided by the District, are permitted on the pickleball courts.
13. Children under the age of fifteen (15) are not allowed to use the pickleball facility unless supervised by a Patron eighteen (18) years of age or older.

BOCCE POLICIES

1. Bocce equipment, if available, may be checked-out from the Clubhouse office.
2. Appropriate dress is required on the court; this includes no bare feet and cover-ups for swimwear.
3. Bocce balls should not be tossed or thrown outside of the court.

4. Players on the opposite end of the playing or thrower's end should stand outside of the court walls. Sitting on the walls is permissible provided one's legs are on the outside of the walls. Please report any loose boards, protruding nails, etc., to the staff.
5. Children under fifteen (15) years of age must be supervised by an adult who understands the rules of the game.
6. The bocce courts may be reserved by the District for District-sponsored events or functions.

CARD ROOM AND BILLIARDS ROOM POLICIES

1. Reservations for the card/billiards room can be made through the Facility Manager's office.
2. Many different card and billiard games are held at regularly scheduled times. Please contact the Clubhouse office for a list of scheduled activities. When group activities are scheduled, please be courteous of others. Random play is acceptable when the rooms are not scheduled for group activities.
3. The card/billiards room may be reserved by the District for District-sponsored events or functions.
4. Children under fifteen (15) years of age must be supervised by an adult.

FISHING POLICY

Residents may fish from any District owned lake/retention pond within the Lakeside Plantation Community Development District. Please check with the Facility Manager for rules and regulations pertaining to fishing and for proper access points to these bodies of water. The District has a "catch and release" policy for all fish caught in these waters. No watercrafts of any kind are allowed in these bodies of water. Swimming is also prohibited in any of the waters.

WILDLIFE POLICY

When using the Amenity Facilities, including especially outdoor areas and open spaces, please adhere to the following guidelines in regards to non-domesticated animals ("Wildlife"):

1. Wildlife encountered within the Amenity Facilities should never be approached.
2. Never leave small children unattended.
3. Never feed Wildlife, or leave food/garbage unattended.
4. Wildlife is likely to be present in all natural waters or wetlands. Please take caution and be vigilant when close to such areas.

Please visit the Florida Fish and Wildlife Conservation Commission's website for more information regarding interaction with Wildlife common to Florida, found here: <https://myfwc.com/conservation/you-serve/wildlife/>

SUSPENSION AND TERMINATION OF PRIVILEGES

1. Privileges at the Amenity Facilities can be subject to suspension or termination by the Board of Supervisors if a Patron or a Patron's family member or Guest:
 - Submits false information on the application for a fob.
 - Permits unauthorized use of a fob.
 - Exhibits unsatisfactory behavior, deportment or appearance.
 - Fails to abide by the District's rules or policies established for the use of District's facilities, including the Amenity Facilities Policies.
 - Treats the District's personnel or employees in an unreasonable or abusive manner.
 - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District or its management.

2. The District shall follow the following process for suspending or terminating the Amenity Facilities privileges of a Patron or a Patron's family member or Guest:
 - a. First Offense: Verbal and Written warning by the Facility Manager and Suspension from the Amenity Facilities for the remainder of the day on which the violation occurs.

 - b. Second Offense: Automatic suspension of all Amenity Facilities privileges for one (1) week from the commencement of the suspension, with the preparation by the Facility Manager of a written report to be signed by the Patron and filed in the Amenity Facilities office.

 - c. Third Offense: Suspension of all Amenity Facilities privileges from the time the violation occurs to the next regular meeting of the Board of Supervisors. At said meeting, the record of all previous offenses will be presented to the Board for recommendation of suspension of the Patron's privileges for one (1) calendar year. The length of the suspension or termination is in the discretion of the Board and may be for less than one year.

3. Each offense shall expire one (1) year after such offense was committed, at which time the number of offenses on record for the Patron or Patron's family member or Guest shall be reduced by one (1). For example, if a Patron commits a first offense on February 1 and second offense on August 1, the Patron will have two (2) offenses on record until February 1 of the following year, at which time the first offense will expire and the second offense will thereafter be considered a first offense until it expires on the following August 1. The provisions of this Paragraph 3 shall not at any time serve to reduce any suspensions or terminations pursuant to Paragraph 2.c, above or Paragraph 4, below, which may have been imposed prior to the expiration of any offenses.

4. Notwithstanding the foregoing, any time a Patron, or Patron's family member or Guest, is arrested for an act committed, or allegedly committed, while on the premises of the Amenity Facilities, or violates these Policies in a manner that, in the discretion of the District Manager and/or Facility Manager upon consultation with one (1) Board member, justifies suspension beyond the guidelines set forth above, such Patron shall have all amenity privileges immediately suspended until the next Board of Supervisors meeting. At the Board meeting, the Board will be presented with the facts surrounding the arrest or violation and the Board may make a recommendation of suspension or termination of the Patron's privileges, which suspension or termination may include members of the Patron's household.

5. Any suspension or termination of Amenity Facility privileges may be appealed to the Board of Supervisors for reversal or reduction. The Board's decision on appeal shall be final.

AMENITIES RATES, DEPOSITS & FEES

Law Implemented: ss. 190.011, 190.035, Fla. Stat.

Effective Date: April 15, 2026

In accordance with Chapter 190 of the Florida Statutes, and on the Effective Date set forth above, at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Lakeside Plantation Community Development District adopted the following rules. All prior rules / policies of the District governing this subject matter are hereby rescinded.

1. Introduction. This rule addresses various rates, fees and charges associated with the Amenities Facilities owned and managed by the Lakeside Plantation Community Development District. All capitalized terms not otherwise defined herein have the definitions ascribed to them in the District’s Amenity Facilities Policies.

2. Non-Resident Annual User Fee. Any Non-Resident that pays the Non-Resident Annual User Fee shall be entitled to use the Amenity Facilities as set forth in the Amenity Facilities Policies. The Non-Resident Annual User Fee is equal to one-and-one-half times the highest operating and maintenance and debt service assessments added together, and such Non-Resident Annual User Fee shall include privileges for up to two people total. This payment must be paid in full at the time of completion of the Non-Resident application and the corresponding agreement. The Non-Resident Annual User Fee will cover membership to all Amenity Facilities for one (1) fiscal year, October 1st through September 30th of the following year (pro-rated if applicable). Each subsequent annual Non-Resident Annual User Fee shall be paid in full by October 1st. Such Non-Resident Annual User Fee may be increased, not more than once per year, by action of the Board of Supervisors, to reflect increased costs of operation of the Amenity Facilities. This membership is not available for commercial purposes.

3. General Rates. The following rates apply to usage of the Amenity Facilities:

Access Key Fobs	Adopted Fee
First Two Fobs	Complimentary
Each Additional or Replacement Fob	\$25.00
Guest Fob	\$50.00 (refundable deposit only)

Rental Category	Rate(s)*	Deposit
Standard Rental of Great Room <i>(minimum of 1 hour; maximum of 6 hours)</i>	Patron: \$100/hour Non-Resident: \$150/hour	Patron: \$50/hour up to a maximum of \$300 Non-Resident: \$75/hour up to a maximum of \$450
Standard Rental of Multi-Purpose Room / Library <i>(minimum of 1 hour; maximum of 6 hours)</i>	Patron: \$30.00/hour Non-Resident: \$45/hour	Patron: \$50/hour Non-Resident: \$75/hour
Additional "Closing Charge" <i>(if renter requires additional clean-up time after rental expires, or for events after 8 p.m.)</i>	Patron: \$50/half hour Non-Resident: \$75/half hour	N/A
Additional Staffing & Services Fee <i>(District may require additional staffing, insurance, cleaning, or other service for any given event, and, if so, may charge an additional fee as provided herein)</i>	Patrons & Non-Residents: District cost plus up to an additional 20%	N/A
Fee for Access to Set-Up Rented Room before start of rental time	Patron: \$30.00/hour Non-Resident: \$45/hour	N/A
Rental of Tables/Chairs without room rental	\$10.00/day for 1 table and 6 chairs	\$50.00
Kitchen Use Fee <i>(additional fee charged to renters of the Amenity Facilities for events that need to use the Kitchen)</i>	Patron: \$150 Non-Resident: \$150 - \$250	N/A
Set Up / Take Down Fee <i>(upon management approval and staff availability)</i>	Patron: \$150 Non-Resident: \$150 - \$250	N/A
Rental Add-Ons <i>(Additional miscellaneous items Facility Renter may rent from the District, including but not limited to coolers, vases, tablecloths, arch, popcorn machine, salt and pepper shakers, refrigerator, freezer, coffee pot(s), drink dispensers, television, sound system.)</i> Facility Manager shall establish the rental add on rates for items within any the range set forth herein; provided the Board reserves the right to review and adjust such rates in their sole discretion.	Patrons & Non-Residents: Sound System: \$125 - \$175 TV, Popcorn Machine, Arch: \$40 – 75 All Other Items: \$1 - \$35	
Future Rate Adjustments	Board may adjust any of the Rates set forth in the Policies by not more than ten percent (10%) per year. Board and/or Facility Manager may authorize discounts, in its discretion.	

**The Facility Manager has authority to adjust fees within any ranges set forth herein based on the anticipated size of the rental event.*

Tennis Membership Rates							
	FY 2025-2026	FY 2026-2027	FY 2027-2028	FY 2028-2029	FY 2029-2030	FY 2030-2031	Fee Maximum
Singles							
1 Month	\$84	\$87	\$89	\$92	\$95	\$97	\$111
3 Month	\$186	\$192	\$197	\$203	\$209	\$216	\$334
6 Month	\$360	\$371	\$382	\$393	\$405	\$417	\$790
12 Month	\$720	\$742	\$764	\$787	\$810	\$835	\$989
Family							
1 Month	\$169	\$174	\$179	\$185	\$190	\$196	\$1,004
3 Month	\$355	\$366	\$377	\$388	\$400	\$412	\$1,004
6 Month	\$709	\$730	\$752	\$775	\$798	\$822	\$1,101
12 Month	\$1,351	\$1,392	\$1,433	\$1,476	\$1,521	\$1,566	\$2,000
Daily Guest Pass	\$10	\$10	\$10	\$10	\$10	\$10	\$20
Tennis Pro Lesson Pass – Non-Resident	\$10	\$10	\$10	\$10	\$10	\$10	\$20

*Allots for an annual 3% increase effective October 1 each year shown; Board may revise rates in its discretion up to the Fee Maximum; Fee Maximum reflects maximum rate adopted by the Board on 1/21/2026.

4. Resident Programs, Activities, Services and Goods Fees. A wide variety of programs, activities, services and goods are offered by the District. The fees will be based on market rates, taking into account the nature of the program, activity, service or good, as well as the costs to the District in providing the same, all as determined by the Facility Manager in his or her sole discretion.

5. Non-Resident Programs, Activities, Services and Goods Fees. As set forth in more detail in the District’s Amenity Facilities Policies, and as a general rule, only Patrons and Guests are authorized to use the District’s Amenity Facilities and enroll in community programming. That said, where authorized by the District, Non-Residents may attend certain events or programs and purchase goods and services of the District. Unless otherwise provided herein, Non-Residents participating in a program will pay the price of the program plus an additional 15%; however, they will not be required to pay the Non-Resident Annual User Fee. Non-Residents will pay for goods at the same prices as Patrons.

6. Rental Rates. Any individual and/or group renting portions of the Amenity Facilities (“**Facility Renter**”) must pay the appropriate fee and submit a security deposit in the amounts set forth in the chart above and, in the Facility Manager’s sole discretion, is required to enter into a rental agreement with the District. Non-Residents renting the Amenity Facilities are not required to pay the Non-Resident Annual User Fee. All required deposits shall be paid in advance of the event in accordance with the District’s Amenity Facilities Policies. The Facility Manager and Facility Renter shall coordinate and participate in pre- and post-event inspections of any rented Amenity Facility. The refunding of the Deposit, if any, shall not occur until the District representative has verified that the rented Amenity Facility is in the same or better

condition than indicated on the pre-inspection checklist. All fees shall be non-refundable after receipt by the District except when notice of cancellation is received at least one (1) month in advance of the reserved date; provided however, exceptions to the refund policy may be made from time to time, in the Facilities Manager's sole discretion. The Board may adjust by resolution adopted at a duly noticed public meeting any of the rental fees set forth herein by not more than ten percent (10%) per year to reflect actual costs of operation of the amenities, to promote use of the amenities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may in its discretion authorize discounts.

7. Rental Events with Alcoholic Beverages. The District is **NOT** licensed for the sale of alcoholic beverages. Any Facility Renter that desires to provide alcoholic beverages for consumption during the rental event must abide by the following:

- i. Facility Renter must notify the Facility Manager in advance and receive approval for the service of alcoholic beverages at rental events, which the Facility Manager may approve in its sole discretion.
- ii. Facility Renters must adhere to all federal and state laws regulating the service of alcoholic beverages, including but not limited to any required licenses or other approvals necessary for the service of alcoholic beverages.
- iii. Facility Renters acknowledges and agrees it assumes the risk and holds the District, its supervisors, offices, agents, and staff harmless from any and all liability arising out of the use of alcohol at rental events.
- iv. Facility Renter shall provide (or cause a licensed bar service vendor) to provide liquor liability insurance in an amount no less than \$1,000,000 or event insurance acceptable to the District in an amount no less than \$1,000,000. The District shall be named as an additional insured party on any such policy. Facility Renter shall furnish a certificate to the District showing compliance prior to any rental event with alcohol.
- v. Rental event attendees must be at least twenty-one (21) years of age to be served alcohol and must present valid picture identification at the request of District staff.
- vi. The District reserves the right to ask intoxicated persons to leave the District's property or to require the suspension of service of alcohol at rental events at any time, in its sole discretion.

8. Special Provisions for Rental Events. The District may in its sole discretion require additional staffing, cleaning, security, or other service for any given event. If such additional services are provided through the District, the District may charge an additional fee for the event equal to the cost of such staffing, cleaning, security or service plus up to an additional 20%, as determined by the Facility Manager. Alternatively, the District may require Facility Renters directly contract for such services; provided the District must approve the contracted vendor. Unless identified herein, no other amenities or facilities of the District may be rented.

9. Insurance for Rental Events. The District may in its sole discretion require Facility Renter obtain, at Facility Renter's cost, additional liability insurance coverage for any given rental event. The District shall be named on these policies as an additional insured party.

10. Rental by Homeowners Associations. Each Homeowners Association serving the community within the District may be allowed to reserve the Great Room or Multi-Purpose Room without payment of the applicable room rental rates for the purpose of holding HOA Exempt Events (as defined below), subject to the following terms and conditions:

- i. **"HOA Exempt Events"** shall consist of the following:
 - a. HOA Board Meetings: Up to once per month (as space permits, and in the sole discretion of the Facilities Manager) and up to 12 months in advance, for the purpose of holding official board meetings of such Homeowners Association ("**HOA Meeting**"); or
 - b. HOA Social Events: Up to two (2) times per calendar year (as space permits, and in the sole discretion of the Facilities Manager) for the purpose of holding community events hosted by such HOA ("**HOA Social Events**").
- ii. HOA Exempt Events dates and times must be approved by the Facility Manager.
- iii. HOA Exempt Events must, at a minimum, be open to all members of the hosting Homeowners Association on an equal basis.
- iv. For avoidance of doubt, in addition to waiving the room rental fee, all other fees and deposits provided in the above Rental Rate Chart are also waived (except as provided below in regards to additional staffing).
- v. Except with respect to the payment of rental fees and deposits, the host Homeowners Association must abide by all the same rules as other Facility Renters, which include executing any applicable rental forms, responsibility for, among other things, any damage to the Amenity Facilities arising out of the HOA Exempt Event, and/or complying with rules related to Rental Events with Alcoholic Beverages (see Section 7 above).
- vi. HOA Exempt Events are not District-sponsored events; therefore:
 - a. District staff shall not be utilized to put on such event (e.g., set up, take down, clean up, selling tickets, etc.), unless such additional staffing is approved by the Facility Manager. The host Homeowners Association shall pay a fee for any such authorized additional staffing equal to the District's cost.
 - b. District funds shall not be used to put on HOA Exempt Events.
 - c. The District insurance policies are not intended to cover liabilities related to HOA Exempt Events. Event liability insurance coverage may be obtained by the host Homeowners Association for any given HOA Exempt Event at the host Homeowners Association's cost.
- vii. The District may limit or terminate a Homeowners Association's right to use the Amenity Facilities at any time, including but not limited to circumstances in which a Homeowners Association proposes to host an event or function in which the primary attendance at such event or function is not members of the hosting Homeowners Association (i.e. a wedding, birthday party, etc.).

- viii. Each Homeowners Association shall execute any applicable rental forms and be responsible for, among other things, any damage to the Amenity Facilities occurring during any rental by such Homeowners Association.

11. Rental by Community Clubs. Each Community Club may be allowed to reserve the Great Room or Multi-Purpose Room without payment of the applicable rental rates up to four (4) times per calendar year (as space permits, and in the sole discretion of the Facilities Manager) for the purpose of holding community events hosted by such Community Club (“Community Club Events”), subject to the following terms and conditions:

- i. Community Club Event dates and times must be approved by the Facility Manager.
- ii. Community Club Events must, at a minimum, be open to all Residents, Renters, and Non-Resident Members on an equal basis.
- iii. For avoidance of doubt, in addition to waiving the room rental fee, all other fees and deposits provided in the above Rental Rate Chart are also waived (except as provided below in regards to additional staffing).
- iv. Except with respect to the payment of rental fees and deposits, Community Clubs must abide by all the same rules as other Facility Renters, which include executing any applicable rental forms, responsibility for, among other things, any damage to the Amenity Facilities arising out of the Community Club Event, and/or complying with rules related to Rental Events with Alcoholic Beverages (see Section 7 above).
- v. Community Club Events are not District-sponsored events; therefore:
 - a. District staff shall not be utilized to put on such event (e.g., set up, take down, clean up, selling tickets, etc.), unless such additional staffing is approved by the Facility Manager. The Community Club shall pay a fee for any such authorized additional staffing equal to the District’s cost.
 - b. District funds shall not be used to put on Community Club Events.
 - c. The District insurance policies are not intended to cover liabilities related to Community Club Events. Event liability insurance coverage may be obtained by the Community Club for any given Community Club Event at the Community Club’s cost.
- vi. The District may limit or terminate a Community Club’s right to use the Amenity Facilities at any time, including but not limited to circumstances in which the Community Club proposes to host an event or function in which the primary attendance at such event or function is not Residents, Renters and/or Non-Resident Members (i.e. a wedding, birthday party, etc.).
- vii. Each Community Club shall execute any applicable rental forms and be responsible for, among other things, the cost of repairing any damage to the Amenity Facilities occurring during the Community Club Event.

12. Adjustment of Rates. The Facility Manager has authority to establish fees within any ranges set forth herein. Further, the Board may adjust by resolution adopted at a duly noticed public meeting any of the fees set forth herein by not more than ten percent per year to reflect

actual costs of operation of the amenities, to promote use of the Amenity Facilities, or for any other purpose as determined by the Board to be in the best interests of the District. The Board may also in its discretion authorize discounts.

13. Prior Rules. Any prior rules setting amenities rates are hereby rescinded to the extent such rules are in conflict with the rules set forth herein.

14. Severability. The invalidity or unenforceability of any one or more provisions of this rule shall not affect the validity or enforceability of the remaining portions of this rule, or any part of this rule not held to be invalid or unenforceable.