

EXHIBIT “A”

BELMONT COMMUNITY DEVELOPMENT DISTRICT STORMWATER POND USE POLICIES

The Belmont Community Development District (the “**District**”) has adopted the following policies regarding the use of the ponds within the District:

1. **Membership**: The ponds within the Belmont CDD are considered facilities of the District. The use of the District ponds is open to all members. Membership is obtained through the payment of the annual O&M and Debt Service Assessments. Non-residents may obtain membership with the payment of the equivalent of the resident annual assessment. For membership, contact the Belmont CDD District Manager at (813) 933-5571 or writing to Belmont CDD, 3434 Colwell Ave., Suite 200, Tampa, FL 33614.
2. **Guests**. Members may host two guests for use of the District facilities but must remain with their guests at all times while using the facilities. This includes boating or fishing.
3. **Swimming in District Ponds**: Swimming or wading in the ponds by any person is strictly prohibited.
4. **Boating on District Ponds**. Members and their guests may use non-motorized or electric-powered boats on the ponds within the District. Paddleboards, canoes, kayaks, row boats, john boats are all considered as acceptable for boating. Gas-powered motors are not permitted on the boat. Exceptions for gas-powered motorized boats may be made for District maintenance contractors, governmental or emergency officials.
5. **Boat Launching**. Members may launch small boats behind their own residences. Otherwise, boats may only be launched from designated common area locations within the community. No structures or modifications to any District pond banks are permitted. No boat launching is permitted if the launching will in any way damage or alter the pond bank or bank vegetation. Vegetation in the ponds is considered District property and shall not be removed or damaged during the launching or boating process.
6. **Fishing on District Ponds**. Except for the designated fishing areas, fishing is prohibited in the District ponds. All fishing will be strictly catch and release. Fishing from non-motorized or electric powered boats is permitted.
7. **Violations**. Violations of this Policy may result in suspension and termination of the use of the Facilities. Such process shall include the following:
 - a. Privileges at the District Facilities are subject to suspension or revocation if a Member:
 1. Fails to abide by these policies established for the use of the Facilities.
 2. Exhibits unsatisfactory or inappropriate behavior, deportment or appearance.

3. Treats the personnel or employees of the District or its management company, Members, or the Facilities in an unreasonable or abusive manner.
 4. Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District.
 5. Damages or destroys any part of the Facilities.
 6. Is otherwise necessary to protect the health, safety, and welfare of other facility users or staff, or to protect the Facilities from damage.
- b. Initial Suspension. District management may at any time restrict or suspend any privileges to use any or all of the Facilities when such action is, in the opinion of District management, in violation of section (a), above.

Such restriction or suspension shall be for a maximum period of thirty (30) consecutive days or until the date of the next Board of Supervisor's meeting, whichever occurs first. Such infraction and suspension shall be documented by District management and notice of the suspension shall be given to the Member in person or by regular U.S. mail to the address on file with the District.

- c. Procedures. The District's Board of Supervisors shall review any action taken by District management under section (b), above, at its next meeting. The District shall follow the process below in regards to suspension or termination of privileges:
1. First Offense – Suspension of all Facility privileges for up to thirty (30) days; a written report will be created, signed by the offending Member, and kept on file at the District management office. If the offending Member refuses to sign the written report, then the circumstances of such refusal shall be entered thereon and signed by District management.
 2. Second Offense – Suspension of all Facility privileges for up to sixty (60) days; a written report will be created, signed by the offending Member, and kept on file at the District management office. If the offending Member refuses to sign the written report, then the circumstances of such refusal shall be entered thereon and signed by the District management.
 3. Third or More Offense – Suspension of all Facility privileges for up to One Hundred Eighty (180) days; a written report will be created, signed by the offending Member, and kept on file at the District management office. If the offending Member refuses to sign the written report, then the circumstances of such refusal shall be entered thereon and signed by the District management.
 4. Multiple Offenses within Twelve Months - If a Member has more than one documented offense in a period of twelve (12) consecutive months, a complete record of such offenses will be presented to the District's Board of Supervisors, who, after review and consideration of said twelve (12) month record, may take disciplinary action up to and including revocation of privileges for up to one (1) calendar year.

- d. Request for Reconsideration. Those whose privileges have been suspended or revoked may submit a written request for reconsideration to the District's Board of Supervisors. The written request shall contain any additional or mitigating facts and the Board shall review and consider the same at its next scheduled meeting. The Board's decision on any Request for Reconsideration shall be final.