

PART 2: Harbor Bay Community Development District ***Rules for Mirabay Sports Courts***

Law Implemented: ss. 190.011, 190.035, Fla. Stat.
Effective Date: November 20, 2025

In accordance with Chapters 190 and 120 of the Florida Statutes, and on November 20, 2025 at a duly noticed public meeting and after a duly noticed public hearing, the Board of Supervisors of the Harbor Bay Community Development District adopted the following rules to govern rates for the District's Amenities. All prior rules of the District governing this subject matter are hereby rescinded.

GENERAL USAGE GUIDELINES FOR MIRABAY SPORTS COURTS

The District's Sports Courts ("Courts") include the Multipurpose (Basketball), Tennis, and Pickleball courts. These general guidelines apply to all Sports Courts and are provided here for convenience before the detailed rules for each sport-specific area.

Resident Access and Use

1. Amenities are intended primarily for the enjoyment of Mirabay residents and their Guests.
2. All residents age 16 and older are considered Patrons and may access Amenities in accordance with rules and schedules, provided their privileges are not suspended.
3. Renters are considered Patrons. Homeowners who lease their homes are not considered Patrons unless they reside at another Mirabay address.
4. Age and supervision requirements for Junior Patrons vary by Amenity and are described in each section.
5. Junior Patrons may not bring Guests unless accompanied by an adult Patron for the duration of the visit.

Hours and Access

6. Patrons must carry a Proximity Card to access the Courts and Tennis/Pickleball Center restrooms.
7. Nonresidents may only use Amenities as accompanied Guests of residents or by paying the Non-Resident Annual User Fee, determined by the District. Individual Amenity passes will not be issued.

Behavior and Conduct

8. All Amenities are family-friendly environments. Inappropriate behavior—including profanity, excessive noise, horseplay, reckless conduct, or actions that endanger others—is prohibited and may result in removal or loss of privileges.
9. Intentionally causing damage to the Amenities is prohibited and may result in removal or loss of privileges. Additionally, the individual **shall be responsible for any clean-up or restoration expenses** incurred by the District. If a minor causes the damage, their **parents/guardians** are subject to these penalties.
10. After-hours contact information should be posted at each Amenity. Residents are encouraged to report violations, maintenance issues, or safety concerns. Any Sports Court damage should be reported to the Amenity Management Team immediately.
11. All users must clean up after themselves: throw away trash, return furniture and equipment, return portable pickleball nets to the sides of the basketball courts, brush tennis courts, and return basketball hoops to regulation height.
12. Damage to Amenities must be reported to the Amenity Management Team immediately.
13. Playing music through external speakers is prohibited. Headphones are encouraged for personal listening.
14. Persons who are not Patrons or lawfully permitted Guest(s) may be considered trespassers.

Guests and Visitor Limits

15. Each Patron household may bring up to five (5) Guests to the Multipurpose Courts, Tennis Courts, or Pickleball Courts. Guests must:
16. Be always accompanied by an adult Patron who has a valid Proximity Card, or
17. Carry a valid Resident Guest Pass when using the Amenities.
18. The five-Guest limit applies per Household, not per individual Patron. For example, a Patron family of four may not each bring five Guests for a total of 20 Guests. Instead, the Household as a whole is limited to five total Guests per visit.
19. Patrons are responsible for the behavior of their Guests and for any damage caused to Amenities or District property.
20. The District may also invite Guests as part of community-sponsored programs or activities; applicable fees may apply.

21. Additional Guest limitations may be imposed if Guest activity interferes with equitable access for Mirabay residents.
22. Sanctioned Mirabay groups or clubs may request advance approval for events (e.g., parties, tournaments) that exceed visitor limits or impact normal scheduling.
23. Residents may request temporary privileges for houseguests staying long-term; approval is at the discretion of staff.
24. Patrons are fully responsible for the conduct and behavior of their Guests during all visits.
25. Allowing someone access without a Proximity Card is considered hosting and subjects the Patron to Guest-related responsibilities.
26. Doors and gates must remain closed and locked at all times—do not prop them open.

Scheduling and Priority Use

27. Patrons use takes priority. Unscheduled Guest hosting should not limit reasonable Patron access.
28. The District retains sole authority over scheduling. All Mirabay-affiliated club and interest groups must follow these guidelines and may not impose additional restrictions.
29. Organized leagues or regular group events requiring facility usage beyond what can be reserved through the online court reservation system must receive Amenities Management approval and be formally scheduled before beginning play.
30. Events which utilize all courts must be pre-approved by Amenities Management.
31. When courts are not reserved, users are limited to one (1) hour of play once others are waiting.
32. Only District Amenity Management may alter court schedules. Requests for reserved event time must be submitted at least two (2) weeks in advance.
33. All organized tournaments, leagues and events must be approved in advance by the Amenity Management Team. There is a \$100 fee required to be paid to the District to reserve the court for tournaments or private events.

Additional Policies

34. Patrons are responsible for bringing their own equipment.
35. Only the benches provided on the Basketball and Tennis Courts are permitted on the playing surfaces. No other furniture is allowed on the courts unless approved by the Amenity Management Team.

36. Any beverage must be stored in a spill-proof, non-breakable container. Food is not permitted on the Courts.
37. In the event of an emergency, follow the procedures in the Emergency Handbook. Report all injuries to staff.
38. Athletic shoes and shirts are required on Courts.
39. Prohibited items on or in the Amenities: rollerblades, bicycles, scooters, skateboards, sidewalk chalk, and unauthorized equipment.
40. Pets are not permitted in or on the sports courts, pool, or indoor Amenities.
41. Service Animals required because of a disability are an exception and must be under control and always leashed.
42. The District may inquire whether an animal is a Service Animal and what tasks it performs.
43. Patrons must clean up after Service Animals.

Sales, Closures, and District Rights

44. The sale of merchandise within the court areas is prohibited.
45. The District may limit access or temporarily close Amenities due to weather, maintenance, public health concerns, or community programming.
46. District-sanctioned programs and events may take priority over general Amenity use.
47. Violations of amenity rules may result in verbal warnings, suspension of court privileges, or fines, as determined by the Amenity Management Team.