

# **SPRINGTREE VILLAGE OF JACKSONVILLE OA PARK & PLAYGROUND RULES & POLICIES**

## **PARK & PLAYGROUND OPERATING HOURS: SUNRISE UNTIL SUNSET**

*(HOURS ARE ADJUSTED DEPENDING ON SUNRISE & SUNSET TIMES)*

**SPECIAL NOTE: THIS PARK IS LOCATED ON PRIVATE PROPERTY.** It is not open to the public as it is for the enjoyment of the guests and residents of Springtree Village of Jacksonville Owners Association, Inc. only. All members must have a valid and active access keycard to be granted entry into this park. Otherwise, this notice serves as a warning that trespassers will be prosecuted.

## **IN CASE OF AN EMERGENCY CALL 911**

**THE PARK ADDRESS IS: 8431 SPRINGTREE ROAD**

MANAGEMENT CAN BE REACHED AT: **800-435-8718**

JACKSONVILLE SHERIFF'S OFFICE NON-EMERGENCY NUMBER: **904-630-0500**

- After sunset or before sunrise, any trespassing will be prosecuted. Vandalism or deliberate inappropriate behavior will also be prosecuted to the fullest extent of the law. Those in violation can have their amenity/park privileges revoked and be responsible for all costs. Each member and their guests entering the park and playground area assume sole responsibility for their personal safety and personal property. The Springtree Village of Jacksonville Owners Association, Inc. (hereafter referred to as HOA), its agents, employees and contractors shall not be responsible for the loss or damage or destruction to any private property used on the premises of the park.
- Access to the park and playground is by keycard only. These cards are issued to the members of the HOA to ensure security and to control access, with each property being issued a set of two (2) keycards. Sharing of these keycards with others not living in Springtree Village of Jax is explicitly prohibited and may result in your card being revoked.
- If any homeowner or tenant is in need of a new or replacement keycard, they must submit a request online via the e-Form, "Springtree Park Access Keycard Request Form," either through the link on the AppFolio Owner Portal under the "Amenities" section or on the management website under the "e-Forms" tab at <https://fpaamjax.com>. The first set of two (2) keycards will be free of charge to homeowners and any replacements will be \$20.00 per keycard. For tenants, a copy of the rental lease must be provided to the management company for the HOA's files, and the tenant must submit the request for new keycards or to revalidate existing keycards under their names for a property (if the previous tenants left them for future use). The New Tenant & Keycard Registration Fee will be \$50.00 for each set of two (2) keycards issued to a property's current tenants, billable to the property owner's account and which must be paid prior to the keycards being issued to the tenants. Revalidation of existing keycards under a new tenant's name will not incur an additional fee.
- Members are responsible for informing their guests of the park rules and are responsible for the actions of their family and guests.
- Equally important is that you do not hold open the gate for those not in your immediate family or as your own guests. Everyone is required to "key-in" to gain

access. If you happen to notice someone doing this, please call the manager at 800-435-8718 so they can review the security files to address the issue. Property Owners or Tenants CANNOT sponsor another Property Owner or Tenant as their guest.

- The gate to the park and playground must remain closed after entering or leaving the park at all times. Do not prop open the gate. Access must be by authorized members with keycard only.
- Homeowners and residents are our security ambassadors. You are encouraged to see that members entering the park have a keycard and have done so by properly using it for access. Non-members are not and should not be allowed to use the amenities you pay for with your dues. This includes property owners who do not have valid keycards.
- The playground structure is designed for children ages 3-12. Adult supervision is therefore required of any children under the age of 14.
- **POSSESSION AND CONSUMPTION OF ALCOHOLIC BEVERAGES IS STRICTLY PROHIBITED ON THIS PROPERTY.** Those who violate this policy will be expelled from the facility.
- **SMOKING AND/OR VAPING IS STRICTLY PROHIBITED ON THIS PROPERTY.**
- No dumping or littering. Please keep the grounds clean and tidy when enjoying the park and playground. Trash cans are provided within the park area next to the covered picnic table and playground.
- Glass containers or other sharp or potentially hazardous objects are prohibited within the park and playground.
- No food or beverages allowed in the mulched play area, except for bottled water in plastic or other similar container designed for beverages (i.e. plastic or metal water bottles).
- No scarves or other loose clothing is permitted while on the play structure. These items have been known to cause injury.
- No backpacks should be worn during play.
- No jumping from the top of the play structure.
- Loud, profane, or abusive language is prohibited.
- Any animals/pets MUST BE on a leash while in the park.
- Please properly dispose of any animal/pet waste while on the property.
- Firearms and weapons of any kind are prohibited on the property.
- Fireworks are prohibited on the property.
- Motorized vehicles are prohibited within the park and playground.
- Please also note that it is unlawful to disturb the peace while on the property as well.
- Each member and guest shall be liable for any property damage and/or personal injury at the Park and Playground, or at any activity or function operated, organized, arranged or sponsored by the HOA, its agents, employees or contractors, which is caused by said member or their guests. The HOA reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses due to any property damage or personal injury.
- Any member, guest, or other person who, in any manner, makes use of any portion of the Park or Playground or who engages in any contest game, function, exercise, competition or other activity operated, organized, arranged or sponsored by the HOA, its agents, employees or contractors, shall do so at his or her own risk, and shall hold the HOA, its agents, employees and contractors harmless for any and all loss, cost, claim, injury damage or liability sustained or incurred by him or her, resulting there from and/or from any act or omission of the HOA, its agents,

employees and contractors. Any member shall have, owe, and perform the same obligation to the HOA, its agents, employees and contractors hereunder in respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any guest or family member of such member.

- Should any party bound by these HOA policies bring suit against the HOA, its agents, employees and contractors in connection with any event operated, organized, arranged or sponsored by the HOA or any other claim or matter in connection with any event operated, organized or sponsored by the HOA, and fail to obtain judgment therein against the HOA, its agents, employees and contractors, said party shall be liable to the HOA for all costs and expenses incurred.

### **USE OF PARK & PLAYGROUND FOR PRIVATE PARTIES**

- The Park may be used for private parties held by homeowners or residents; however, parties will not have exclusive use of the Park and Playground and must share the amenities with any other members or their guests. While members will typically respect private parties, which may be set up at the covered picnic table area at the park or at a table set up and provided by the host or hostess themselves, all hosts and hostesses should advise party members to be respectful of the others who are using the park. No part of the Park & Playground may be reserved exclusively for private use.
- It is imperative that all parties be registered with the HOA. All pertinent information such as dates, times, and approximate number of guests must be provided to the HOA in order to eliminate the possibility of multiple parties being held at the same time. Parties should be limited to a maximum of 30 guests and a duration of five hours so as not to overburden the park use. A party reservation may be submitted via the online e-Form, "Park & Playground Event Reservation Request Form," available via a link on the AppFolio Owner Portal in the "Amenities" section or on the management company's website under the "e-Forms" tab at <https://fpaamjax.com>.
- All parties must clean up after themselves, disposing of any trash and debris in the provided trash cans if possible, or taking it with them when they leave if it is in excess of the capacity of the park trash cans. Any trash or mess left behind by any party shall result in clean-up fees charged to the account of the party host or hostess.

### **SUSPENSION AND TERMINATION OF PRIVILEGES**

***Privileges of the Park and Playground are subject to suspension or termination by the Board of Directors if a member permits unauthorized use of an access keycard; exhibits offensive behavior or appearance; fails to abide by the rules and regulations established for the use of the park; treats the members of the HOA, its agents, employees and contractors, in an unreasonable or abusive manner; consumes alcohol or smokes while at this facility or engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the community and its management.***

***Persons caught on cameras doing any of the above or involved in property damage, etc. will be prosecuted to the fullest extent of the law. The property owner will also be liable for the repairs caused by their misuse or their guests misuse and destruction.***