

ADOPTED POLICIES FOR BALLANTRAE CDD FACILITIES

1. Definition of User Fees. “User Fees” shall mean those fees charged, on an annual or daily basis, for non-exclusive use of the District pool, community center and tennis facilities.

2. Definition of Rental Fees. “Rental Fees” shall mean those fees, including applicable security deposits and cleaning fees, charged for exclusive use of the District community center for private functions.

3. Resident User Fees. The District shall not require User Fees for owners of property within the District because such owners pay assessments for the operation and maintenance of District facilities. If a District property owner leases their property to another party, the owner will have transferred his or her right to use the District pool, community center, tennis courts, basketball courts, playground or any other District property to their tenant for the term of the lease. During the term of the lease, the property owner will be required to pay User Fees for the use of any of these facilities unless the owner resides at another property located within the District.

5. Non-Resident User Fees. The District shall charge User Fees for non-residents desiring to use the District pool, community center, tennis courts, basketball courts, playground or any other District property. Non-residents that do not own or lease property within the District must pay fair and reasonable User Fees on an annual basis as determined by the District Board of Supervisors. Payment of User Fees shall entitle an individual and his or her immediate family to non-exclusive use of the pool, community center, tennis courts, basketball courts, playground, or any other District Property for the period of time as specified below. The number of non-resident users shall not exceed 25 at any point in time due to size and capacity limitations of District facilities. Non-residents interested in using the District facilities should contact the District Manager or the Maintenance Supervisor.

6. Annual Non-Resident User Fee. The annual fee shall be the sum of \$1800.00 per individual each year, which is calculated as follows:

a. Non-residents shall pay a non-refundable, prorated annual User Fee based on the District’s fiscal year from October 1 through September 30. The User Fee will be adjusted to reflect the number of months remaining in the District fiscal year at a rate of \$150 per month. All Non-Resident memberships will expire at the end of September each fiscal year, and they must renew their memberships at the end of each District fiscal year.

7. Fee Agreement. Non-residents desiring to pay User Fees on an annual basis shall enter into an agreement with the District. The agreement shall require that all fees must be paid in advance of the execution of the agreement.

8. Community Center Rental Fees. The District shall charge a Rental Fee for the use of Community Center for private functions. Individuals or organizations desiring to rent the District Community Center shall be required to submit an application and execute the approved rental agreement provided by the District. The District, in its sole discretion, has the right to approve or deny all applications. If approved, the individual or organization renting the facilities must submit the required Rental Fees and District approved rental agreement at least seven days in advance of the function.

- a. After-Hours Use. The community center shall be available for use by District residents, paid users and guests at the discretion of the District Manager. The tennis facility and pool is not available for private functions.
- b. Security Deposit. A refundable security deposit of \$150/\$250(alcohol allowed) shall be charged to District residents and \$300/\$500(alcohol allowed) for non-residents. Upon inspection by the District staff and the determination that there are no damages, and the facility is adequately cleaned, the deposit will be fully refunded. The deposit will be fully refundable if the private function is cancelled with 48 hours notice. Rental Fees are non-refundable if the reservation is cancelled with less than 48 hours notice.
- c. Residents and Certain Organizations. Notwithstanding anything to the contrary, residents and community organizations with District resident members or which are run on behalf of District residents shall not be required to pay the Rental Fee. Residents or organizations who use the pool, community center, tennis courts, or basketball courts on a regular basis must pay, at the discretion of the District Manager, a refundable \$150/\$250 security deposit, which will be used if needed for cleaning or repairs as a result of the resident's or organization's private function. No other fees shall apply to residents or such organizations. Costs for cleaning and repair above the \$150/\$250 deposit shall be billed to the resident or organization.

9. Community Center Fees. The following fees are established for District facilities:

a. Non-Resident User Fees

1. Annual: \$1,800.00

b. Rental Fees:

District Resident/Non-Resident Member

Community Center \$25 for up to 4 hours .

Non Resident

Community Center \$100 for up to 4 hours any time

Local Government

Community Center \$50 for any 4 hour block