

**River Place
on the St. Lucie
Community Development District (CDD)
Property Owners'
Key Acknowledgement**

Name _____

Address _____

Phone _____

We hereby acknowledge receipt of the following keys and recreation tags: (Note: Owners are entitled to 1 pool card, 2 fitness center keys, 1 power launch key and 2 recreation tags. Owners are not, however, obligated to take all the keys allotted.

_____ 1 swimming pool card	Refundable Key Deposit of \$25
_____ 1 fitness center key S3	Refundable Key Deposit of \$35
_____ 1 power launch key S7	Refundable Key Deposit of \$50
_____ 1 RV/Boat Storage key S6	Refundable Key Deposit of \$100

Total Key Deposit \$ _____

(Extra vehicular storage & boat rack rental agreements & keys on separate form.)

Lost key replacement charge is double the respective key deposit amount.

Recreation Tag replacements are \$50 each.

Check should be made payable to "River Place on the St. Lucie CDD"

Rules & Regulations

Swimming Pool & Deck Area

- a) The Swimming Pool is restricted to “River Place Users” only. Use of the swimming pool requires a River Place “Recreation Tag” and photo ID. Persons under 14 years of age must be with a parent or legal guardian at all times. Any recreation tag holder is authorized to monitor the use of the facility and report infractions. Infractions may result in suspended or revoked privileges and fines.
- b) Pool Hours: dawn ‘til dusk – the pool is heated. The heaters are not turned on all the time. Lap lanes are reserved for swimmers & lap lanes exercising only.
- c) Lifeguards are not on duty at any time. Swim at your own risk.
- d) The picnic garden is available for use during the same hours as the posted swimming pool hours of operation.
- e) The pool area (other than the swimming pool), pool rest rooms, and poolside furnishings, may be used by “General Public Users” in addition to “River Place Users”.
- f) “General Public Users” will have access to the pool rest rooms, and poolside furnishings through the rental of the Activity Room, Gathering Room or Conference Room in “River Plantation House”. However, “General Public Users” are not permitted to use the Swimming Pool or Fitness Center.
- g) Rental of the Activity Room, Conference Center or Gathering Room does not entitle guests to swim in the pool, even though the guests may be using the deck area and rest rooms.

The Fitness Center is restricted to “River Place Users” only.

- a) The Fitness Center is available to “River Place Users” 24 hours a day, 7 days a week, 365 days a year.
- b) The Fitness Center is restricted to persons 18 years of age and older.
- c) Users must have their Recreation Tag & photo ID with them at all times when using this facility.
- d) Any and all “River Place Users” have the right to monitor the use of the Fitness Center and report infractions. Infractions may result in suspended or revoked privileges and fines.
- e) Please turn off the lights & TV when exiting the Fitness Center.
- f) Keep doors locked at all times when inside and do not assist anyone in gaining entry. If you are using the facilities and someone wants to enter without his/her own key, do not open the door.

Power Boat Launch Limited to 25 hp. motors and 18’ maximum length river boats; not jet skis.

I/We hereby agree to the rules and regulations governing the use of these keys as per the Policies & Procedures for the CDD and as per the Property Owner’s Association (POA) Rules & Regulations, which policies & procedures, rules & regulations may change from time to time at the discretion of the Board of Supervisors (for the CDD) and the Board of Directors (for the POA).

I/We further agree not to lend or give our key(s) to any unauthorized persons, according to the “Notice of New Home Buyer” records on file with the Property Manager. And I/We agree, for security purposes, not to assist anyone wanting access to any locked River Place facility if that person does not have his/her own key. (Even though that person is believed to be a property owner, he/she may not be in good standing; privileges may be suspended or revoked by the Board.)

Agreed & Acknowledged:

_____	_____	_____
Witness	Owner	Date

_____	_____	_____
Witness	Owner	Date

Miscellaneous Fees for River Place

RV/Boat Storage: Only approved items may be stored within a 10'x20', 10'x26', or 10'x 32' space located in a chain link fence compound with locked gate. No flammables or chemicals may be kept or used on the premises. Repairs are not permitted on the premises. A Lease is required. Use at your own risk. Insurance is not provided by District. No night lighting.

River Place Users

10' x 20' space \$50 monthly rental fee
10' x 26' space \$60 monthly rental fee

General Public Users

\$75 monthly rental fee
\$85 monthly rental fee

Canoe/Kayak Dry Storage/ Canoe Park Circle:

River Place Users

\$10 monthly rental fee

General Public Users

\$20 monthly rental fee

Watercraft Storage Spaces at Power Boat Launch: Only watercraft with trailers may be stored in these assigned spaces. The spaces are behind a gate but open to all users of the Power Boat Launch Area. No flammables or chemicals may be kept or used on the premises, except for the fuel contained within the approved motor. Repairs are not permitted on the premises. A Lease is required. Use at your own risk. Insurance is not provided by the District. No night lighting. This area is a "No Noise Zone".

River Place Users

10' x 26' space \$35 monthly rental fee
10' x 10' *space \$20 monthly rental fee
(*approx. size of pie-shaped spaces)

General Public Users

\$60 monthly rental fee
\$35 monthly rental fee

Boating Fees Include 2 Launches:

Power Boat Launch: limited to 150 hp. motors and 21' maximum length river boats; no jet skis

Canoe/Kayak Launch Only "experienced paddlers" to put-in or take-out at this launch; no motors of any kind; (There is a free public canoe/kayak launch in the River Place Public Park where "experience" is not required); Fee includes a "recreation tag" and access to all nature trails:

River Place Users

No fee.

General Public Users

\$200 annual user fee
or \$25 monthly with a 3 month minimum
+ security key deposit

Fees & policies subject to change without notice by River Place on the St. Lucie CDD Board of Supervisors.

For additional information please contact the Property Manager and Managing Agent at:

Watson Association Management

Phone: 772-871-0004

Fax: 772-871-0005

e-mail: paminfo@Watsonrealtycorp.com