

## RESOLUTION 2026-03

A RESOLUTION ADOPTING A RULE OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING CHAPTER IV; ESTABLISHING RATES, FEES AND CHARGES AND OPERATING POLICIES AND PROCEDURES RELATED TO THE RECREATIONAL, COMMUNITY WATCH AND FACILITIES LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT AND BY INTERLOCAL GOVERNMENTAL AGREEMENT, OUTSIDE THE BOUNDARIES OF THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE OF THE AMENDMENT AND RESTATEMENT OF THE RULE.

**WHEREAS**, Sumter Landing Community Development District (District) has advertised its intent to adopt an amendment to and restatement of the rule establishing rates, fees and charges and operating policies and procedures related to the Recreational, Community Watch and other services; and

**WHEREAS**, the District Board of Supervisors in a Public Hearing on December 8, 2025 has considered public input of staff and the public and has determined it is in the best interests of all persons and entities to be served by the District to adopt a rule revising and restating the rates, fees and charges and operating policies and procedures related to Recreational, Community Watch and facilities.

**NOW, THEREFORE, BE IT RESOLVED** by SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT, as follows:

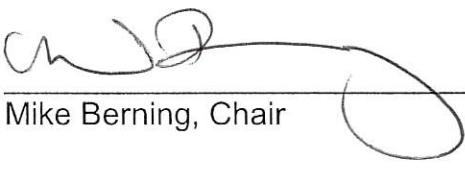
1. There is hereby adopted a rule revising and restating the rates, fees and charges and operating policies and procedures related to Recreation, Golf, and other services.
2. There is hereby adopted a restatement of the Rule which incorporates typographical corrections.
3. This rule revision, upon adoption and restatement, shall become effective on December 8, 2025.
4. Rate adjustments specific to Golf Fees shall become effective January 1, 2026.

**DONE AND RESOLVED** at The Villages, Sumter County, Florida, this 8th day of December 2025.

ATTEST

By:   
Kenneth C. Blocker, Secretary

SUMTER LANDING COMMUNITY  
DEVELOPMENT DISTRICT

  
Mike Berning, Chair

**RULES OF THE  
SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT  
CHAPTER IV**

**ESTABLISHING RATES, FEES AND CHARGES AND OPERATING POLICIES AND PROCEDURES RELATING TO THE RECREATIONAL, COMMUNITY WATCH AND FACILITIES LOCATED WITHIN THE BOUNDARIES OF THE DISTRICT AND BY INTERLOCAL GOVERNMENTAL AGREEMENT, OUTSIDE THE BOUNDARIES OF THE DISTRICT; AND PROVIDING FOR AN EFFECTIVE DATE OF THE RULE.**

**PART I - GENERAL PROVISIONS AND DEFINITIONS APPLICABLE TO THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL, COMMUNITY WATCH SERVICES AND OTHER SERVICES.**

**SECTION 1.** Recreational, Community Watch and other services shall be provided by the District in accordance with the operating policy of the District which is attached hereto and made a part hereof and the rates attached as Schedule A shall be applicable to the services provided.

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**SECTION 3. PURPOSE:** The purpose of this Rule is to establish certain rates, fees, charges, and operating policies for the property and facilities located within and outside of the boundaries of the District for the District to provide recreational, Community Watch and other services, generate sufficient revenues from users benefiting from said services to pay operating expenses and debt service requirements of the Recreational Revenue Bond; to provide an effective date.

**SECTION 4. NECESSITY:** To establish uniform and comprehensive rates, fees, charges and operating policies pertaining to recreational, Community Watch and other services within and outside of the boundaries of the Distinct, as allowed by law, rule or agreement.

**SECTION 5. DEFINITIONS:** The following terms and phrases, when used herein, shall have the meaning ascribed to them in this Section, except where the context clearly indicates a different meaning. Words used in the present terms shall include the future, and the singular number includes the plural, and the plural the singular.

5.1 Act: Chapter 190, Florida Statues, as amended.

5.2 Board of Supervisors: The Board of the Sumter Landing Community Development District, as constituted pursuant to Chapter 190, Florida Statues.

5.3 Finance Director Chief Financial Officer (CFO): The appointed head of the Finance Department of the District, or their authorized representative.

5.4 Customer: Any person owning or renting property within or outside the boundaries of the District who receives or is capable of receiving the amenities and services furnished by the District.

5.5 District: The Sumter Landing Community Development District, as constituted pursuant to Chapter 190, Florida Statues.

5.6 District Manager: The manager (or authorized representative) of the District as designated by the Board of Supervisors.

5.7 District Property:

(a) District Parking Lots: All improved and unimproved areas owned or operated by the District which are designated for use for vehicular parking, such as parking lots adjacent to recreational facilities, neighborhood swimming pools, executive golf courses, parks, postal pickup facilities, or other District owned properties, within or outside of the District boundaries.

(b) District Roadways: All improved roadways owned or maintained by the District, regardless of whether those roadways have been dedicated to the use of any other party.

5.8 Rate Schedule: The schedule of rates, fees, and charges for services provided by the District.

**5.9 Services:** Shall include, but are not limited to, the provision of recreational, Community Watch services and other services to the Customers within the District and outside the District by interlocal agreement.

**5.10 Sumter Landing Community Development District:** A local unit of special-purpose government of the State of Florida created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statues, as amended.

**SECTION 6. GENERAL:** In the absence of specific written agreement to the contrary entered into prior to the effective date of this Rule, these regulations apply without modification or change to each and every consumer to whom the District renders service.

**SECTION 7. PARKING ON DISTRICT PROPERTY:** Parking of vehicles on or in District Parking Lots shall be restricted to those persons utilizing adjacent or nearby District facilities. Persons shall be restricted to parking for not more than four hours duration without the express approval of the District Manager. Vehicles are prohibited from parking on roadways which have been designated as transportation paths with the appropriate diamond markings. Vehicles may park within District rights of way with appropriate parallel or diagonal striping, as long as those areas are not designated as transportation paths, for periods not to exceed four hours in duration. The District retains the right to remove vehicles improperly parked in violation of this Rule in accordance with State Law at the vehicle owner's expense, pursuant to the order of the District Manager, or their designee.

**SECTION 8. PROVISION OF SERVICES:** The District shall provide, as authorized by the Act, particularly Sections 190.012(a) and (d), the operations and maintenance systems and facilities for parks and outdoor recreation, cultural and educational uses and Community Watch, including but not limited to, guard houses, fences, gates, electronic intrusion detection systems, and patrol cars, and such other services as may be provided by law, rule, or agreement.

**SECTION 9. BILLING AND ENFORCEMENT PROCEDURES:** The following subsections provide the basis by which the Sumter Landing Community Development District bills for each service activity and the procedure for enforcing payment of delinquent accounts.

**9.1 Amenity Fees:** Amenity fees shall be billed monthly in advance and shall become delinquent if not paid within twenty (20) days from the billing date. A penalty of five percent (5%) will be imposed on any balance due five (5) calendar days after the expressed due date of the bill. The additional five (5) calendar days is to ensure that accounts are not inadvertently penalized because of any processing delays. If payment is not received within the five (5) calendar days grace period of the bill due date, a past due balance plus the five percent (5%) late payment charge will be indicated on the next regular billing. If payment has not been

received within forty-five (45) days of the original billing date, a delinquent reminder notice will be mailed to the property owner. If payment has not been received within eighty (80) days from the date of the original billing, a final ten (10) day notice will be mailed using certified mail. If payment is not received within ninety (90) days from the original billing, a lien, as specified in the Declaration of Restrictions, shall be filed. Foreclosure of liens shall be in accordance with the provisions contained in the Declaration of Restrictions applicable to each unit. **The rights to use the amenity facilities are subject to the fees imposed on permitted users pursuant to applicable Declarations of Covenants, Conditions and Restrictions and similar documents, and is further subject to reasonable uniform rules and regulations imposed from time to time by owners of amenities facilities. In accordance with the foregoing, the Board of Supervisors may from time to time authorize the District Manager or designee to enforce such reasonable uniform rules and regulations, including regulations restricting of the right to utilize specified amenity facilities or services for the duration of a delinquency in payment of Amenities Fees.**

**9.2 Recreational Vehicle (RV) Storage Fees:** All RV storage fees shall be billed monthly in advance as part of the District's regular billing process. Nonpayment of the RV storage fees will result in the same notice provisions and late payment charges as stated in Section 9.1, excluding placement of a lien. RV storage fees that are delinquent and past due beyond ninety (90) days will result in the renter being denied access to the RV storage area. RV storage fees that are delinquent beyond one hundred and 20 days (120) may result in the removal of the vehicle or other such property from the rental space and stored in a proprietary storage facility at the owner's expense. Such property shall be considered abandoned by the owner and shall, at the District's discretion, be disposed of as provided in the RV storage agreement.

**9.3 Special Groups, Meetings and Banquets:** A deposit may be collected prior to any event that shall cover the cost for cleaning, repair, overhead and rental of any special equipment. In order to reserve a facility, a security deposit and signed contract must be on file within ten days of when the contract is created.

**9.4 The Villages Community Development Districts Executive Golf Adopted Rules (Exhibit 3):** The Villages has world-class Championship and Executive golf courses managed, maintained and operated by a professional golf team who is committed to providing the friendliest golf experience in world as you golf in The Villages. The Villages offers unique golf experiences for every level of play, from Championship Courses designed by some of the top names in the world of golf to extremely challenging Executive Courses, Driving Ranges and Putting Courses, as well as personalized golf lessons and coaching to get you playing your very best. Golf rules on The Villages Executive Golf Courses, like in all golf settings, are essential for ensuring fair play, maintaining course integrity, and promoting a pleasant and enjoyable experience for all players. These rules, both formal and

informal (etiquette), are designed to prevent advantages, minimize course damage, and manage the pace of play.

SECTION 10. APPLICATION OF PAYMENT: All payments for services received by the Sumter Landing Community Development District shall be applied in the following order of priority:

- (1) All penalties, late fees and interest
- (2) All past due balances
- (3) All current balances

Deposits, if applied, shall be applied in the same manner and order of priority as payment for services.

SECTION 11. PROCEDURE FOR CONTESTING CHARGES: Any Customer of District services contesting any statement of billing shall first present the same to the ~~Finance Director~~ **Chief Financial Officer** with a statement of explanation of contest in writing prior to the bill becoming delinquent. If the matter is not resolved, the ~~Finance Director~~ **Chief Financial Officer**, or authorized representative, shall, within seven (7) days, advise the Customer in writing that the matter will go to the Deputy District Manager. Notice shall be given to the aggrieved Customer at least seven (7) days prior to the scheduled hearing by mailing said notice to the address that appears in the billing or by leaving a copy of said notice at such address. The hearing shall be conducted during normal business hours at the noticed location or at such other mutually convenient location and time. All bills under protest shall be paid on or before the due date. If during the hearing process an adjustment to the billing is made, a refund to the Customer shall be rendered either by check or as a credit to the Customer's active account within seven (7) days as determined by the ~~Finance Director~~ **Chief Financial Officer**. If, after the hearing, the matter is not resolved, then it goes to the ~~Deputy~~ District Manager. If the matter remains unresolved, it goes before the Board of Supervisors, in which event all documents, transcripts, findings, and statements shall be transmitted forthwith to the District Manager for further disposition. It shall be the duty of the District Manager to notify the Customer of the public hearing at which the Customer is to appear before the Board of Supervisors, by mail or delivery of a notice as provided herein.

SECTION 12. DISTRICT ADJUSTMENT OF BILLS: When a Customer is determined by the District to have been overcharged or undercharged as a result of incorrect applications of the rates, fees, and charges schedule or mistake in billing, the amount so determined may be respectively credited or billed to the Customer. The adjustment shall be accomplished over a period of ninety (90) days, unless otherwise directed by the District Manager, or

authorized representative. Such adjustment shall be noticed to the Customer within seven (7) days of the discovery of the error.

SECTION 13. CHANGE OF OCCUPANCY: CHANGE IN ADDRESS: It shall be the obligation of the Customer to notify the District of any change in occupancy, address or circumstance which would alter the destination of a bill or statement.

SECTION 14. PROTECTION OF DISTRICT PROPERTY: In the event of any damage to District property beyond normal wear which may arise out of any act of Customer or agents, employees or independent contractors upon the premises, the cost of repairs or replacement shall be the responsibility of the Customer, agent or independent contractor and full payment or reimbursement to District therefore may be imposed by the District.

SECTION 15: CONTINUITY OF SERVICE: The District will at all times use reasonable diligence to provide continuous service, and having used reasonable diligence, shall not be liable to the Customer, agent, or independent contractor for failure or interruption of continuous service. The District shall not be liable for any cost or omission caused directly or indirectly by strikes, labor troubles, accident, litigations, breakdowns, shutdowns for repairs or adjustments, acts of sabotage, enemies of the United States, wars, governmental interference, **pandemics**, acts of God or other causes beyond its control.

SECTION 16: AMENDMENTS AND RESTATEMENTS TO RATE SCHEDULE: Rate schedules are attached hereto as exhibits, being identified as: "Schedule A – A Schedule of Rates, Fees and Charges." These rate schedules and charges may be amended and restated from time to time by rule of the Board of Supervisors upon public notice and at least one public hearing. Rules amending and restating rate schedules shall be entitled: "A Rule of the District Amending and Restating Chapter " \_\_\_\_ " relating to amenity rates, fees, charges and operating policies and procedures relating to the recreational, Community Watch, and facilities located within the boundaries of the District; providing an effective date. When enacted, these rates shall become exhibits to this Rule.

SECTION 17: EFFECTIVE DATE: This Rule shall become effective upon its approval by the Board of Supervisors of the Sumter Landing Community Development District.

SPECIFIC AUTHORITY: 190.012(3)  
190.011(5)  
190.035  
120.054  
713.78  
715.07

HOW IMPLEMENTED: Chapter 190.011, 190.012, 190.35, 120.54, 713.78, 715.07 Florida Statutes

History: Adopted 2005  
Amended and Restated 9/12/08  
Amended and Restated 6/14/2012  
Amended and Restated 5/1/2017  
Amended and Restated 4/11/2022  
Amended and Restated November 13, 2023  
**Amended and Restated December 8, 2025**

## **STATEMENT OF PURPOSE**

The Sumter Landing Community Development District proposes an amendment and restatement of Chapter IV of its Rules to amend certain rates, fees, and charges, and providing additional categories for the purpose of offsetting the cost of operating and maintaining those facilities, and for other lawful purposes.

## **ECONOMIC IMPACT STATEMENT**

### **SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT PROPOSED RULE AMENDMENT AND RESTATEMENT CHAPTER IV**

#### **A RULE OF THE SUMTER LANDING COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING CHAPTER IV RELATING TO SCHEDULE A, AMENDING AND RESTATING CERTAIN RATES, FEES AND CHARGES; AND PROVIDING FOR AN EFFECTIVE DATE OF THE AMENDMENT AND RESTATEMENT.**

##### **1.0 Introduction**

This Economic Impact Statement was prepared pursuant to Chapter 120.54, F.S. to support the rule making action of the Sumter Landing Community Development District rates, fees, and charges for its recreational vehicle storage and recreation facilities.

The District has acquired recreational, Community Watch and other services as well as the right to receive certain Contractual Amenity Fees pursuant to the provision of those facilities. The rates, fees and charges that are proposed to be adopted by this rule will generate revenue to pay the operating and maintenance expenses associated with these facilities and is consistent with the District's existing land covenants.

The sections below track the requirements of Chapter 120.54, F.S. concerning economic impact statements.

##### **2.0 Estimated Costs to the District to Implement the Proposed Rule Amendment**

2.1 The proposed rule will have little if any cost impact on any federal, state or local agency outside of the District. The cost to the District in terms of paper work and similar processing fees is considered to be an insignificant amount when compared to the benefit realized by the residents and the overall capital and operating costs of the District.

District costs to enact the proposed rule include:

1. Attorney's Fees
2. Advertising Costs, associated with the adoption of the rule as required by law.
3. Copying costs for any interested persons requesting the Rule, Economic Impact Statement or the notices of the adoption of said rule amendment.

##### **2.2 Operations and Maintenance Expense**

The direct costs of operating and maintaining the District's recreational amenity facilities and services are estimated in the budget which the

adoption of this rule and the establishment of the rates, fees and charges are meant to address.

### **2.3 Findings of Fact**

- 2.3.1 The holdings and responsibilities include a substantial number of Executive Golf Courses, Community Watch, a Park, and Indoor and Outdoor Recreation Facilities and Programs for which the District has Operational and Maintenance Expenses.
- 2.3.2 The maintenance costs, repair and replacement costs and rehabilitation costs of the facilities described in Section 2.3.1 have increased over time.
- 2.3.3 The District has undertaken an aggressive preventative maintenance program for facilities, fixtures and features as reflected in its adopted general revenue budget.
- 2.3.4 The operating costs and maintenance expenses reflected in the adopted budget of the Sumter Landing Community Development District require an increase in the contractual Amenity Fee and in the rental and use fees of the referenced structures, facilities and services consistent with the marketplace and the costs related to operation and maintenance of those facilities and services.
- 2.3.5 The District is required to comply with, and benefits from compliance with, the statutory requirements for purchasing materials and services, and realizes economic benefit through access to state contracts for purchase and economies of scale through joint bidding with other governmental entities.

## **3.0 Economic Costs and Benefits to all Affected Parties**

### **3.1 Factors governing economic impacts through the imposition of rates, fees and charges.**

The rates, fees and charges associated with the Contractual Amenity Fees and fees for services are a clear form of fee for service provided. Through the adoption of the rule the District will be able to provide those services to properties located within the District and by governmental interlocal agreements to properties outside the District which will permit the utilization of said facilities to their highest and best use. The economic benefit exceeds the costs that are anticipated to be incurred through the adoption of this Rule and the establishment of rates, fees and charges.

### **3.2 Impacts on Visitors, Citizens of Florida, and Local Residents and Business.**

The development of properties within the Sumter Landing Community Development District will enhance the area's economy. In so doing, visitors, citizens, local residents and business should benefit. The monetary amount

of these benefits is difficult to measure but they are real and are believed to be significant and positive.

#### **4.0 Impact on Competition and the Open Market for Employment**

The adoption of the rule and the implementation of the rates, fees and charges will have a positive impact on competition and the open market for employment. The utilization of properties within the District for commercial and community facility activities will stimulate the local economy creating jobs and income.

#### **5.0 Small Business Impacts**

There is no estimated adverse impact on small business as defined in the Florida Small and Minority Business Assistance Act of 1985.

#### **6.0 Data and Methodology**

A detailed statement of the data and method used in preparing the Economic Impact Statement is available at the offices of the Sumter Landing Community Development District located at ~~984 Old Mill Run~~ **3571 Kiessel Road**, The Villages, Florida.

## Facility Fee Schedule - Exhibit 1

Recreation Area Type	Resident Rate*	Resident Security Deposit per Room/ Area*	Non-Resident Rate*	Non-Resident Security Deposit per Room/Area *
Indoor	\$37 per hour	\$50	Residents Only	Residents Only
	\$37 per hour	\$50	\$74 per hour	\$100
	\$37 per hour	\$50	Residents Only	Residents Only
	\$37 per hour	\$50	Residents Only	Residents Only
	\$37 per hour	\$100	Residents Only	Residents Only
	No Charge w Rental	No Charge w Rental	No Charge w Rental	No Charge w Rental
	No Charge w Rental	No Charge w Rental	No Charge w Rental	No Charge w Rental
	\$52 per hour	\$75	\$104 per hour	\$150
	\$37 per hour	\$50	\$74 per hour	\$100
	\$52 per hour	\$75	\$104 per hour	\$150
Outdoor	\$104 per hour	\$150	\$208 per hour	\$300
	\$30 per hour	\$100	\$60 per hour	\$200
	\$37 per hour	\$100	\$74 per hour	\$200
	\$10 per hour	\$100	\$20 per hour	\$200
	\$30 per hour	\$100	\$60 per hour	\$200
Pools - Sports (Sunday Only)	\$15 per hour	\$100	\$30 per hour	\$200

\* **Square footage, size, and floor plans will vary between facilities. The day and time availability of rentals are at the discretion of the Recreation Department, based on scheduling needs.**

As recreation amenities come on-line new areas added will be priced based on size/type/use at the discretion of Recreation Administration..

## Facility Fee Schedule - Exhibit 1

Rental Type	Resident Rate*	Resident Security Deposit per field/court*	Non-Resident Rate*	Non-Resident Security Deposit per field/court*
RLVG Tournament Fee	\$10 flat per non-resident	N/A	N/A	N/A
Misc. Court Tournament	\$25 per hour	\$50	\$50 per hour	\$100
Pickleball Tournament	\$25 per hour	\$50	\$50 per hour	\$100
Travel League	\$40 per non-resident team per game	\$100 per season	\$80 per non-resident team per game	\$200 per season
Practice	\$20 per non-resident team	\$50	\$40 per non resident team	\$100
Tournament	\$60 per hour	\$100	\$120 per hour	\$200

\* Square footage, size, and floor plans will vary between facilities. The day and time availability of rentals are at the discretion of the Recreation Department, based on scheduling needs.

As recreation amenities come on-line new areas added will be priced based on size/type/use at the discretion of Recreation Administration..

All refunds will be issued by check or credit card per guidelines below:

**Residents and Non-Residents** – If applicant cancels the event within six (6) months of the scheduled event, there is a cancellation fee of 50% of the security deposit. If the applicant cancels the event within thirty (30) days of the scheduled event the cancellation fee is 100% of security deposit.

**Security Deposits** – will be refunded within thirty (30) business days of the scheduled event if all provisions of the contract have been met. Walk through form must be signed by group representative/caterer to receive security deposit refund. If damage is reported security deposit will be refunded within sixty (60) business days, minus damage fees.

All charges are subject to applicable sales tax.

## Facility Fee Schedule - Exhibit 1

### Gratis Areas (No Charge Areas)

- \* These N/C Areas provide an opportunity for residents to schedule special events from time to time at designated areas at no charge to eligible residents. All room reservations will be applied for by the Villages residents with a valid resident ID number. All N/C events will follow the Resident Lifestyle Guidelines for eligibility.
- \* Residents and eligible guests may attend these events. An eligible guest is defined as any guest who is registered in the Guest ID system and has a valid Guest ID card. (Exception to ID checking is for celebration of life.)
- \* The total event time will not exceed 3.5 hours and includes any set-up/breakdown time. The resident may reserve up to four (4) N/C areas per calendar year, January through December 30th. Tracking of N/C Areas will be overseen by Recreation & Parks.
  - \* Staff will check IDs for ALL EVENTS scheduled in the N/C Areas. (Exception to ID checking is for celebration of life.)

\* As Recreation Centers come on-line areas designated as N/C based on size/type/use at the discretion of Recreation Administration.

The following rooms are considered Gratis Rooms:		The following outdoor areas are considered Gratis Areas:	
Charlie Chaplin	Giadioia	Minneola	Fire Pit Areas
Gregory Peck	Casablanca	Pimlico	Picnic Areas at Various Recreation Centers
Marilyn Monroe	Dogwood	Silver Oaks	Putting Courses (Sunday Only)
Lucille Ball	Palmetto Palm	Lake Leelanau	
Geronimo	Outer Banks	Edsel	
Hiawatha	Single Pen	Baby Red	
Silver Oaks	Sandtingham	Pelican	
Chateaugay	Sand Dollar	Rainbow River	
Cary Grant	Triple Crown		
Southside	Singapore Sling		
Mar de Calma	Rod & Reel		* Rooms with comparable square footage to a card/banquet room will be used
EI Santiago/El Chico	Jasmine		
Tiki Hut	Biscayne Bay		
Silver Lake	Tanzania		

## Exhibit 2

### EQUIPMENT/SERVICES CHARGES

EQUIPMENT	DESCRIPTION	Resident Rate per event/item	Non Resident Rate per event/item
*TV/w DVD	32" (size may vary)	\$40.00	\$80.00
*Screen	5' (size may vary)	\$40.00	\$80.00
*Projector	Multi Media LCD Projector	\$40.00	\$80.00
*Screen & Projector	5' (size may vary) & Multi Media LCD Projector	\$50.00	\$100.00
*Easel		\$5.00	\$10.00
Staging Platform (available only at Savannah)	8' X 8'	\$35.00	\$70.00
	4' X 8'	\$35.00	\$70.00

- Equipment based on availability and first come/first serve basis.
- Equipment must be requested in advance.
- Equipment must remain in contracted center/area.
- Equipment rental is non-refundable

All Charges subject to applicable sales tax.

## Exhibit 3

### **The Villages Community Development Districts Executive Golf Adopted Rules**

The Villages has world-class Championship and Executive golf courses managed, maintained and operated by a professional golf team who is committed to providing the friendliest golf experience in the world as you golf in The Villages. The Villages offers unique golf experiences for every level of play, from Championship Courses designed by some of the top names in the world of golf to extremely challenging Executive Courses, Driving Ranges and Putting Courses, as well as personalized golf lessons and coaching to get you playing your very best. Golf rules on The Villages Executive Golf Courses, like in all golf settings, are essential for ensuring fair play, maintaining course integrity, and promoting a pleasant and enjoyable experience for all players. These rules, both formal and informal (etiquette), are designed to prevent advantages, minimize course damage, and manage the pace of play.

- **Fair Play and Competition:**

Rules define how strokes are taken, penalties for breaches, and procedures for settling disputes, ensuring a level playing field and preventing unfair advantages.

- **Course Integrity:**

Rules about acceptable behavior on the course, like avoiding damage to greens or fairways, help maintain the course's condition for future use.

- **Pace of Play:**

Rules regarding pace of play, such as time limits between shots and expectations to keep up with the group ahead, ensure that rounds are completed efficiently and do not disrupt other players.

- **Social Etiquette:**

While not formally rules, golf etiquette (e.g., leaving no trace, respecting other players) is crucial for a positive social environment and contributes to the overall enjoyable experience of the game.

#### **Villages Community Development Districts Executive Golf Adopted Rules:**

The Village Community Development District and the Sumter Landing Community Development District have established and adopted rules which are specific to all District-owned Executive Golf Courses, based on recommendations from the Amenity Authority Committee and the Project Wide Advisory Committee. The intent is to limit those rules and regulations so that residents and eligible guests will obtain maximum use and enjoyment of the Executive Golf courses. Enforcement of these rules and regulations will be primarily placed in the hands of carefully selected staff, whose principal

responsibility is to assure residents and guests receive all the courtesies, comforts and services to which they are entitled. It is the responsibility of those using Executive Golf courses and facilities to know their rules and regulations and to cooperate with the staff in the enforcement of the rules. The adopted rules are designed to elevate the overall golf experience in The Villages. Course Ambassadors (rangers) have full authority to enforce rules and speed of play. Failure to follow course rules may result in a warning. Repeated violations may result in suspension of privileges.

**The USGA Rules of Golf will govern play, except as modified by these adopted rules.** The rules of golf consist of a standard set of regulations and procedures by which the sport of golf should be played. In addition to the rules, golf adheres to a code of conduct known as etiquette, which generally means playing the game with due respect for the golf course and other players. Etiquette is often seen as being as important to the sport as the rules themselves.

The USGA's history with the Rules of Golf is marked by consistent revision and collaboration, starting with their adoption of the rules in 1900 and evolving through various rule changes and reorganizations. Key milestones include USGA's own revised rule book in 1946 and a unified R&A/USGA code in 1952. A major reorganization occurred in 1984, making the Rules more logical and intuitive. The Rules of Golf continue to be updated and refined, with the USGA and The R&A regularly issuing interpretations and clarifying existing rules.

#### **Good Golf Creed:**

Practicing Good Golf in The Villages means:

- Consideration for others on and off the course
- Care for the golf course
- Safety on the course
- Respect for the game of golf

#### **Distribution of Tee Times**

Tee times are assigned between 12-1AM, 3 days prior to the date of play, and are distributed based on points. Golfers with lower average points will be assigned tee times first.

- Placement Points – points based on resident and golfer status (The Villages resident, guest of a resident, etc.). For a group of golfers, the group's total is averaged.
- Reservation Points – points based on the number of reservations a resident has received over the last 7 days. Guests are assigned the reservation history of their resident host.

#### **Checking in for Golf Tee Times**

- Arrive at the course 20 minutes prior to your scheduled tee time.
- Residents must present their Resident ID card at check-in.
- Check-in and pay any fees at the Starter Building.

- All play must start on the first hole, unless otherwise instructed by the Starter or one of the Course Ambassadors.
- Remain behind the designated point on the first tee of each course to allow the group ahead to complete the hole and clear the green.
- Guests must always carry their valid Guest and photo ID.

### **Ready Golf**

According to the USGA Rules of Golf, the player who has the “honor” should be allowed to play before his/her opponent or others in the group. Ready Golf is the method of play suggested, unless in competition, for speeding up play on a course.

- Be ready to play when it's your turn.
- For everyone's safety, make sure there are no people directly in front of you.
- Park golf cars behind the green on the path in the forward direction of the next tee.
- Leave the green immediately upon finishing to allow the players behind to play.
- Play at the tee markers where you can carry the full distance required to reasonably reach the green in regulation on the majority of holes.
- Take extra clubs to your shots.
- Drop off the player farthest from the hole prior to reaching the green.
- Playing any hole after 3 over par, pick up the ball and proceed to the next hole.

### **Dress Code**

Applies to all Championship, Executive, and Pitch & Putt Golf Courses. Applies to The Villages Golf Academy, driving ranges, warm up nets, and putting greens.

- Shoes must be worn at all times. Tennis or golf shoes with soft spikes, or shoes with no more than a 1" heel are mandatory.
- Shorts or skirts must cover the majority of the thigh and may not be cut-off or have holes.
- Denim pants are permitted.
- No t-shirts, tank tops, overalls, tennis skirts, cut-offs, biking shorts, bathing suits or athletic apparel are allowed at any time.

Women:

- Fashion golf tops may be without a collar but should not expose the stomach and must have straps at least 2" wide.

Men:

- Shirts must have a collar and sleeves (short or long).
- Turtlenecks, mock turtlenecks, and blade collars are permitted (minimum of 1  $\frac{3}{4}$ " collars).

## Care of the Course

- Keep golf carts on assigned paths only.
- Show up early for your tee time and obey the cart path rules. Depending on seasonal conditions, driving off the path will result in damage to the turf areas. Also, comply with the speed limit rules.
- Golf car tires must have a rounded vertical tread with a maximum depth of  $\frac{1}{4}$  inches. Total tire width must be a minimum of 8 inches. Tire pressure must not exceed 28 psi.
- Fix noticeable ball marks using a tool to close the mark and then smooth with the putter or your foot.
- Before leaving a bunker, a player should carefully smooth over all holes and footprints with the provided rake.
- Take the time to fill your divots and repair your ball marks not only provides an even playing surface for the players behind you, but it also helps the grass recover and grow in more quickly.
- Observe cart directional signs and stakes and avoiding driving too close to tees and greens protects the playing surface. Courses are monitored frequently to identify areas that might be especially worn, prone to mud or erosion, or working to regenerate.
- Retrieve your ball from the cup with your hand slowly and carefully while the flag remains in the cup, in accordance with a recent United States Golf Association (USGA) rules update, means that future putts will not be adversely affected by a cup with dinged edges.
- Replace divots, avoid walking on the steep face of a bunker, repair any pitch marks or indentations caused by hitting the green. Using a tee, knife, key or repair tool, repair the mark by working the edges towards the center, without lifting the center of the mark. Don't tear the grass. Finish by smoothing the area with a club or your foot. Get the area smooth enough to putt over.
- If you land in the bunker, rake out your footprints and play area. This makes the area more aesthetically pleasing and playable for the remainder of the day.
- Don't talk while others are hitting and do not distract other golfers. Always be silent and stand out of view of golfers. Make sure you stay off your phone and always know when other golfers are hitting.
- Be careful where you walk at all times, and do not spend too much time looking for balls. When in a group, help other players to find their ball to keep the game

play moving.

- Maintain an appropriate pace and avoid slow play. Keep pace with the group ahead of you and keep the game moving. Don't hit a ball into the group ahead of you.
- Don't step on your fellow players putting lines - the imaginary line that connects the ball to the hole. If your ball is on a player's line, volunteer to mark the ball. If your ball is not furthest from the cup: mark your ball, either with a plastic marker or a small, thin, dark coin such as an old penny. After you have marked your ball, place your putter down at a 90-degree angle with the heel touching your marker. Move the marker from the heel to the toe of your putter. Reverse the procedure to return the ball to its original position.
- Do not stand where you might distract a fellow player and don't move. Don't make any noise when your fellow player is preparing to putt. If you hold the flagstick, do so at arm's length so the flag doesn't flutter in the breeze, and make sure your shadow doesn't fall across the hole or line. The flagstick should be removed right after the player has hit the ball.
- If you lay down the flagstick, lay it off the green to prevent doing any damage to the green.

- Always yell “FORE”, when an errant ball is hit towards others. Fore is a commonly used golf term which means “duck and get to cover”. While it is rare for someone to get hit by a golf ball, it can happen and may result in serious injury.
- After everyone has putted out, immediately walk to the next tee.
- Fix your Ball Marks. To properly repair golf ball marks on the green, gently push the surrounding turf towards the center of the indentation with a ball mark repair tool or a tee, avoiding lifting or prying motions that can damage the roots.
- Sand your Divots. Sand will help water evaporate, promote healthier root development and improve drainage. If it is not filled, the hole will remain as the turf grows back but it may cause inconsistent areas of play and unhealthy turf from uneven cuts with the mower. Sanding of Divots helps repair the turf for better play and better turf health.
- Golfers must park Golf Cars with All Four Wheels on the Cart Path at Tees Boxes and Greens to protect the turf from wear and tear. Always use the Cart Path when traveling to reach your next ball position. Do not ride on the Fairway.
- Maintain the Pace of Play. Be ready to play when it's your turn; take multiple clubs around the greens or when away from your cart. Read your putt prior to your turn; do not wait to finish tap-ins. Always keep up with the group in front of you.
- Lastly, keep quiet, avoid standing directly behind the ball, and don't walk through someone's line. Respect others by not hitting into the group ahead, letting faster groups play through, and repairing divots and ball marks. Think safety at all times!

## Safety on the Course

- Golf courses are restricted to golfing traffic only.
- No riding, biking, fishing, walking or other recreational activities are permitted.
- No pets.
- Allow golfers ahead to move out of range before hitting a shot.
- Play is over at dusk (30 minutes after sunset).

## **Weather & Lightning Safety**

- Seek shelter immediately at the first sign of lightning.
- Courses do not close due to lightning, although we recommend you leave the course if you see lightning.

## **Weather Delays**

- In the event of frost or extreme fog, the course will be closed until such time that play is determined to be safe and will not damage the course.

## **Course Access Pass (CAP)**

Issued only to those individuals who have a state certified disabled parking permit. A valid handicap placard, along with a driver's license and registration must be presented to Golf Administration to obtain a CAP card.

- Tag must be prominently displayed on the golf car while playing the course.
- Applies only to the individual(s) with the card.
- Parking of golf car(s) on the slopes/surrounds of any green is prohibited.
- Golf cars must be kept a minimum of 10 yards from greens.

SCHEDULE A - Chapter IV Rule  
SCHEDULE OF RATES, FEES AND CHARGES

Description	Frequency	Cost	Remarks
<b>ADMINISTRATION</b>			
Computer and Storage Space Rental pri-i.e., Internet, Cable, Hook-Up	One Time Set-Up Fee	\$70.00	Cost per square foot and terms of agreement If IS Bandwidth is required past 6:00 p.m., there will be an additional \$35.00 flat rate fee regardless of previously contracted Bandwidth.
• 10MB Bandwidth from 8:00 a.m. - 6:00 p.m.		\$100.00	
• 50MB Bandwidth from 8:00 a.m. - 6:00 p.m.		\$200.00	
• 100MB Bandwidth from 8:00 a.m. - 6:00 p.m.		\$300.00	
<b>COMMUNITY WATCH</b>			
Community Watch Staff Support and Detail			The average Community Watch staff total salary and 1.50 multiplier. A minimum of two hours.
House Check Program	Weekly	\$6.00	Administrative Fee. Per week or part thereof.
<b>CUSTOMER SERVICE CENTER</b>			
RV Storage Space Fees			
a) 20 Foot Space	Monthly	\$42.00	Plus Sales Tax
b) 25 Foot Space	Monthly	\$45.00	Plus Sales Tax
c) 30 Foot Space	Monthly	\$50.00	Plus Sales Tax
d) 40 Foot Space	Monthly	\$53.00	Plus Sales Tax
e) 50 Foot Space	Monthly	\$59.00	Plus Sales Tax
f) Daily, if less than 30 days	Daily	\$16.00	Plus Sales Tax
Electric/Water shall be made available at a select number of spaces. Use of these facilities shall be charged at \$15.00 per five-day period.			
Resident ID Card Replacement		\$15.00	Damaged, Lost, Name Change, Stolen, etc.
Gate Card		\$15.00	Lost, Additional, Employee
Contractor Gate Card		\$100.00	Plus Sales Tax Per card per one year period with application.
Charges for Gate Cards and IDs Not Returned Upon Sale of a Home		\$130.00	
Memorial Bench		\$1,400.00	Sales Tax Included. The cost of the Memorial Bench includes the bench, freight, concrete slab, initial plaque, installation and ongoing maintenance.
Replacement Plaque for Memorial Bench		\$75.00	Sales Tax Included.
Additional Plaque for Memorial Bench		\$75.00	Sales Tax Included.
Veteran Memorial Brick		\$55.00	Sales Tax Included.
<b>GOLF</b>			
<b>A. Trail Pass Options - Residents Only (application form is required)</b>			
I.)	Annual	\$132.00	Plus Sales Tax. Trail Pass Fee covers the use of golf carts on the Executive Golf Courses for a 12-month period from the date of purchase.
II.)	Six Month	\$99.00	Plus Sales Tax. Trail Pass Fee covers use of golf carts on the Executive Golf Courses for a 6-month period from the date of purchase.
III.)	Monthly	\$20.00	Plus Sales Tax. Trail Pass Fee covers the use of golf carts on the Executive Golf Courses for a 1-month period from the date of purchase.
<b>B. Guest Play Card</b>			
Four rounds of Guest Play. The card includes both Green Fees and Trail Pass Fees.		\$60.00	Seasonal as Posted. Sales Tax included.
Four rounds of Guest Play. The card includes both Green Fees and Trail Pass Fees.		\$44.00	January 1 - May 31 - November 1 - April 30 June 1 - December 31 May 1 - October 31
<b>C. Daily Golf Fees</b>			
I.)	Daily	\$4.00	\$5.00 Daily Trail Pass Fee - use of golf carts on Executive Course if annual or six months not purchased.
II.)	Daily	\$11.00	\$12.00 Executive Green Fees for guests with valid Guest Pass.
	Daily	\$7.00	\$8.00 January 1 - May 31 - November 1 - April 30 June 1 - December 31 May 1 - October 31
III.) Pull Cart Rental		\$1.00	
IV.) Rain Refund Policy			Golfers who have paid a daily Trail Pass Fee and/or Greens Fee will be eligible for a refund provided they have not teed off the fifth hole.
<b>D. Bag Rentals</b>			
I.) Bag Rental Only		\$1.00	
II.) Bag & Club Rental		\$6.00	

SCHEDULE A - Chapter IV Rule  
SCHEDULE OF RATES, FEES AND CHARGES

Description	Frequency	Cost	Remarks
Contractual Amenity Fees Returned Payment Charge (per item)	Monthly		
		<b>FINANCE</b> Adjustment per Declaration of Restrictive Covenants and Developer Prevailing Rate. Amenity fees \$30.00	The VCCDD may assess a fee not to exceed the service fees authorized under Florida Statute 832.08(5) or 5% of the face amount of the check, draft or order, whichever is greater for the collection of the dishonored check, draft, or other order for the payment of money to the VCCDD. The service fee shall be in addition to all other penalties imposed by law. Proceeds from this fee shall be retained by VCCDD.
Gate Arm Repair/Replacement Credit Card Surcharges and Transaction Fees		\$250.00	As applicable by law.

**SCHEDULE A - Chapter IV Rule**  
**SCHEDULE OF RATES, FEES AND CHARGES**

Description	Frequency	Cost	Remarks
<b>PUBLIC SAFETY</b>			
CPP Certification Class		\$35.00	Per Student. The maximum number of students per class is 10.
Standby CPR (non-certification)		\$25.00	Per Student. The maximum number of students per class is 10.
Basic Life Support (BLS) for Health Care Providers		\$30.00	Per Student. The maximum number of students per class is 10.
First Aid Certification Class		\$35.00	Per Student. The maximum number of students per class is 10.
Standby of Public Safety Personnel			Charges shall be 1.5 times the average hourly rate, effective October 1st of each fiscal year, for the position utilized; e.g. Firefighter/Paramedic, Lieutenant, Battalion Chief. A minimum of four (4) hours.
Standby of Public Safety Equipment			Charges shall be equivalent to reimbursement rates present in the FEMA rate charges on October 1st of each year. A minimum of four (4) hours.
<b>Commercial Fire Inspection Fees</b>			
	Occupancy Classification	Fee	
Assembly		\$122.00	
Ambulatory Health Care		\$122.00	
Educational		\$122.00	
Day Care		\$122.00	
Health Care		\$122.00	
Residential Board and Care		\$122.00	
Lodging or Rooming House		\$122.00	
Hotels and Dormitory		\$122.00	
Apartment		\$122.00	
Mercantile		\$122.00	
Business		\$122.00	
Industrial		\$122.00	
Storage		\$122.00	
	System/Process		
NPPA 13, 13R, 13D Fire Sprinkler System		\$15.00	
NPPA 14 Standpipe System		\$15.00	
NPPA 20 Fire Pump		\$15.00	
Hazardous Materials as defined in NFPA 1		\$15.00	
NPPA 96 Hood System		\$15.00	
NPPA 72 Fire Alarm System		\$15.00	
Follow-Up Inspection			50% of Initial Inspection. Waived if violations corrected prior to or during follow up-inspection.
Exemptions			Houses of Worship; Government Buildings

SCHEDULE A - Chapter IV Rule  
SCHEDULE OF RATES, FEES AND CHARGES

Description	Frequency	Cost	Remarks
<b>RECREATION</b>			
<b>Lifestyle Events</b>			
Clubs			
Resident/Guest	Daily	\$ 10.00	Cost per event - per contract as advertised. Refunds issued for recreation cancellation or at the discretion of Recreation Administration. Refunds per Contract.
Resident/Guest	Weekly	\$ 23.36	Includes Sales Tax.
Resident Only	One Month		Plus Sales Tax.
Resident Only	Three Months		\$44.39 Single; \$85.98 One additional member of household. Plus Sales Tax.
Resident Only	Six Months		\$119.16 Single; \$229.50 One additional member of household . Plus Sales Tax.
Resident Only	Nine Months		\$210.28 Single; \$411.22 One additional Member of household . Plus Sales Tax.
Resident Only	Twelve Months		\$294.39 Single; \$574.77 One additional Member of household . Plus Sales Tax.
Special Seasonal Rates			\$363.49 Single; \$710.28 One additional Member of household. Plus Sales Tax.
Merchandise: Other			As advertised. Plus Sales Tax and approved by the District Manager.
Recreation Merchandise/Supplies			As advertised. Plus Sales Tax.
The Enrichment Academy			As advertised Plus Sales Tax.
<b>Lake Sumter Activities</b>			
<b>Waterbody Activities</b>			
Lake Sumter Line Tours		\$3.00	Refunds as advertised.
After Hours Lake Sumter Line Tour Groups	Per half hour	\$20.00	Per Person. Sales Tax included.
Fishing Pontoon Trip	Two Hour Trip	\$250.00	Per half hour. Sales Tax included.
Nature Pontoon Tour	Two Hour Trip	\$25.00	One to four people. With fishing guide. Sales Tax included.
One Hour Trip			Per Person. Sales Tax included.
Guided Kayaking Excursion (Max eight people)			\$15.00—Resident \$30.00 Non-Resident Sales-Tax-included.
Two Hour Trip			\$25.00—Resident \$50.00 Non-Resident Sales-Tax-included.
Special Excursions on various boats			As advertised.

SPECIFIC AUTHORITY: 190.012(3); 190.011(5); 190.035; 120.54; 713.78; 715.07