

RESOLUTION 2026-14

A RESOLUTION AMENDING AND RESTATING THE CHAPTER I RULE OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR WATER AND SEWER USER RATES, FEES AND CHARGES, AND OPERATING POLICIES AND PROCEDURES FOR VILLAGE CENTER SERVICE AREA WATER AND SEWER UTILITY.

WHEREAS, Village Center Community Development District (District) has advertised its intent to amend and restate the Chapter I Rule providing for water and sewer user rates, fees and charges and operating policies and procedures for Village Center Service Area and has held the public hearing for such adoption in compliance with all applicable statutes and rules; and

WHEREAS, the Governing Board in a Public Hearing on May 6, 2026 has considered 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 amend and restate the rule establishing water and sewer user rates, and charges and operating policies and procedures for Village Center Service Area;

NOW, THEREFORE, BE IT RESOLVED by VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, as follows:

1. The Chapter I Rule providing for water and sewer user rates, fees and charges and operating policies and procedures for Village Center Service Area is hereby amended and restated.
2. The Rule, upon adoption shall become effective June 1, 2026.

DONE AND RESOLVED at The Villages, Sumter County, Florida this 6th day of May, 2026.

ATTEST

By: _____

Kenneth C. Blocker, Secretary

VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

Kelly Flores, Chairman

**RULES OF THE
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

CHAPTER I

**ESTABLISHING WATER AND SEWER USER RATES, FEES AND
CHARGES AND OPERATING POLICIES AND PROCEDURES WITHIN
AND OUTSIDE THE BOUNDARIES OF THE VILLAGE CENTER
COMMUNITY DEVELOPMENT DISTRICT**

FOR

VILLAGE CENTER SERVICE AREA WATER AND SEWER UTILITY

**PART I - GENERAL PROVISIONS AND DEFINITIONS APPLICABLE TO
THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
WATER AND SEWER UTILITY:**

SECTION 1: Utility service shall be provided by the Village Center Community Development District (District) in accordance with the operating policy of the District which is attached hereto and made a part hereof and the following rates shall be applicable to the services provided for water treatment and distribution and wastewater collection and disposal.

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SECTION 3: PURPOSE: The purpose of this Rule is to establish certain rates, fees, charges, and operating policies and procedures for the Village

Center Service Area (VCSA) to provide water and sewer service to generate sufficient revenues from users benefiting from said water and sewer service to pay operating expenses, debt service requirements of the water and sewer utility system, and other improvements of the District; to provide an effective date.

SECTION 4: NECESSITY: To establish uniform and comprehensive rates, fees, charges and operating policies and procedures pertaining to water and sewer service within the VCSA.

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 CONNECTION CHARGES: Those charges of the District required to be paid by a consumer as a condition precedent to the interconnection of District's utility system with a consumer's property.

5.2 DISCONTINUANCE OF SERVICE/SHUTOFF: For purposes of these Rules, 'discontinuance of service', 'termination of service,' and 'shutoff' describe the physical shutoff or interruption of water, wastewater, irrigation water, or other utility service.

5.3 CONSUMER: Any person, firm, association, corporation, governmental agency or similar organization which is a Utility Consumer.

5.3.1 UTILITY CONSUMER: Any person, firm, association, corporation, governmental agency or similar organization supplied with the availability of water, wastewater, irrigation and/or fire protection water service by District which term shall also include developer, bulk, and golf course users.

5.4 CONSUMER INSTALLATION: All pipes, fixtures, meters, appurtenances of any kind and nature used in connection with or forming a part of an installation for utilizing water and sewer services for any purpose,

located on the consumer's side of "point of delivery", whether such installation is owned outright by a consumer or by contract, lease or otherwise.

5.5 DEVELOPER: Any person, corporation, or other legally recognized entity who engages in the business of making improvements to or upon real property located within or without the District as owner or legally constituted agent for the owner of such real property.

5.6 DISTRICT: The Village Center Community Development District as defined in 5.20.

5.7 EASEMENTS: Rights of ingress, egress, dedications, rights of way, conveyances or other property interests necessary or incidental to the installation, extension, repair, maintenance, construction or re-construction of District's utility system or any components thereof, over or upon consumer's property.

5.8 ENGINEER: The appointed head of the Engineering Department of the District or his authorized representatives or consultant.

5.9 CHIEF FINANCIAL OFFICER (CFO) : The appointed head of the Finance Department of the District, or his/her authorized representative.

5.10 MAIN: Shall refer to pipe, conduit or other facility installed to convey water or sewer service from individual laterals or to other mains.

5.11 OFF SITE FACILITIES: Those components of water distribution and sewage collection facilities located outside consumer's property connected with facilities of the District, in accordance with the size required by the District.

5.12 ON SITE FACILITIES: Those components of water distribution and sewage collection facilities located upon consumer's "property".

5.13 POINT OF DELIVERY: The point where the District pipes are connected with the pipes of the consumer. Unless otherwise indicated, point of delivery for water shall be at the discharge side of the water meter. Unless otherwise indicated point of delivery for sewer service shall be at the upstream connection of the clean-out which is placed at or about public right of way or utility easement. In the absence of a clean-out the point of delivery is at the sewer lateral connection to the sewer main of the District.

5.14 PROPERTY: The land or improvements upon land of which the consumer is owner or over which consumer has control either by contract or

possessory interest sufficient to authorize consumer to make application for service, or adjacent right of way which services the land or site being developed. District may require proof of such interest prior to the furnishing of service by copy of instrument of conveyance, warranty deed, contract or appropriate verified statement contained in the application for service.

5.154 RATE SCHEDULE: The schedule or schedules of rates or charges for the particular classification of service.

5.16 SERVICE: Shall be construed to include, in addition to all water, irrigation water and sewer utilities required by the consumer, the readiness and ability on the part of the District to furnish water, irrigation water and sewer services to the consumer.

5.17 SERVICE OR LATERAL LINES: Those pipes of the District that connect to consumer's lines

5.18 TERMS "SHALL" AND "MAY": As used herein, the word "may" is permissive, and the word "shall" is mandatory.

5.19 UTILITIES DIRECTOR: The District Manager of the District or his authorized representative.

5.20 UTILITY SYSTEM: As used herein, refers to the District's water distribution and sewage collection systems, and any component parts thereof.

5.21 VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT: A governmental agency of the State of Florida, created pursuant to Chapter 190, Florida Statutes.

5.22 VILLAGE CENTER SERVICE AREA: The service area within the counties of Lake, Sumter, and the town of Lady Lake, that receive water and sewer services through Interlocal Agreements between the District and the local county or municipal government.

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 APPLICATION FOR SERVICE: Service shall be furnished only upon signed application accepted by District and the conditions of such application are

binding upon the consumer as well as upon the District. To obtain service, application shall be made at the District in the place or places designated by the Chief Financial Officer (CFO) . Applications are accepted by the District with the understanding that there is no obligation on the part of the District to render service other than that which is then available from its existing water production and distribution equipment and service lines, and from its existing sewage treatment collection, transmission and treatment facilities. The applicant shall furnish to the District at the time of making application the name of the applicant, the ownership or other interest in or to the property or location and the legal description or street address at which service is to be rendered. Application for service required by firms, partnerships, associations, corporations and others, shall be tendered only by duly authorized parties, and shall require the applicant to complete a Commercial Consumer Water, Sewer, Irrigation and Trash Application Permit form. When service is rendered under agreement or agreements entered into between the District and an agent of the principal, the use of such service by the principal shall constitute full and complete ratification by the principal of the agreement or agreements entered into between the District and an agent of the principal under which such service is rendered.

Commercial Consumer Deposits – Commercial consumers are required to make a deposit on account when making application for service. Current commercial account holders with 24 months of good account history as defined in this section shall not be bound by this deposit requirement unless such account becomes delinquent. In the event a current commercial account is deemed delinquent all rules per this section shall apply, and the deposit shall be made. The account deposit is intended as security for payment of any bill and is refundable to the consumer, less fees, as stated herein. Payment of a deposit does not prevent the District from discontinuing service for non-payment of a past due balance even though the deposit would cover the indebtedness. The commercial account deposit will be in accordance with the VCSA Schedule I-B of Miscellaneous Fees and Charges then in effect. In lieu of a cash deposit the District will accept the following as a means of deposit; a Certificate of Deposit (CD) drawn on a local bank with the District named as an assigned holder or Installment Payments of not more than 3 monthly installments.

Residential Consumer Deposits – The District may, at its discretion, require a residential consumer to pay a deposit as a condition precedent to the initiation or restoration of service under the following circumstances:

- (a) New Service – Prior Delinquency. When a residential consumer applies for new service and the District's records reflect any prior delinquency on any account previously held by that consumer with the District, including any account that resulted in a bad debt write-off, the District may require payment of a deposit before service is initiated.
- (b) Reconnection Following Discontinuance for Nonpayment. When service has been discontinued for nonpayment pursuant to Section 25 (Termination of Service) and the consumer seeks reconnection, the District may require payment of a deposit before service is restored.

The residential deposit shall be subject to the same refund, good account history, and reinstatement provisions applicable to commercial deposits as set forth in this section.

Terms Applicable to Commercial and Residential Deposits –

Payment of a deposit does not prevent the District from discontinuing service for nonpayment of a past-due balance even though the deposit amount would cover such indebtedness.

Monthly Installments – For any deposit that exceeds the sum of one thousand five hundred dollars (\$1500.00) the consumer may choose to remit the deposit amount in three (3) monthly payments. The first installment shall be due at the time service is initiated and, the two (2) remaining installments shall be payable as part of the first two (2) monthly utility bills rendered to the consumer. Failure to remit timely any monthly installment shall be grounds for termination of the service for which the deposit is required.

Deposit Refund – The District will, at the end of twenty-four (24) months of good account history, credit the deposit to the Consumer's account. Good account history is defined as:

- a. Not more than one past due notice in any 24 month period
- b. No involuntary discontinuance of service in any 24 month period
- c. No uncollectible items in any 24 month period

The District reserves the right to reinstate the account deposit requirement if the good account history as defined above is not maintained.

No Interest on deposits – No interest will be paid on account deposits. Interest earned on these deposits will be utilized by the District to offset ongoing expenses associated with meter reading, billing, customer service, and collection of fees.

Deposit as Security; No Offset – A deposit shall be held by the District as security for payment of all charges, fees, and costs associated with the customer's account. A deposit shall not be applied as payment toward a current bill and shall not relieve the customer of the obligation to pay bills when due.

Application of Deposit Upon Delinquency or Termination –

Upon disconnection of any Service for nonpayment, or upon termination of service for any reason, the District shall apply the customer's deposit to any outstanding balance on the account. The deposit shall be applied in the following order:

- (a) First, to any reconnection fees, service restoration charges, or other miscellaneous fees then due and owing;
- (b) Second, to any late payment charges or penalties then due and owing;
- (c) Third, to the oldest unpaid District charges for any Service of the District then due and owing.

The deposit amount shall be replenished (as a condition of Good Standing, as defined hereinafter) prior to reconnection of any disconnected Service .

After final termination of the consumer's account, any remaining balance of the deposit and full application shall be refunded to the consumer within a reasonable time. If the deposit is insufficient to satisfy the full outstanding balance, the consumer shall remain liable for the deficiency, and the District may pursue all available remedies for collection.

Forfeiture; Abandoned Accounts –

If the District is unable to refund a deposit balance due to the customer's failure to provide a forwarding address or other contact information, the balance shall be subject to the Florida's unclaimed property reporting and remittance requirements.

SECTION 8 WITHHOLDING SERVICE: The District may withhold service to a consumer who makes application for service at or upon a location for which prior service has not been paid in full to the date of such application. It shall be the responsibility of the applicant to make inquiry as to the delinquent status of the account and bring said account current as a condition precedent to continuation of service. The District shall maintain current records of outstanding accounts and shall make such information available to the public at its offices during normal business hours. Service may also be withheld for service installations which are not complete or are not in compliance with District requirements.

SECTION 9 LIMITATIONS OF USE: Utility service purchased from the District shall be used by the consumer only for the purpose specified in the application for service. The consumer shall not sell or otherwise dispose of such utility service supplied by the District without authorization from the District to do so. All utility service furnished by the District to the consumer shall be through District meters and may not be re-metered by the consumer for the purpose of selling or otherwise disposing of such service without the written consent of the District. In no case shall a consumer, except with the written consent of the District, extend water or sewer lines across a street, alley, lane, court, property line, avenue, or other public thoroughfare or right of way in order to furnish utility service for adjacent property even though such adjacent property is owned by him.

SECTION 10 UNAUTHORIZED CONNECTION OR USE: No person, without written consent of the District, shall tap any pipe or main belonging to a District water or sewer system for the purpose of taking or using water from the system or from such pipe or main, for connecting to the sewer system, or for any other purpose. Connections to the District's water or sewer system for any purpose whatsoever are to be made only as authorized by the District. In case of any unauthorized interconnection, extension, re-metering, sale or disposition of utility service,

consumer's utility service shall be subject to discontinuance until such unauthorized use or disposition is discontinued and full payment is made for such device, calculated on proper classification and rate schedules plus penalties and reimbursement in full made to the District for any extra expenses incurred by District as the result of such unauthorized use, including administrative costs, testing, inspections, and court costs. In addition, unauthorized use may result in appropriate criminal prosecution by District.

SECTION 11 BILLING: Bills for service shall be rendered monthly or periodically at intervals not to exceed ninety (90) days at the direction of the Board of Supervisors, and shall be due when rendered. A bill shall be deemed rendered when mailed United States mail, postage prepaid, or when delivered to the consumer's address shown on the application for service. All bills are considered past due after twenty (20) days and are then subject to penalty and late charges and disconnection. A five percent (5%) penalty will be imposed on any balance due five (5) calendar days after the expressed due date of the bill. The additional five (5) days is to ensure that accounts are not inadvertently penalized because of any processing delays. No partial payment of any bill rendered will be accepted by the District unless authorized by the District Manager or designee in writing indicating the reason thereto, such as a contested billing, consumption, or hardship. The District Manager will be the final arbiter of contested penalty charges.

SECTION 12 DELINQUENT BILLS; LIENS IN FAVOR OF DISTRICT PROCEDURES FOR CONTESTING CHARGES: Deleted in its entirety by Amendment.

SECTION 13 ADJUSTMENT OF BILLS; METER READINGS AND INSPECTIONS: When a consumer is determined by District to have been overcharged or undercharged as a result of incorrect meter reading, defective metering, incorrect application of rate schedule fees and charges, or mistake in billing, the amount so determined may be credited or billed to the consumer, as the case may be. The adjustment shall be accomplished over a period not to exceed ninety (90) days, unless otherwise directed by the Chief Financial Officer (CFO) and so noted on the account. District may read and inspect meters periodically to

determine their condition and accuracy and as a basis for periodic billings. If a consumer requests an inspection or re-reading of a meter, the District may impose a service charge thereto in accordance with policies for service established by the utility department and approved by District administration.

SECTION 14 ACCESS TO PREMISES: As a condition to providing service, the consumer shall grant to District or its authorized agents or employees access to consumer's property during all reasonable hours and, in the event of an emergency, at any time, for the purposes of reading meters or maintaining, inspecting, repairing, installing or removing District's property in compliance with the provisions of this rule, and for any other purposes incident to performance under or termination of any agreement with a consumer or such consumer's predecessor in interest or use of the facilities or services made accessible to the District by the consumer or to be relocated by the District.

SECTION 15 INSPECTIONS OF CONSUMER'S INSTALLATION: The District reserves the right to inspect and approve any consumer installation prior to providing service and from time to time thereafter to ensure compliance with applicable laws, rules of the District, and rules and regulations affecting such installation. No changes or increases in any consumer installation which will materially affect proper operation of District utility system shall be made by a consumer without express written consent of the District Engineer and approval of the District Utilities Director. Consumer shall be responsible for the cost of making changes or repairs resulting from any unauthorized alteration, and the District may require payment or reimbursement thereto as a condition to continued service.

SECTION 16 PROTECTION OF DISTRICT PROPERTY: In the event of any damage to District property located upon consumer's property which arise out of any act of consumer or agents, employees or independent contractors upon the premises, the cost of repairs or replacement shall be the responsibility of the consumer, and full payment or reimbursement to District therefore may be condition imposed by District for the continuation of service.

SECTION 17 CHANGE OF OCCUPANCY; TERMINATION OR TRANSFER OF SERVICE: It shall be the obligation of the consumer to notify the District of change of occupancy, or other circumstances for which termination or transfer of service is requested, and consumer shall be responsible for all service charges incurred to the date upon which written or personal notification is received by District, after which District shall have a reasonable time not to exceed seventy-two (72) hours in which to discontinue service. As a convenience to consumers, District will accept telephone notice to discontinue or transfer service, provided written notice is given to District within seventy-two (72) hours thereafter. In accordance with the VCSA Schedule I-A of Water and Sewer Rates and Charges the Base Rate will apply to all accounts where a meter is installed regardless of notification to the District for a change of occupancy, or other circumstances for which the consumer is currently not receiving services. This Base Rate is the responsibility of the account holder. If the account holder is a vacated tenant then the property owner is responsible for the Base Rate. The District may allow the property owner to complete a Request for Removal of Meter form and pay the appropriate meter removal fee in accordance with the VCSA Schedule I-B of Miscellaneous Fees and Charges. Before a meter is reinstalled, all meter fees and connection fees being due must be paid.

SECTION 18 RESUMPTION OF SERVICE: After termination or discontinuance of service as provided herein, the District may require as a condition precedent to service resumption payment in full and/or adequate security, in the form of a security deposit, to cover all costs reasonably incurred by District as the result of such termination or discontinuance, including any reconnection fees, meter installation or removal and reinstallation costs, inspection costs, or other costs incident thereto in accordance with the applicable Schedule of rates, fees and charges for such services then in effect.

Reconnection or restoration of any Service discontinued for non-payment – including but not limited to the measures described in Section 5 (Definitions) –shall require the consumer to be in ‘Good Standing’ as defined herein.

Good Standing Defined. For purposes of this Section, a consumer is in ‘Good Standing’ if, at the time of the request for reconnection or restoration of service, either:

- (a) All charges, fees, and amounts appearing on the consumer's account, including all items billed on the consolidated ('one-bill') statement and any required deposit, regardless of the service category to which such charges and deposits relate – have been paid in full; or
- (b) The consumer has entered into a written payment plan or other arrangement satisfactory to the District Manager or designee to pay in full all outstanding charges, fees, and amounts on the account. Any such arrangement shall be documented in writing and signed by the consumer. Failure to comply with the terms or any such payment arrangement shall be independent grounds for immediate discontinuance or service without further notice.

The District's acceptance of a partial payment covering a portion of the consolidated 'one-bill' balance shall not be construed as a waiver of the Good Standing requirement for reconnection once a shutoff has occurred, nor as an agreement to restore any other Service suspended pursuant to these Rules.

SECTION 19 CONTINUITY OF SERVICE: The District will at all time use reasonable diligence to provide continuous service, and having used reasonable diligence, shall not be liable to the consumer for failure or interruption of continuous service. The District shall not be liable for any act 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, acts of God or other causes beyond its control.

SECTION 20 MAINTENANCE AND STANDARDS: All pipes, conduits or other component parts of service installed in or upon the premises of a utility consumer shall conform to District standards of type, quality, quantity and regulations regarding installation. Consumer shall be responsible for maintaining all on site facilities in proper repair, and shall not alter or modify any interconnection of service without first notifying District and securing approval thereto in writing or by permission from an authorized representative of District's utility department. Unauthorized alteration

or modification of any on site utility service interconnection may result in immediate termination of the affected service and repair or restoration by District or at its direction at the consumer's costs.

SECTION 21 METERS: Each consumer of the District receiving water must have a water meter which measures flow and which is the ultimate basis for water charges. All water meters shall be furnished by and installed by and remains the property of the District and shall be accessible to and subject to its control. Meters are not transferable to another residence or business site. The consumer shall provide meter space to the District at a suitable and readily accessible location and when the District considers it advisable, within the premises to be served, adequate and proper space for the installation of meters and other similar devices. Before a meter is installed, all meter fees and connection fees being due must be paid. Commercial consumers may have separate meters for irrigation purposes only. The meter to be furnished by the District shall be sized to be compatible with the existing line and main sizes according to District standards and specifications at the consumer's expense. The consumer shall be required to provide a proper service connection and service line in accordance with the District standards and specifications. Meter sizes, other than those originally specified or intended, shall be as approved by the District Engineer and the District Utilities Director.

SECTION 22 ALL WATER THROUGH METER: That portion of the consumer's installation for water service shall be arranged so that all water service shall pass through the meter. No person shall make or cause to be made any connection with any main, service pipe, or other pipes, appliances or appurtenance used for or in connection with the District's water system in such manner as to cause to be supplied water from such plant to any faucet or other outlet whatsoever without such water passing through a meter provided by the District and used for measuring and registering the quantity of water passing through the same, or make or cause to be made, without the consent of the District, any connection with any such plant or any main, pipe service pipe or other instrument or appliance connected with such plant in such manner as to take or use, without the consent of the District, any water.

SECTION 23 METER TESTING: The District reserves the right to remove the meter and check, repair, or replace it at any time at no cost to the consumer. Should a consumer desire his meter to be checked at any time, he may have this work done by submitting a written request accompanied by a fee in accordance with the VCSA rate Schedule I-B in effect at the time of such testing. Consumer shall be allowed one (1) water meter test per fiscal year. Additional tests shall be charged to the consumer/owner according to the VCSA rate Schedule I-B. Should the meter be tested and found to be performing outside of the manufacturer's accuracy specifications the last three months service bill will be adjusted accordingly, the meter will be repaired or replaced, and the fee returned. In any other case, the amount of the fee shall be retained by the District to defray the cost of testing.

SECTION 24 DAMAGING, TAMPERING WITH, ALTERING, FACILITIES OF UTILITY PLANT OR SYSTEM: No person shall; damage or knowingly cause to be damaged any meter or water or sewer pipe or fittings connected with or belonging to a District water or sewer system, or tamper or meddle with any meter or other appliance or any part of such system in such a manner as to cause loss or damage to the District; prevent any meter installed for registering water from registering the quantity which otherwise would pass through the same; alter the index or break the seal of any such meter; in any way hinder or interfere with the proper action of just registration of any such meter; fraudulently use, waste or suffer the loss of water passing through any such meter, pipe or fitting, or other appliance or appurtenance connection with or belonging to such system after such meter, pipe, fitting, appliance or appurtenance has been tampered with, injured or altered. Any person(s) found to tamper with, alter or cause damage to the utility system and/or meters shall be subject to a charge as described in the VCSA Schedule I-B Miscellaneous Fees and Charges.

SECTION 25 PRIVATE FIRE SERVICE CONNECTION: A private fire service connection is to be used for fire purposes only and is to have no connection whatsoever with any service lines that may be used for other than fire purposes, and because of the danger of pollution, shall have no connection with any other source of supply with the exception in case a tank or fire pump is installed as secondary supply. There shall be a backflow preventer installed by the consumer at his expense in each

District connection to prevent the water from these secondary supplies from flowing into the District mains.

The consumer shall not draw any water whatsoever through this connection for any purpose except the extinguishing of fires, or for periodic tests of the fire system, which tests shall be made in the presence of a representative of the District. Any authorized representative of the District shall have free access to the building at any reasonable time for the purpose of inspecting any of the equipment.

The consumer shall set in this connection at the point of delivery, a weighted check valve fitted with a by-pass on which shall be set a meter, installed by District at consumer's expense, the purpose of which shall be to indicate whether or not water is being used through this connection and for the further purpose of showing any leakage, if same exists. All meters shall become the property of the District.

Violation by the consumer of any of the regulations in this section shall justify the District to disconnect said pipe or pipes, or stop the flow of water through same.

The right is reserved by the District to shut off the supply at any time in case of accident or to make alterations, extensions, connections, or repairs and if possible, the District agrees to give due and ample notice of such shut-off.

The District does not make any guarantee as to a certain pressure in the pipe or in the main supplying same, and shall not be, under any circumstances held liable for loss or damage to the owner for a deficiency or failure in the supply of water, whether occasioned by shutting off of water in case of accident or alteration, extensions, connections or repairs, or for any cause whatsoever.

When fire line valves or connections are used in case of fire or for any other reason whatsoever, the consumer shall immediately notify the District and the District shall forthwith reseal the used valves or connections.

SECTION 26 TERMINATION OF SERVICE: All utility services shall be pursuant to proper permit or application, which procedure accords the District the opportunity to provide for orderly expansion of facilities and regulation and control thereof in a manner calculated to ensure continuous service to all consumers. Inherent in this obligation is the governmental prerogative of the necessity to terminate consumption which is adverse to the continuous, orderly, financially secure and uninterrupted operation and maintenance of its utility service. Accordingly, the District reserves the right by unilateral act in its sole discretion to refuse service, or to terminate

service temporarily, or to discontinue service in all instances when conditions exist which would constitute an emergency of public concern, or when the providing of any service would constitute a threat to the safety, health or welfare of consumers generally or any portion of the consumer population or when the financial security of the District is threatened due to non-payment for services rendered by the District.

When discontinuance or termination of service can be remedied by an act of the consumer, District shall provide notice of remedial or specific action to the consumer in order that service may be continued uninterrupted. Acts considered to be remedial by the consumer, and for which service may be temporarily terminated, discontinued or interrupted are the following:

- (a) Failure to pay required deposits for service.
- (b) Failure to pay, when due, (after proper notice and opportunities to correct deficiencies), amount due the District by the consumer for services rendered by the District to the consumer.
- (c) Failure of consumer to meet provisions of agreements with the District.
- (d) Failure to correct deficiencies in piping or other components upon consumer's property after reasonable notice thereof.
- (e) Use of service for any other property or purpose than described in the permit or application.
- (f) When requested by consumer, in which case resumption of service shall be accomplished in accordance with District policy as herein provided.

The District reserves the right by unilateral act in its sole discretion to refuse service, terminate service temporarily, or to discontinue or interrupt service without notice under the following circumstances:

- (a) Causing, or allowing to exist, a hazardous condition with respect to the location, use of, or access to any utility service or component.
- (b) Alteration or modification of any transmission or metering component or device used in providing any utility service to the consumer. Any such unauthorized use,

if fraudulent, may result in criminal prosecution and may result in restitution of revenue lost to the District as a condition to restoration of service, including costs of repair or restoration of any meters or components to normal service condition, as shall be determined by District.

- (c) Total or partial destruction of, or abandonment of, any structure, including any vacancy for a duration which, in District's opinion, may create a hazardous or unsafe condition or constitute a nuisance.

SECTION 27 AMENDMENTS TO RATE SCHEDULE: Rate schedules are attached hereto as exhibits, being identified as: Schedule I-A, Village Center Community Development District, Village Center Service Area, Water and Sewer Rates and Charges; Schedule I-B Village Center Community Development District, Village Center Service Area, Miscellaneous Fees and Charges. For FY 2011 through FY 2020 the Annual Water and Sewer Rate Adjustment shall be 2.50% increase.

These rate schedules and charges may be amended from time to time by rule of the Board of Supervisors upon public notice and at least one public hearing. Rules amending rate schedules shall be entitled: "A Rule of the District Amending Chapter I" relating to Water and Sewer Rates, Fees and Charges; providing an effective date. When enacted, these Rule Amendments shall become exhibits to this Rule.

PART II - WATER AND SEWER UTILITIES

SECTION 28 GENERAL DECLARATION OF POLICY: The District owns, operates and maintains water treatment and distribution and sewage collection, also treatment and disposal systems which serve residents within the District. New development may require the extension of mains to provide service, as well as

expansion of facilities to accommodate new development. In some instances, the District in anticipation of expansion of its system due to growth and development has already provided mains for services thereof. The cost of providing extensions, modifications, and expansions of facilities is to be borne by property owners, builders, or developers within the District's area to defray the costs of these extensions, modifications, and expansions. The allocable share of each is to be charged as described herein. It is the declared policy of the District by this Rule to establish a uniform method of determining charges for availability of services so that all such contributions shall be non-discriminatory among the various consumers served by the District's systems and shall be applied as nearly as possible with uniformity to all consumers and prospective consumers within the District's service areas. District specifically reserves its rights to fix and determine rates, fees, charges and contributions required for the provisions, consumption, operation, maintenance, extension, expansion of its utility services, and improvements to infrastructure within the District, as provided herein and as authorized by law. Each consumer is hereby notified that the District, in the exercise of its governmental responsibility to provide for the welfare of all consumers of its utility services, has the authority and responsibility to amend its schedules of rates, fees, charges, and contributions from time to time to ensure the perpetuation of service.

SECTION 29 EASEMENTS AND RIGHTS OF WAY: As a prerequisite to the construction of any water distribution or sewage collection system proposed to be connected to the facilities of District, developer shall agree to grant to District such easements or rights of way corresponding with the installation of the proposed

facilities. Such grant or conveyance shall be in the form satisfactory to the District. Such conveyances, when located on the property of developer, shall be made without cost to the District. District reserves the right to require such easement or right of way to the point at which the meter is proposed to be installed or at the point of delivery of service, being the point at which the facilities of District joins with consumers. Such easements and right of way shall be conveyed and accepted upon completion, approval and acceptance of the work done by developer.

SECTION 30 INSPECTION: The District shall inspect the installation of all water distribution or sewage collection facilities installed by developer or developer's contractors, which facilities are proposed to be transferred to District ownership, operation and control. In the event that gravity sewer facilities are to remain under ownership, operation and control of the developer as a private system, the District reserves the right to inspect the installation of the gravity sewage collection facilities for the purpose of determining if the system has excessive infiltration. These systems must meet the same infiltration criteria as that of District owned systems. Such inspections are intended to assure that water and sewer lines and/or lift stations are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation. Representatives of the District may be present at tests of component parts of water distribution or sewage collection systems for the purpose of determining that the system, as constructed, conforms to District's criteria for exfiltration, infiltration, pressure testing, line and grade. Such tests will be performed by developer or developer's contractor, but only under the direct supervision of the engineer of record or his authorized inspector. The results of such testing shall be certified by the engineer of record. The District shall be notified at least 48 hours prior to any inspections or testing performed in accordance with these regulations.

SECTION 31 TRANSFER OF CONTRIBUTED PROPERTY - BILLS OF SALE:

Each developer who has constructed portions of the water distribution and sewage

collection system prior to interconnection with District's existing facilities, shall convey such component parts of water distribution and sewage collection system to District by bill of sale in form satisfactory to the District, together with such evidence as may be required by District that the water distribution and sewage collection system proposed to be transferred to District is free of all liens and encumbrances .

Any facilities in the category of consumers lines, plumbers lines or consumers installation, located on the discharge side of the water meter or on the consumer's side of the point of delivery of service shall not be transferred to District and shall remain the property of developer, a subsequent owner-occupant or their successors and assigns. Such consumer lines, plumbers lines or consumers installation shall remain the maintenance responsibility of developer or subsequent consumers.

District shall not be required to accept title to any component part of the water distribution or sewage collection system as constructed by developer until the District Engineer has approved the construction of said lines, accepted the tests to determine that such construction is in accordance with the criteria established by District and the Board of Supervisors has evidenced its acceptance of such lines for District's ownership, operation and maintenance.

Developer shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by developer and proposed to be transferred to District. Such cost information shall be furnished to District concurrently with the bill of sale and such cost information shall be a prerequisite for the acceptance by District of the portion of the water distribution and sewage collection system construction by developer.

District may refuse connection and deny the commencement of service to any consumer seeking to be connected to portions of the water distribution and sewage collection system installed by developer until such time as the provisions of this paragraph have been fully met by developer or developer's successors or assigns.

SECTION 32 IMPROVEMENTS AND EXTENSIONS TO WATER
DISTRIBUTION AND SEWAGE COLLECTION SYSTEM:

The location, size or proposed density of developer's property may make such service to property dependent upon extension of water distribution and sewage collection facilities as defined herein. Developer may advance funds to the District pursuant to a developer's agreement the form of which to be approved by the Board of Supervisors; or in the alternate the developer may contribute funds to the District which will be non-reimbursable so the District may design, construct, inspect and thereafter operate and maintain said improvements and extensions. If developer chooses the latter method the facilities will be designed in accordance with an engineering design agreement approved by the Board of Supervisors. Upon the completion of the design the District will solicit competitive bids and upon the payment of the bid amount plus 20% for engineering, legal and contingencies, District will award contract to the lowest responsible bidder and proceed to construct the improvements as identified in the plans and specifications.

SECTION 33 UTILITY INSPECTION FEES: The cost of engineering inspection of the required improvements shall be paid by the developer at the time D.E.R. application is executed by the District, the amount of the fee to be computed based on actual costs incurred by the District. Charges shall be due and payable at time of execution of D.E.R. construction permit or as stipulated in Developer Agreement.

SECTION 34 REFUNDABLE ADVANCES: The District may require, in addition to the contribution provisions set forth herein, a refundable advance by developer to further temporarily defray the cost of any off site extension of water and /or sewer mains and pumping stations necessary to connect the developer's property with the terminus of the District's water and sewer facilities adequate in size to provide service to the subject property. However, this Rule recognizes instances in which a developer may be required to advance the hydraulic share applicable to other undeveloped property in order that off site facilities may be constructed to serve developer's property and at the same time be sized in accordance with the District's master plan. All amounts expended by developer, over and above developer's hydraulic share for

off site facilities shall be refunded to developer in accordance with the terms and conditions of a refunding agreement which the District will execute with developer. The refunding agreement shall provide for a plan of refund based upon the connection of other properties, to the extent of their hydraulic share, which properties will be served by the off site facilities installed by developer. Notwithstanding the provisions of this section, the District will limit the life of such refund agreement to a term of not more than five (5) years or until such time as the utility is sold to another entity after which time any portion of the refund not made to developer by the terms and conditions of the refund agreement will have lapsed and thereafter, such refund agreement will be canceled. In no event shall developer recover an amount greater than the difference between the capitalized cost of such off site improvements and developers own hydraulic share of such improvements. The District shall not include any interest upon the refund of developer's advance.

SECTION 35 CROSS CONNECTION CONTROL PROGRAM: As required by the Florida Department of Environmental Protection (FDEP) through Chapters 62-610 and 62-555 F.A.C., the District has implemented a Cross-Connection Control Program to protect the potable water supply system. The program is implemented through use of the Cross-Connection Control Handbook, latest revision. The handbook is incorporated by reference into this rule. Principle provisions of the handbook include, but are not limited to the following:

- Hazard Review Process and Backflow Prevention Assembly Determination
- Backflow Prevention Assembly Installation Requirements
- Backflow Prevention Assembly Testing
- Backflow Prevention Assembly Repair
- Reporting and Recordkeeping
- Administration of Complaints and Emergencies

Annual assembly testing, repair, and reporting is required for all backflow prevention assemblies. These activities are the responsibility of the utility service consumer or property owner, as applicable. If activities required by the Cross Connection Control

Handbook are not complied with by the consumer or owner, it will be at the discretion of the District to perform the required testing, repair the backflow prevention assembly, and/or install a backflow prevention assembly if one is not present or a proper assembly is not present. The applicable fees will be charged to the consumer or owner on their utility bill. In the event that a tenant space is vacant and the meter is still in place, all requirements of this Rule and the Cross Connection Control Handbook will be the responsibility of the property owner. Notice of non-compliance and the respective time frames will be in accordance with the Cross Connection Control Handbook, latest revision. The applicable fees are described in Village Center Community Development District, Village Center Service Area, Miscellaneous Fees and Charges. Failure to comply with the Cross Connection Control Handbook or non-payment of applicable fees may result in Termination of Service as described in Section 26.

SECTION 36 GREASE TRAP MAINTENANCE PROGRAM

The District is implementing a Grease Trap Maintenance Program to provide for the protection and proper operation of the wastewater collection system. The implementation of the program is subject to the adoption of the Grease Trap Maintenance Program Handbook by resolution of the District Board of Supervisors. Compliance with the provisions of the program is the responsibility of the consumer or owner, as applicable. The program is implemented through use of the Grease Trap Maintenance Program Handbook, latest revision. By adoption on December 15, 2011 by the District Board of Supervisors, the handbook is incorporated by reference into this rule. Principle provisions of the handbook include, but are not limited to the following:

- Grease Trap Construction Standards
- Grease Trap Installation Requirements
- Grease Trap Cleaning and Repair
- Utility Sampling of Device Discharge
- Grease Trap Installation by District
- Reporting and Recordkeeping

- Administration of Complaints and Emergencies

Grease traps are required to be cleaned quarterly. However, as provided for in the handbook, consumers/owners may submit evidence to adjust the cleaning frequency. Alternately, should the District deem it necessary for the protection and proper operation of the wastewater collection system, consumers/owners may be required to clean, maintain, and report activities related to their grease traps on a more frequent basis. These activities are the responsibility of the utility service consumer or property owner, as applicable. If activities required by the Grease Trap Maintenance Program Handbook are not complied with by the consumer or owner, it will be at the discretion of the District to perform the required cleaning, repair, and/or installation of a grease trap if one is not present or a proper unit is not present. The applicable fees will be charged to the consumer or owner on their utility bill. In the event that a tenant space is vacant, the required cleaning and repair shall be suspended until such a time as the facility is in service. The requirements of this Rule and the Grease Trap Maintenance Program Handbook are the responsibility of the property owner but may be delegated to the tenant by the owner. Notice of non-compliance and the respective time frames will be in accordance with the Grease Trap Maintenance Program Handbook, latest revision. The fees described in Village Center Community Development District, Village Center Service Area, Schedule I-B Miscellaneous Fees and Charges shall be applicable. Failure to comply with the Grease Trap Maintenance Program Handbook or non-payment of applicable fees may result in Termination of Service as described in Section 26.

SECTION 37 EFFECTIVE DATE: This amendment and restatement shall take effect on June 1, 2026 upon approval by the Board of Supervisors of The Village Center Community Development District.

Specific Authority: 190.035 F.S., 190.011(5) F.S., 120.54 F.S.

Law Implemented: 190.035 F.S., 190.011(5) F.S., 120.54 F.S.

History:

New

Amended and restated 5/16/2008

Amended and restated 9/10/2009

Amended and restated 10/14/2010

Amended and restated 2/16/2012

Amended and restated 8/1/2012

Amended and restated 9/9/2020

Amended and restated 1/11/2023

Amended and restated 6/11/2025

Amended and restated 5/6/2026