

**Spring Lake Community Development District**  
***Amended Lake and Dock Rules***  
***(Amended January 23, 2024)***

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**In accordance with Chapters 190 and 120 of the Florida Statutes, and on January 23, 2024 at a duly noticed public meeting, the Board of Supervisors of the Spring Lake Community Development District adopted the following Amended Rules to govern the use of Lake Lucaya, the use and operation of watercraft and vessels upon the lake, and construction of private Docks within the lake.**

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1. **Introduction.** These rules address the terms and conditions associated with the use of Lake Lucaya, the use and operation of watercraft and vessels within Lake Lucaya, and construction of private docks within Lake Lucaya (“Rules”). These Rules are designed to assist in maintaining the natural resources within, and along the shoreline of Lake Lucaya. The Rules are designed to reduce erosion and scour where possible. The Spring Lake Community Development District (“CDD”) owns the Lake and is a public entity. All applicable regulations and statutes pertaining to waters of the State of Florida remain in full force and effect.

**USE OF LAKE LUCAYA, LAKE BANKS AND BOATING**

2. **Hours of Operation.** Residents, their guests and authorized users may use Lake Lucaya from sunrise to sunset. Waterskiing is limited from 10am to one hour prior to sunset, Monday-Friday, and from 8am to one hour prior to sunset on Saturdays, Sundays and Federal Holidays.
3. **Usage Guidelines.** Lake Lucaya is available for fishing and certain recreational uses. Swimming is not permitted as the lake is NOT designed for swimming. All underwater sports and activities are prohibited. Residents, their guests, and authorized users utilize Lake Lucaya at their own risk. Hazards include but are not limited to alligators, snakes, toxic algae, parasites, bacteria, and amoeba. No motorized vessels shall operate within one-hundred fifty (150) feet waterward and seventy-five (75) feet on either side of the Community Beach Area (0.86 acres). Speed shall not be greater than is reasonable under the local conditions and other water traffic. The maximum speed is thirty-two (32) miles per hour (mph). Motorized vessels must not exceed Idle Speed/No Wake (the slowest speed at which a motorized vessel can operate and maintain steerageway and headway with control) within one hundred fifty (150) feet of the

shoreline at all times. Additionally, motorized vessels must not exceed Slow Speed/Minimum Wake (the speed at which a motorized vessel can operate producing little to no wake) in the restricted southeastern lobe of Lake Lucaya at all times, as such area is depicted on Exhibit B attached hereto. All fully loaded non-motorized watercraft and motorized vessels shall maintain one (1) foot of clearance between the submerged bottom and deepest draft (hull or engine, whichever is greater) at all times, except as necessary to get to or from the boat ramp or a dock. The beaching or grounding of any motorized vessel anywhere along the Lake Lucaya shoreline or shallow areas is prohibited. Only non-motorized vessels are allowed in water two (2) feet deep or less.

4. **Fishing.** Fishing at Lake Lucaya is catch and release. Fishing from watercraft and vessels certified by the CDD is allowed. Lakefront residents and their guests may also fish from the CDD-owned lake banks immediately behind their property. Residents, their guests, and authorized users must comply with the provisions of s. 379.354, Fla. Stat. (2020) and be properly licensed to fish in freshwater unless exempt under s. 379.353, Fla. Stat. (2020).
  
5. **Non-Motorized Watercraft and Non-Motorized Vessels.** The CDD shall determine whether to require certification of non-motorized canoes, kayaks, paddleboards, paddleboats, sailboards, sailboats, windsurfing boards and rowboats, and the process therefore. The process for certification of non-motorized canoes, kayaks, paddleboards, sailboards, sailboats, windsurfing boards and rowboats shall be adopted by policy of the CDD Board of Supervisors.

**Safety Equipment Required.** The owner and operator of a non-motorized watercraft or non-motorized vessel is responsible for carrying, storage, maintenance and use of the safety equipment required by the United States Coast Guard, and Ch. 327 and Ch. 328, Fla. Stat.

6. **Motorized Vessel Certification and Operation Requirements.** All Lakefront property residents shall first complete an application for any vessel, as said term is defined in s. 327.02(46), Fla. Stat. (2020), before such vessel may operate upon Lake Lucaya. Motorized vessels may not exceed twenty-four (24) feet in length and two-hundred fifty (250) horsepower (hp). Only vessels with Flat Bottom Hulls or Modified-V Hulls with less than a twenty (20) degree deadrise angle measured at the transom with a hull/keel draft twenty-four (24) inches or less are allowed.
  - a. **Prohibition on Airboats, Personal Watercraft, Two (2)-Stroke Outboard Motors, Vessels with Deep-V Hulls, and Vessels with Ballast.** Airboats; personal watercraft; two (2)-stroke outboard motors;

vessels with deep-V hulls and motorized vessels equipped with ballast, ballast tanks or ballast bags and/or wave surf shapers/wedges are NOT authorized to operate on Lake Lucaya. "Personal watercraft" means a vessels less than 16 feet in length which uses an inboard motor powering a water jet pump as its primary source of motive power and which is designed to be operated by a person sitting, standing, or kneeling on the vessel, rather than in the conventional manner of sitting or standing inside the vessel.

b. Provision of Information to the CDD. The CDD Manager shall review the Application to ensure:

(1) Proof of insurance coverage at limits no less than \$300,000 combined single limit, or \$100,000/\$300,000/\$100,000 split limits for the vessel. This coverage must be renewed annually with a copy provided to the CDD Manager.

(2) Copy of the current registration of the vessel with the State of Florida in accordance with the requirements of Ch. 328, Fla. Stat. (2020). Lake Lucaya is owned by the CDD which is considered a public entity. Therefore, the provisions of s. 328.03(1)(a), Fla. Stat. (2020) apply. This registration must be renewed annually and a copy provided to the CDD Manager annually.

(3) Copies of Florida Boater Safety ID Cards for anyone born on or after January 1, 1988, who will be operating a motorized vessel in Lake Lucaya with an engine of ten (10) hp or more. If additional operators are added, copies of the Florida Boater Safety ID Cards must be sent to the CDD Manager.

The CDD Manager shall schedule an appointment with the Applicant to inspect the motorized vessel. Upon the vessel meeting all requirements, the CDD Manager will certify the vessel and affix a certification sticker on the vessel. The certification sticker must remain visible on both sides of the vessel directly below and centered on the Florida Registration number.

(4) If adopted by the District, the fee associated with review of the application and inspection of the motorized vessel will be collected.

c. Wake Restrictions. When operating a vessel on plane or creating a wake, the vessel must remain a minimum of one-hundred fifty (150) feet away from the shoreline. All vessels shall comply with "Idle Speed, No Wake" and "Slow Speed, Minimum Wake" zones which may be designated by the Spring Lake CDD when necessary or

appropriate.

- d. Safety Equipment Required. The owner and operator of a motorized vessel is responsible for carrying, storing, maintenance and use of the safety equipment required by the United States Coast Guard, and Ch. 327 and Ch. 328 of the Florida Statutes.

7. **Watercraft and Vessel Operating Regulations.** All operators of watercraft and vessels operating upon Lake Lucaya shall comply with the following operating regulations.

- a. Compliance with Applicable Law. All operators of watercraft and vessels operating upon Lake Lucaya shall comply with all applicable federal, state and local laws, rules and regulations pertaining to boating and navigational safety.
- b. Navigational Lights. All navigation lights of watercraft and vessels must be on during any period of restricted visibility.
- c. Right-of-Way. Watercraft and vessels not under motorized power (e.g., sailboats, canoes, kayaks, rowboats, etc.) shall have the right-of-way upon Lake Lucaya. Nevertheless, operators of watercraft and vessels not under power shall make every effort to stay out of the way of motorized vessels.
- d. Lake Bank. In order to prevent damage to the storm water management system, no motorized vessel shall be tied, or otherwise secured, to the lake bank.

### **DOCK STRUCTURES**

8. **Approval of Dock Structures.** No Dock Structure may be constructed, altered or added to within Lake Lucaya except in accordance with the following requirements. The term “Dock Structure” used herein shall refer to a dock and related improvements constructed in the Lake consisting of, without limitation, a deck/walking surface (i.e., Boardwalk) on pilings and/or flotation devices, railings, roof, outer boat lift pilings and boat lift, and related improvements which is located adjacent to the rear boundary line of the benefitted lot.

- a. Adoption of the Lucaya Lake Club Master Dock Plan. The Lucaya Lake Club Master Dock Plan (“Master Dock Plan”) revised June 24, 2020, attached hereto as **Exhibit A**, is hereby adopted. The Master Dock Plan shall govern the type, design and location of private Dock Structures which may be constructed only from properties bordering

Lake Lucaya.

- (1) Application Required. Prior to construction, alteration, or addition of any Dock Structure, the owner of such lot (“Applicant”) shall submit a completed “Dock Construction/Alteration Request” (“Application”), together with all submittals and adopted fees required therefore, to the CDD Manager. The CDD Manager will verify the Applicant is the owner of the property, ensure the application is complete, and forward it to the HOA.
- (2) Lake Lucaya Club Design Review Committee (“DRC”). Once the DRC completes its review of the Application and finds it to be acceptable, the Application will be returned to the CDD Manager.
- (3) CDD Manager. The CDD Manager will then forward it to the CDD Engineer for review. Upon the CDD Engineer’s recommendation for approval or denial, the CDD Manager will send a written approval or denial to the Homeowner and copy of such letter to the HOA. If approved, the homeowner and their Dock Structure construction company will then coordinate logistics regarding the Dock Structure construction with the CDD Manager. No Dock Structure may be constructed, altered, or added until the CDD Manager has provided a written approval for such construction, alteration, or addition in accordance with these Rules.
- (4) Review by CDD Engineer. Upon receipt of a fully completed Application, the CDD Engineer shall review the Application for the limited purpose of determining the consistency of the Application with the provisions of the Master Dock Plan, the CDD’s Southwest Florida Water Management District Environmental Resource Permit (as amended from time to time), and the CDD’s Rules and Policies. Provided however, the CDD engineer will not review any dock application on behalf of the Southwest Florida Water Management District or any entity other than the CDD, and such review shall be limited to ensuring the CDD remains in compliance with the CDD’s Environmental Resource Permit post dock construction. Upon completion of such review, the CDD Engineer shall formulate a written recommendation to the CDD Manager as to whether or not the Application complies with the foregoing. The Applicant may be billed up to \$170 for the CDD Engineer’s services (“Engineering Services Fee”) should the individual review take longer than fifteen (15) minutes. This fee may be adjusted by the CDD from time to time in accordance with the procedures required by Florida law.
  - a. Should the CDD Engineer determine that the Application

is consistent with the Master Dock Plan, the CDD's Southwest Florida Water Management District Environmental Resource Permit (as amended from time to time), and the District's Rules and Policies, the CDD Engineer shall so advise the CDD Manager.

- b. Should the CDD Engineer determine that the Application fails to comply with the provisions of the Master Dock Plan, the CDD's Southwest Florida Water Management District Environmental Resource Permit (as amended from time to time), and the CDD's Rules and Policies, then the CDD Engineer shall so advise the Applicant and provide the Applicant with an opportunity to amend the Application, to include payment of an additional Engineering Services Fee of up to \$170 for each resubmittal. This fee may be adjusted by the CDD from time to time in accordance with the procedures required by Florida law
- c. If the Applicant refuses to amend the Application or the amendment of the Application does not cure the failure to comply, then the CDD Engineer shall so advise the CDD Manager and advise of the basis upon which the CDD Engineer determined that the Application fails to comply with the foregoing.

(5) Approval Letter for Construction. Following receipt of the CDD Engineer's approval of the Application and receipt of any Engineering Services Fees required for services provided by the CDD Engineer pursuant to and authorized by CDD Resolution 2021-07 passed and adopted April 6, 2021, the CDD Manager shall then issue the Approval Letter for Construction.

(6) Time Limit for Completion of Construction. All construction of a Dock Structure must be completed within eighteen (18) months of the date of the Approval Letter for Construction.

(7) Applicable Permits. The Applicant is responsible for obtaining all necessary permits prior to construction.

- b. Appeal of Denial. An Applicant whose application was not approved by the CDD Engineer may appeal such denial by furnishing written notice of appeal to the CDD Manager within ten (10) days of receipt of the denial notice. The written notice of appeal shall set forth the grounds for the appeal to the CDD Board of Supervisors. The CDD Board of Supervisors shall exercise good faith efforts to consider the

appeal as soon as reasonably possible following receipt of the appeal at a regularly scheduled meeting of the CDD Board of Supervisors. The determination of the CDD Board of Supervisors regarding the appeal shall be final.

- c. Scope of Review. The CDD's review of the Application is limited to a determination of whether the proposed Dock Structure is consistent with the Master Dock Plan, the CDD's Southwest Florida Water Management District Environmental Resource Permit (as amended from time to time), and the CDD's Rules and Policies. The CDD shall not be responsible for determining whether the proposed Dock Structure complies with any applicable laws, rules and regulations, codes and ordinances, including, without limitation, zoning ordinances, subdivision regulations and current building codes, nor shall the CDD be responsible for confirming the receipt or existence of any necessary legal rights to conduct the work and install and operate the proposed Dock Structure, including but not limited to applicable permits, real estate rights, licenses, and/or approvals of the HOA. The CDD shall have no liability or obligation to determine whether the proposed Dock Structure complies with any such laws, rules, regulations, codes or ordinances and/or whether any such rights and/or approvals have been obtained.
- d. Dock Structure Size Limitations. No Dock Structure shall be larger than twelve feet by twelve feet (12x12). No boardwalk walkway shall be more than four (4) feet wide. Docks will be constructed as close to the shore as feasible. The CDD Engineer may allow boardwalk walkways to extend up to a maximum of thirty-five (35) feet in length on a case-by-case basis to accommodate shallow areas. No boat lift roof structure shall be larger than twelve by twenty-four (12x24) feet and must run perpendicular to the dock. Exceptions may be granted on a case-by-case basis to meet Americans with Disabilities Act (ADA) requirements.
- e. Riprap Erosion Protection at Docks. A permanent erosion control system (for bank and shore protection) shall be included as part of the design and construction Dock Structures consistent with Section 530 Revetment Systems of the latest edition of the Florida Department of Transportation Standard Specifications for Road and Bridge Construction ("FDOT Standard Specifications"). The revetment system shall consist of riprap (bank and shore protection) and filter fabric consistent with Section 530-2 Materials of the FDOT Standard Specifications and per **Exhibit A** attached hereto.
  - (i) Filter Fabric. Geotextile filter fabric shall be consistent with Section 985 of the FDOT Standard Specifications. Work shall be scheduled so

that covering the fabric with the riprap does not exceed the manufacturer's recommendations for exposure to ultraviolet light or five (5) days, whichever is less. Filter fabric shall be placed loosely on the slope in accordance with the manufacturer's directions (do not stretch). The slope will be reasonably smooth, free from mounds, windrows, and any debris or projections that might damage the fabric. The fabric shall be overlapped a minimum of 24-inches and anchored with securing pins (as recommended by the manufacturer) overlapped through both strips of fabric along a line through the midpoint of the overlap and to the extent necessary to prevent displacement of the fabric. Fabric shall be placed so that the upstream (upper) strip of fabric overlaps the downstream (lower) strip. Do not drop riprap from heights greater than three (3) feet onto the fabric. Replace or repair any fabric damaged or displaced before or during placement of riprap. The repair shall be in accordance with the manufacturer's instructions. Seams may be sewed to reduce overlaps as specified in Section 985-3 of the FDOT Standard Specifications.

(ii) Riprap Rubble (Bank and Shore Protection). Limestone riprap rubble shall be 6" to 12" and consistent with Section 530-2.1.3 of the FDOT Standard Specifications. It shall be placed from the toe of slope to the high-water elevation, as shown on Exhibit A. Riprap shall be sound, hard, durable rubble, free of open or incipient cracks, soft seams, or other structural defects, consistent of broken stone. Riprap shall be rough and angular. Dump riprap in place forming a compact layer conforming to the next lines. Ensure the rubble does not segregate so that the smaller pieces evenly fill the voids between the larger pieces.

(iii) Existing Docks. The above provisions for riprap erosion protection shall be required for all new Dock Structures, and optional for all Dock Structures approved by the District prior to January 23, 2024.

- f. No Vested Rights. Nothing contained in this Rule or the Master Dock Plan shall be construed or interpreted to vest or create in the owner of any lot bordering the Lake Lucaya the right to construct a Dock Structure from such lot.

### **ENFORCEMENT**

9. **Enforcement**. Any resident may report violations to this Rule. Video, photographic, or other pertinent evidence should be provided where possible, along with the date, time and location of the suspected violation. The name and address should also be provided, if known. In the event a resident, guest or authorized user violates these Rules and/or a resident's

non-motorized watercraft, non-motorized vessel or motorized vessel is not in compliance with these Rules, he or she shall be subject to the following:

- a. Fines. (i) The first violation (“First Offense Violation”) will incur a fine of One Hundred and 00/100 Dollars (\$100); (ii) a second violation (“Second Offense Violation”) will incur a fine of Two Hundred and 00/100 Dollars; (iii) a third violation (“Third Offense Violation”) will incur a fine of Four Hundred and 00/100 Dollars (\$400); and (v) any additional violation(s) will incur a fine of One Thousand and 00/100 Dollars (\$1,000). The CDD Manager shall have the authority to exercise discretion in enforcing the fines and may escalate a fine up two levels (e.g., from a second violation to a fourth violation). The CDD Manager shall have the discretion to provide verbal or written warning(s) (or both) prior to fining the resident, guest or authorized user. This rule shall serve as an independent basis under which any violation of this rule may result in a suspension of the right to use Lake Lucaya, towing of any unauthorized vessels at the owner’s expense, a fine for each violation as determined by the CDD Manager in accordance with this Rule plus any and all collection costs, court costs, attorney’s fees, and fees and expenses incurred by the CDD to enforce these Rules, collect fines imposed by these Rules, or recover damages or restitution for damage to property owned by the CDD.
- b. Suspension of Privileges. In addition to the Fines outlined above, privileges at Lake Lucaya and adjacent CDD lake banks can be subject to suspension by the CDD Board of Supervisors if (i) a resident/Applicant submits false information on an Application; (ii) a resident, guest or authorized user fails to abide by these Rules; or (iii) a resident, guest or authorized user fails to pay a fine levied by the CDD.
  - (1) Non-Immediate Suspension. In addition to any fines: (i) A First Offense Violation will result in written notice and explanation of the violation and a copy of such notice being filed with the CDD Manager. (ii) A Second Offense Violation will result in an automatic suspension of all Lake Lucaya privileges for thirty (30) days for the offender and watercraft or vessel involved. Written notice and explanation will be given and a copy of such notice will be filed with the CDD Manager. (iii) A Third Offense Violation will result in a suspension of all Lake Lucaya privileges until the next CDD Board of Supervisors Regular Board Meeting. At the Board Meeting, a record of all previous offenses will be presented to the CDD Board of Supervisors for recommendation of suspension of privileges for (1) calendar year (or some shorter amount of time at the Board of Supervisors’ discretion).

- (2) Immediate Suspension and Removal. The CDD Manager has the exclusive right, authority and discretion to suspend any resident, guest or authorized user when such action is necessary to protect the CDD's facilities from damage, when a person refuses to comply with the direction of the CDD Manager or his or her designee, when a person refuses to leave Lake Lucaya or other CDD-owned property when instructed to do so by the CDD Manager, or when the person poses a threat to the health, safety or welfare of CDD staff, HOA staff, or other residents and authorized users of Lake Lucaya and CDD-owned lands, for a period of no less than seven (7) days. (i) An accident report, if necessary, will be generated and a copy filed in the CDD Manager's Office. (ii) Upon issuance of an immediate suspension, should the offender continue to act or perform in an inappropriate manner/behavior, they shall forfeit all Lake Lucaya privileges until the next CDD Board of Supervisors' regular meeting. Thereafter, the CDD Board of Supervisors may suspend such privileges for a period of up to one (1) year.
- (3) Notwithstanding the foregoing, if at any time a resident, guest or authorized user is arrested or trespassed for an act allegedly committed while at or on the CDD's Lake Lucaya property, they shall have all Lake Lucaya privileges immediately suspended until the next CDD Board of Supervisors' Regular meeting. At that Board meeting, the CDD Board of Supervisors will be presented with the facts surrounding the arrest or trespass and determine a length of suspension of Lake Lucaya privileges for up to one (1) year. Written notice will be given to the resident, guest or authorized user as to the CDD Board of Supervisors' decision.
- (4) Entering Lake Lucaya or the CDD-owned lake banks during a suspension period will result in a trespass warrant issued by the Hillsborough County Sheriff's Office, Florida Highway Patrol or Florida Fish and Wildlife Commission.
- (5) Suspension Effective Date: (i) The effective date of suspension will be from the date of the written notice of suspension or from the date of any immediate suspension. All calendar days will be calculated toward the total number of suspension days. The effective date for the suspension will be stayed until the next Board meeting if the party subject to suspension files a notice of appeal of such suspension, in writing, to the CDD Management Office within five (5) business days of the date of the written notice or the date of any immediate suspension.

(6) Appeal Process –Residents, Guests and Authorized Users.

- (a) Any person(s) has the right to dispute and request an appeal of a fine or suspension to the CDD’s Board of Supervisors. (i) A notice of appeal must be submitted in writing to the CDD Management Office for placement on the next regularly scheduled meeting agenda. (ii) Such notice of appeal shall outline all facts and support documentation that constitutes the basis of the appeal. (iii) The CDD Management Office must be in receipt of such appeal no fewer than five (5) business days prior to the next scheduled CDD Board of Supervisors regular meeting or such appeal will be heard at the next subsequent scheduled regular CDD Board of Supervisors meeting.
  - (b) Any person(s) appealing (“Appellant”) will be governed by the following procedures: (i) Appellant must be physically present or represented by counsel at the meeting in which the appeal will be heard by the CDD Board of Supervisors. Failure of attendance will result in dismissal of the appeal with no resubmission on future CDD agenda dockets. (ii) Appellant’s argument and basis for appeal will be limited to five (5) minutes per violation unless otherwise expanded by the CDD Board of Supervisors. (iii) The CDD Board of Supervisors and CDD Staff may present testimony or documentary evidence on any matter, from any source, relevant to the appeal. (iv) Appellant must furnish eight (8) copies of any documentation to present to the CDD Board of Supervisors supplementing the argument and basis for the appeal (if applicable).
  - (c) The CDD’s Board of Supervisors reserves the right to grant or deny any appeal at their sole and absolute discretion. (i) CDD action(s) will be resolved by way of successful CDD Board of Supervisors motion and shall constitute final action by the CDD. (ii) Upon CDD Board of Supervisors action on an appeal, no subsequent appeal will be given or heard for the same offense.
- c. Minors. When the issue of a suspension or an appeal is brought before the Board of Supervisors and the person subject to the suspension or appeal is a minor, the Appellant’s parent, guardian or attorney must be physically present.

## GENERAL PROVISIONS

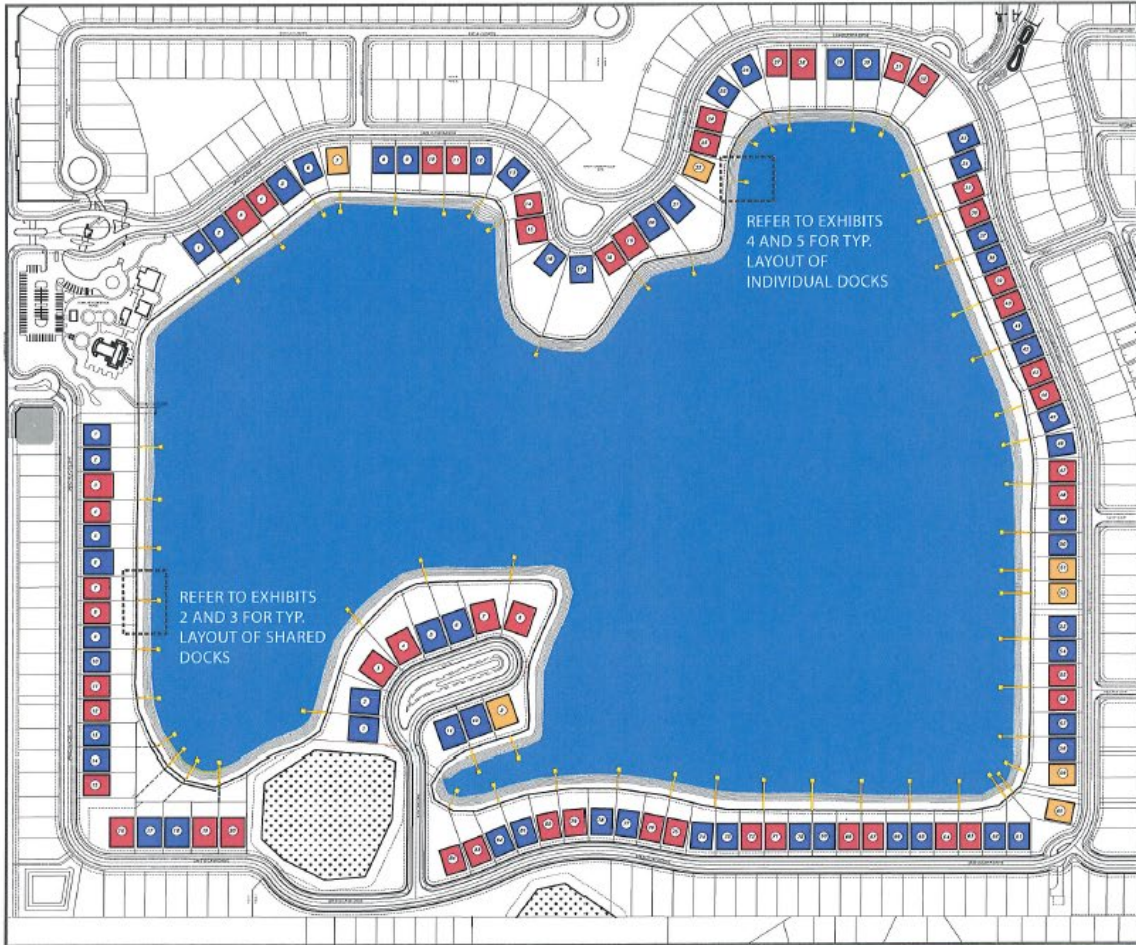
10. **Authority of CDD Manager and CDD Engineer.** The CDD Manager and CDD Engineer shall have the authority to take such actions as may be necessary to implement and administer the provisions of these Rules.
11. **Conflicts.** Any prior CDD rules and/or policies governing the same subject matter as these Rules are hereby rescinded to the extent such rules/policies are in conflict with the Rules set forth herein.
12. **Severability.** The invalidity or unenforceability of any one or more provisions of these Rules shall not affect the validity or enforceability of the remaining portions of these Rules, or any part of these Rules not held to be invalid or unenforceable.
13. **Effective Date.** The foregoing rule shall be effective as of January 23, 2024.

**EXHIBIT A:** Lake Lucaya Master Dock Plan and Riprap Erosion Protection Detail





**EXHIBIT B:** Lake Lucaya Usage/Erosion Control Map

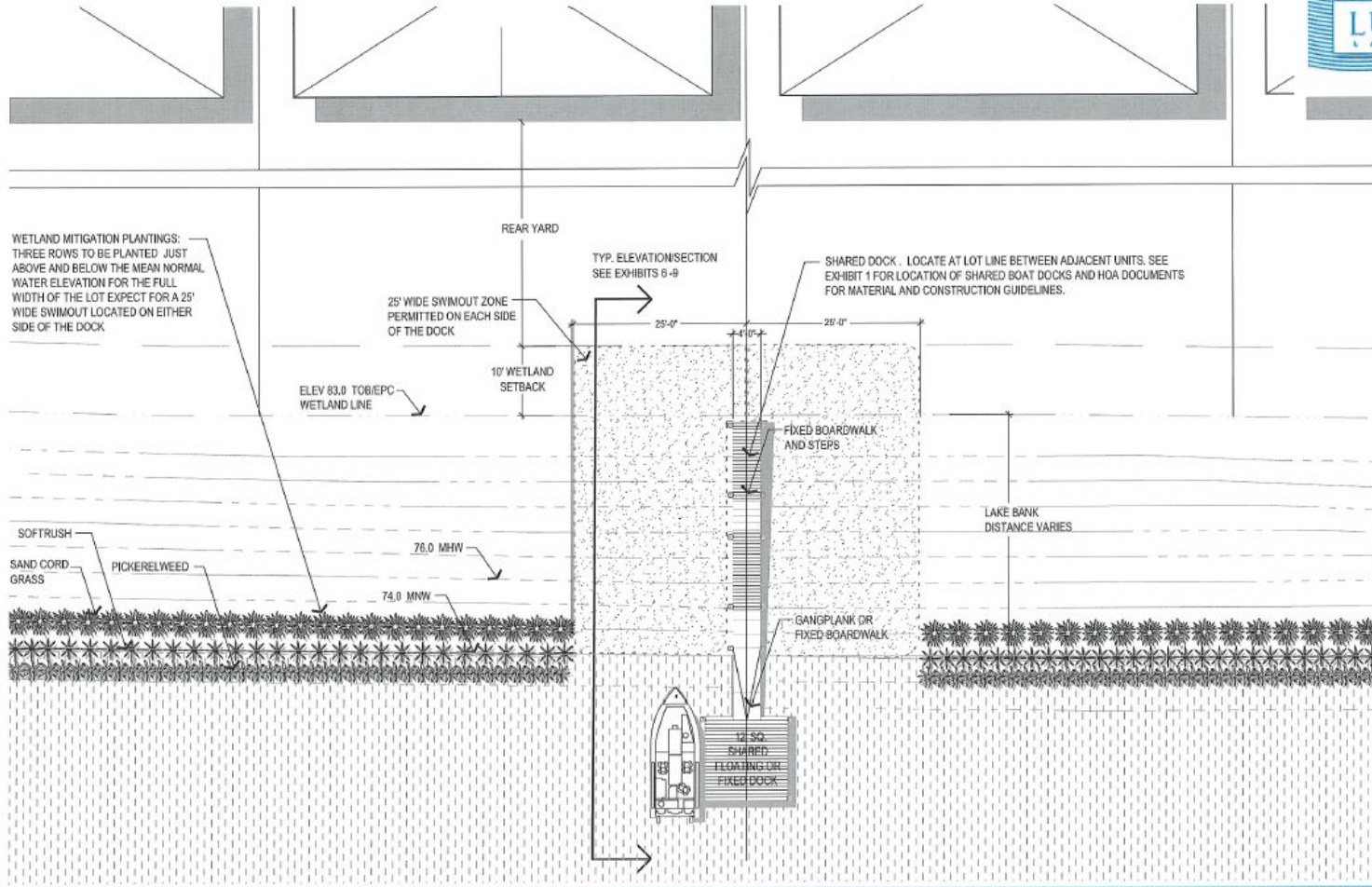
**Specific Authority:** §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.  
**Law Implemented:** §§ 120.69, 190.011, 190.012, 190.035, 190.036, 190.041, Fla. Stat.

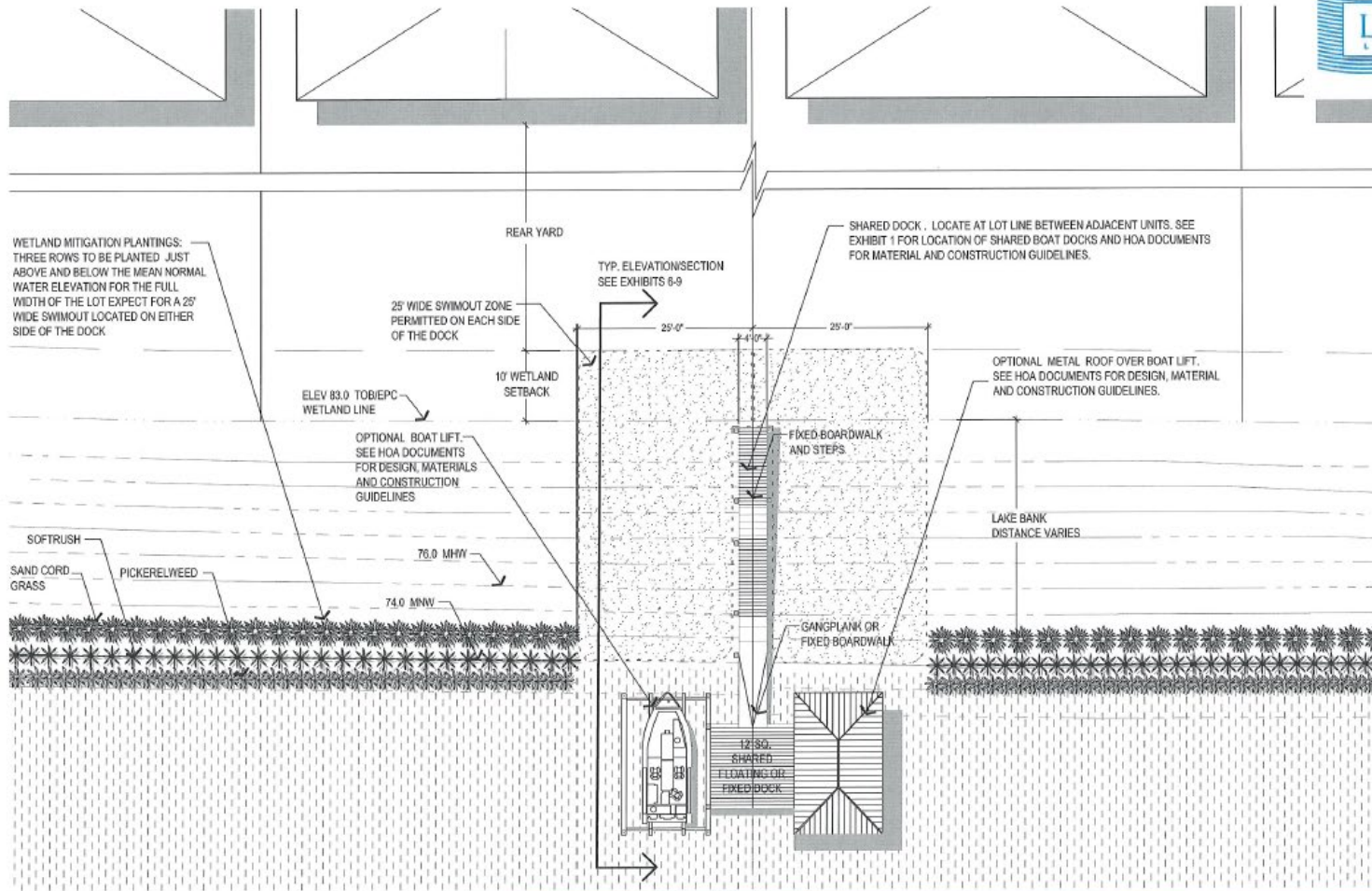
**EXHIBIT A:**  
Lucaya Lake Club Master Dock Plan  
(Revised June 24, 2020)

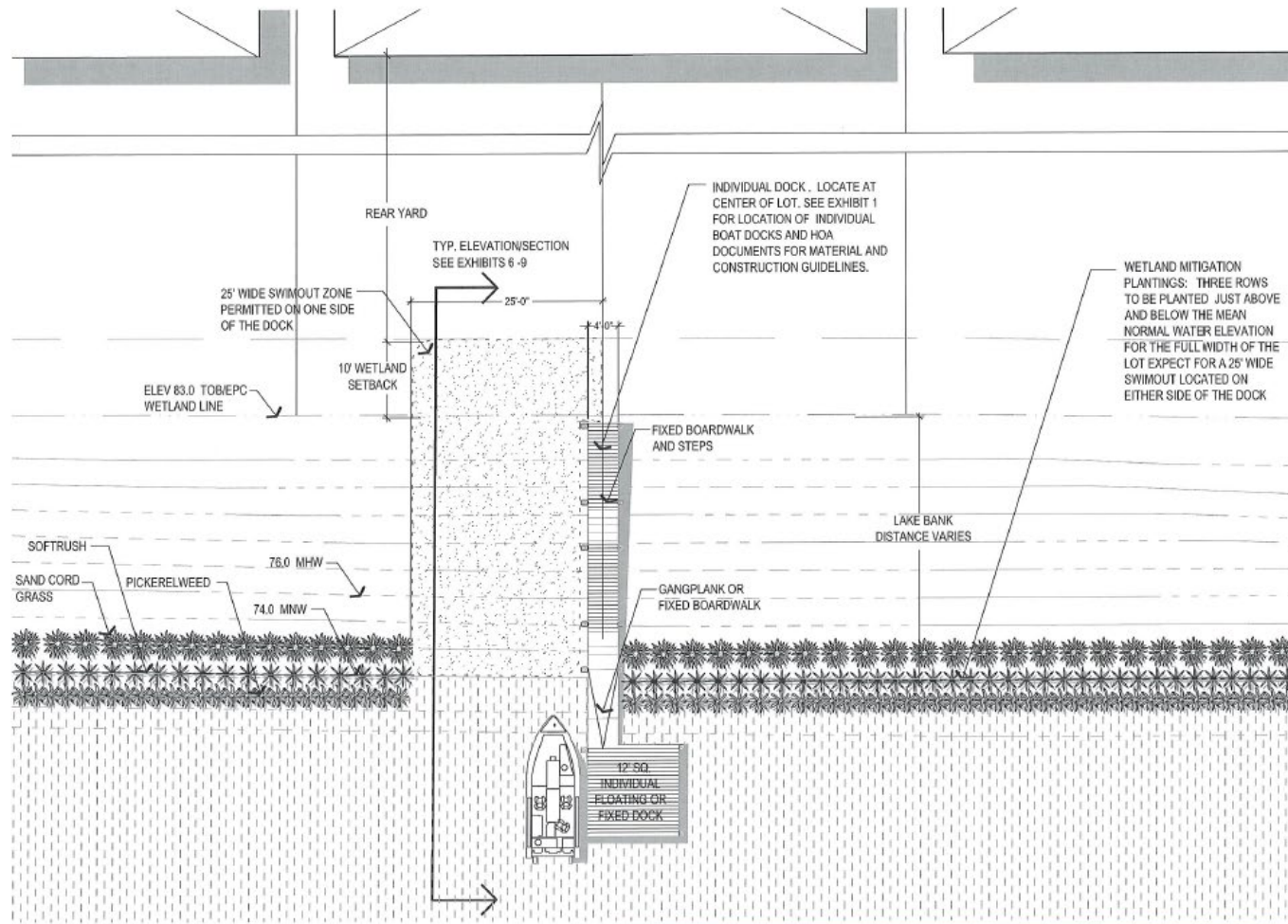


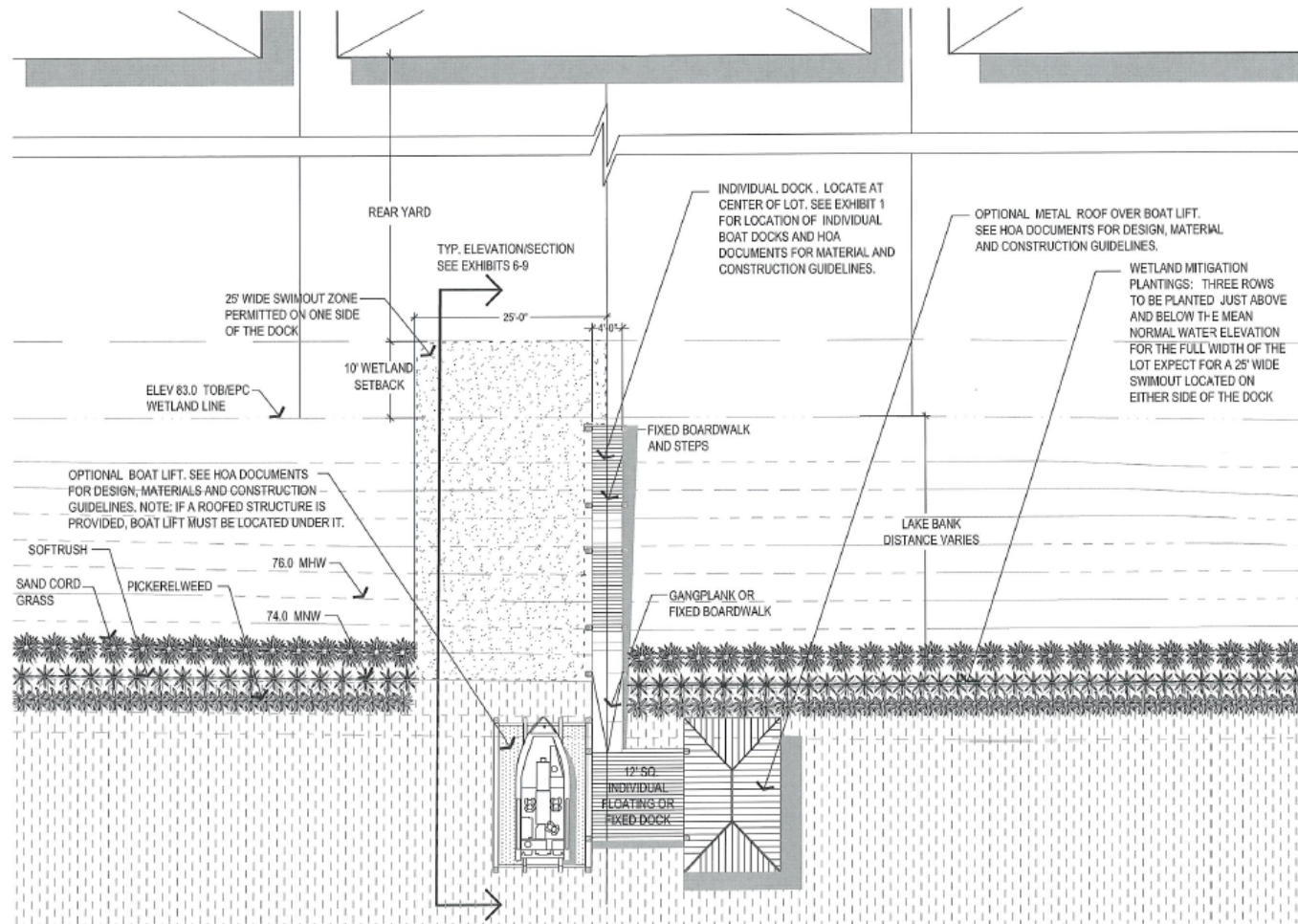
**LEGEND**

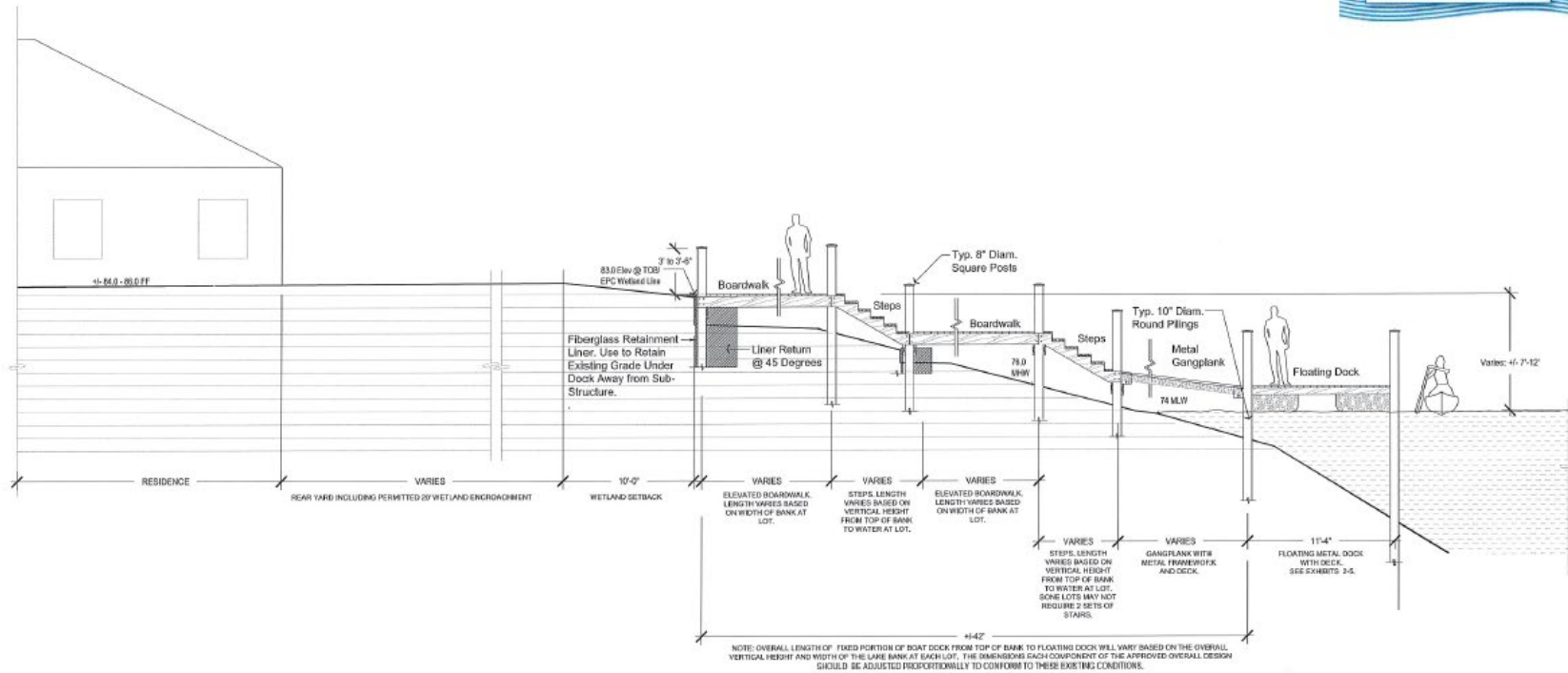
-  Typical Pairs of Lots With Shared Docks
-  Typical Pairs of Lots With Shared Docks
-  Typical Lot With with Individual Dock
-  Location of Detailed Dock Plans and Cross Sections. See Exhibits 2-7.





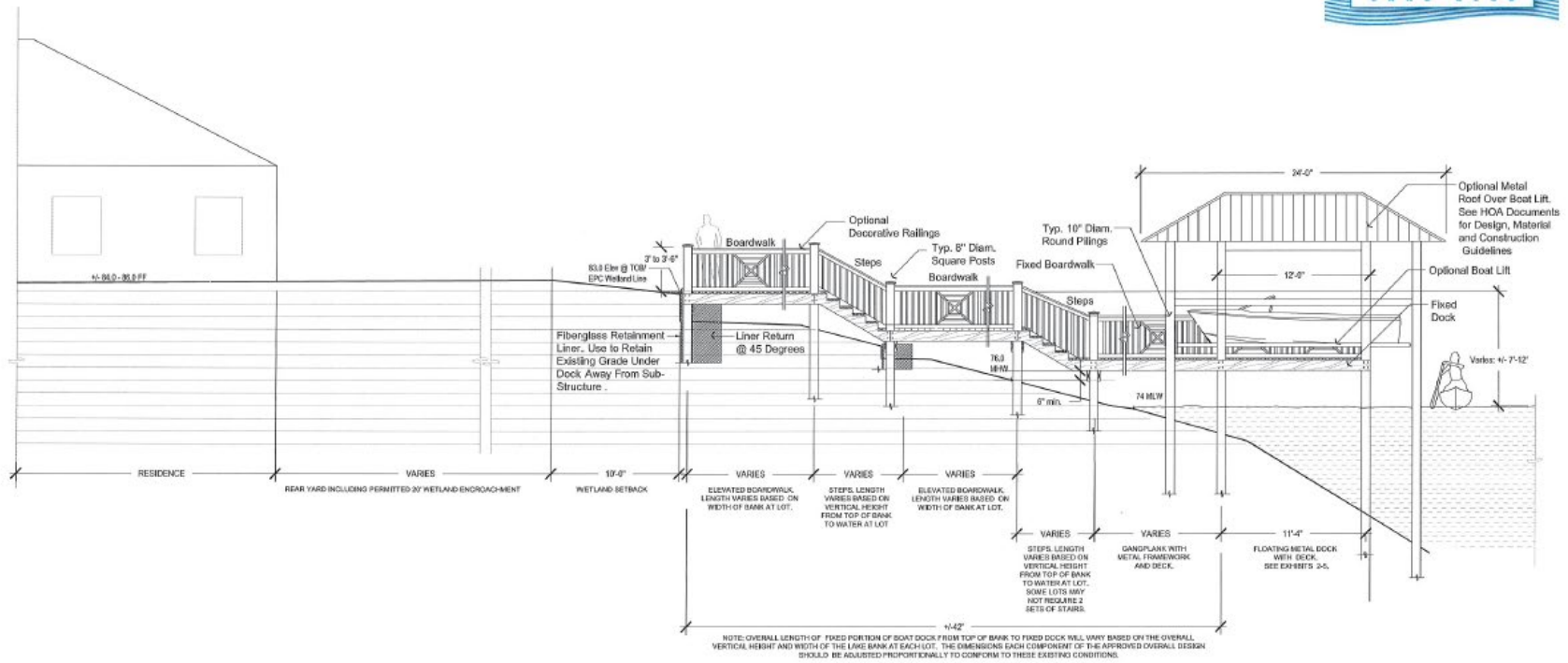




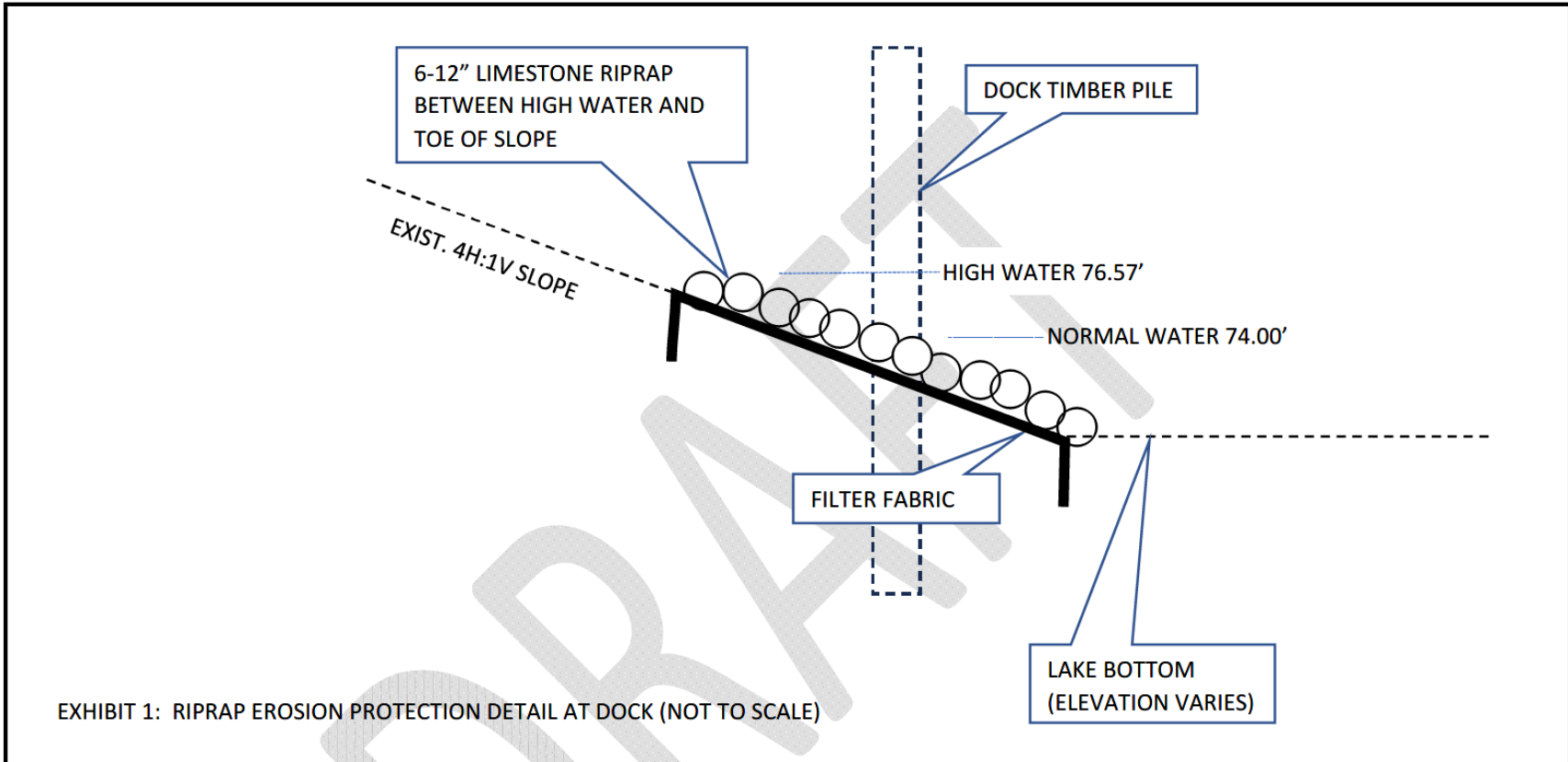








**TYPICAL SHARED AND INDIVIDUAL BASE FIXED DOCK SECTION WITH DESIGN OPTIONS**



**EXHIBIT B:**  
Lake Lucaya Usage/Erosion Control Map

