

**Rules and Regulations
For
Use of the Designated Tradition Lakes**

Rules and Regulations for Designated Tradition Lakes

USERS OF THE DESIGNATED TRADITION LAKES ACKNOWLEDGE THAT USE OF THE DESIGNATED TRADITION LAKES MAY BE DANGEROUS, HAZARDS INCLUDE, WITHOUT LIMITATION, ALLIGATORS, SNAKES AND OTHER WILDLIFE, SLIPPERY LAKE BANKS, AND UNEVEN LAKE SLOPES. USE OF THE DESIGNATED TRADITION LAKES IS SOLELY AT YOUR OWN RISK. NEITHER THE ASSOCIATION NOR THE TRADITION COMMUNITY DEVELOPMENT DISTRICT No. 1 (“CDD”) ASSUMES ANY RESPONSIBILITY OR LIABILITY FOR ANY LOSS OR INJURY RESULTING IN THE USE OF ANY OF THE DESIGNATED TRADITION LAKES. USERS OF THE DESIGNATED TRADITION LAKES RELEASE THE ASSOCIATION AND CDD FROM ANY INJURY OR DAMAGE RESULTING FROM USE OF THE DESIGNATED TRADITION LAKES. NO SWIMMING IS ALLOWED IN THE DESIGNATED TRADITION LAKES. CHILDREN UNDER THE AGE OF 16 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES WHEN USING OR AROUND THE DESIGNATED TRADITION LAKES.

1. General:

These Rules and Regulations (“Rules”) apply to the Designated Tradition Lakes (as such term is defined below). Please note that these rules and regulations do not alleviate your responsibilities for obtaining all approvals, consents, licenses, authorizations and notices from governmental agencies exercising jurisdiction over its use of or activities undertaken on the Designated Tradition Lakes. The Designated Tradition Lakes may only be used during daylight hours. In addition, please note that these rules only apply to the Designated Tradition Lakes. No activities are currently allowed on the Non-Designated Tradition Lakes. These Rules do not apply to the lake maintenance activities conducted by the CDD. These rules and regulations may be amended or modified at any time by the Tradition Community Association, Inc. (“Association”). The Association may (in its sole discretion) regulate any activity permitted by these Rules on any Designated Tradition Lake at any time (and the number of users on a Designated Tradition Lake at any time); and the Association may also stop an activity which is permitted by these Rules at any time (in its sole discretion).

All insurance required by these Rules shall be with companies duly licensed to transact business in the State of Florida and shall have a minimum rating of A-VIII as set forth in the most current issue of AM Best or similar publication.

2. Purpose:

The purpose of these rules is to allow limited use of the Designated Tradition Lakes (as defined below). We wish that the Designated Tradition Lakes become an integral part of the Tradition experience for its residents and their guests. The following rules are to

allow for the use by residents as well as the ability of the Association to hold special events if it desires in and around the Designated Tradition Lakes.

3. Designated Tradition Lakes:

The term “Designated Tradition Lakes” means:.

Water Management Tract (W.M.T.) – 12A as shown on Tradition Plat No. 17, recorded in Plat Book 43, Page 22, of the Official Public Records of St. Lucie County, Florida (“Main Lake”); and

Water Management Tract (W.M.T.) - 6 as shown on Tradition Plat No. 15, recorded in Plat Book 50, Page 2, of the Official Public Records of St. Lucie County, Florida (“North Lake”).

4. Individual Resident Boating on the Designated Tradition Lakes:

All boating is limited to the Designated Tradition Lakes. Only non-powered boats belonging to residents will be allowed on the Designated Tradition Lakes. No boat may be placed on any waterway in Tradition without first securing a Tradition Boat Registration from the Association offices located at 10807 SW Tradition Square, Port St. Lucie, FL, 34987; and securing an annual special use permit from the Association. The permit is required to be affixed to the hull of the boat near the State of Florida boat registration. If the State of Florida boat registration is not required then the permit must be affixed to the hull of the boat within 2 feet of the tip of the bow or as close as practicable there to.

Residents wishing to utilize the Designated Tradition Lakes for boating must provide the Association proof of liability insurance at time of application for registration. No application will be considered without the appropriate insurance in place. (Check your Homeowner’s Insurance policy)

There is no boat-launching ramp. Only those boats able to be carried to the water’s edge and manually launched will be permitted. At no time will trailer launched boats be allowed on the Designated Tradition Lakes. No boats will be allowed to be left either in the water or on any embankment at any time when not in use.

All boats used in the Designated Tradition Lakes are allowed on the water from dawn until dusk only and must be removed from the water every day.

All boats must keep a minimum distance of 50 ft. from any lake fountain.

No boats will be allowed to tie up to any dock. Boating is only permitted during daylight hours.

Residents who abut the Designated Tradition Lakes (if any) are not allowed to store their boats in or around the water. They must be stored inside of their garage or in an appropriate off premises storage facility.

Children under the age of 16 (sixteen) years old are not permitted to boat without direct adult supervision and must be accompanied by an adult at all times.

All boaters must wear Coast Guard approved flotation devices.

Any violation of these Rules can result in the revocation of all boating privileges and the canceling of the Tradition Boat Registration and special use permit. This can also result in the boat being removed by the Association and/or fines being imposed. If a boat is removed from the Designated Tradition Lakes or other areas inside Tradition a fee for removal, a fine, plus storage charges will be required to be paid prior to the boat being returned. Multiple infractions can result in permanent revocation of Designated Tradition Lakes use privileges.

The Association can restrict the number of boats on the Designated Tradition Lakes at any time.

5. Rental Boats:

The Association may allow (in their sole discretion) a third party vendor to rent paddle boats, canoes and other non-powered boats on the Designated Tradition Lakes. Any vendor that is to provide rental boats for use in the Designated Tradition Lakes under contract with the Association, prior to commencing operations under such contract, shall provide certificates for insurance coverage, designating both the Association and the CDD as additional named insureds, at such limits as acceptable to the Association and the CDD. Rental boating (if provided) shall only be available during daylight (Dawn to dusk) hours. Additionally all rental rules and obligations from the vendor must be followed.

6. Fishing on Designated Tradition Lakes:

Fishing is only allowed within the Designated Tradition Lakes. Fishing is not allowed behind a residence or on private property or on any bridge or conspan.

All fish which are caught must be released. Due to the fertilizers and pesticides which may be present in the Designated Tradition Lakes, personal consumption of fish caught in any of the Designated Tradition lakes is prohibited.

Please exercise caution at all times. Designated Tradition Lake banks can be slippery.

Children must be supervised at all times and encouraged to wear some form of Coast Guard approved flotation device, like a life preserver or vest.

Children under the age of 16 (sixteen) years old are not permitted to fish without direct adult supervision and must be accompanied by an adult at all times.

7. Model Boating on Designated Lakes:

Model boating is only permitted on Designated Tradition Lakes to clubs designated by the Association in writing.

The Association may restrict model boating to a single club or multiple clubs with exclusive model boating rights for any of the Designated Tradition Lakes(s). In such an event, only members of said charter club will be allowed to use the Designated Tradition Lake for model boating. The chartered club, prior to conducting any model boating activities, must provide certificates for insurance coverage, designating both the Association and the CDD as additional named insureds, at such limits as acceptable to the Association and the CDD. Any person using this facility must be able to provide proof of membership when asked by any representative of the Association. Any person not able to provide proof of membership will be asked to leave. If they refuse it will be considered trespassing and dealt with accordingly.

Only non-gas powered model boats will be allowed on the Designated Tradition Lakes.

8. Swimming:

THERE IS NO SWIMMING ALLOWED IN ANY DESIGNATED TRADITION LAKE EXCEPT BY PARTICIPANTS IN SPECIAL EVENTS UNDERTAKEN IN STRICT COMPLIANCE WITH THE SPECIAL PRECAUTIONS SET FORTH IN THE RECREATIONAL USE MANAGEMENT PLAN. ALL SUBMERGED BANKS ARE STEEP AND ARE THEREFORE DIFFICULT TO GET IN AND OUT OF THE WATER. THESE LAKES HAVE ALLIGATORS, SNAKES AND OTHER DANGEROUS WILDLIFE IN THEM. DO NOT SWIM IN THE LAKES.

9. All Other Waterways:

No waterway other than the Designated Tradition Lakes may be used for any activity.

10. Special Events:

The Association may from time to time authorize the undertaking of organized, individually insured, limited-time special events in accordance with a special event authorization request specifying the even organizer, activities, dates, times, and any other pertinent information, and reviewed and approved by the CDD. Special events will take precedence over all other activities in the Designated Tradition Lakes (in which event, the Association may exclude others from using the Designated Tradition Lakes). The special event organizer shall, prior to the event, provide certificates for insurance coverage, designating the Association and the CDD as additional named insureds, at such limits as acceptable to the Association and the CDD. Notwithstanding any Rule to the contrary,

the Association may allow gas powered boats on the Designated Tradition Lakes in connection with these special events and have special events during evening hours.

11. Amendments to the Rules:

These Rules may be updated and amended from time to time.

Any suggestions or comments, please feel free to contact the Tradition Community Association office at any time.