
Storey Creek
Community Development District
Amenity Policies

Adopted May 18, 2026

CDD Offices & District Manager:
219 East Livingston Street, Orlando, FL 32801
407.841.5524

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Definitions

“Amenity Facilities” or “Amenity” shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, parks, multi-purpose paths and dog parks, together with their appurtenant facilities and areas (including the Parking Lot, as defined herein).

“Amenity Facilities Policies” or “Policies” shall mean these Amenity Facilities Policies of the Storey Creek Community Development District, as amended from time to time.

“Amenity Manager” shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors.

“Board of Supervisors” or “Board” shall mean the Storey Creek Community Development District’s Board of Supervisors.

“District” shall mean the Storey Creek Community Development District.

“District Manager” shall mean the professional management company with which the District has contracted to provide management services to the District.

“Parking Lot” shall mean the parking lot located on Tract 741-R, of the STOREY CREEK PHASE 5 plat, recorded in Plat Book 31, Page 174, of the Official Records of Osceola County, Florida, and depicted in the following image:



“Patron” or “Patrons” shall mean any member of the public.

“Vehicle” shall mean any mobile item, whether motorized or not, including, but not limited to, cars, trucks, motorcycles, trailers, storage pods, e-bikes, boats, watercraft, camper, trailer, mopeds, golf carts, buses and motor homes.

Introduction & Welcome

We are pleased to welcome you to the Storey Creek Community Development District, and we look forward to introducing you and your family to the wide variety of quality leisure experiences that define the exceptional lifestyle enjoyed by residents and guests. Our team takes great pride in providing amenities maintained to high standards and an atmosphere that is always welcoming and friendly.

This Amenity Policies Document has been designed to provide the information needed to begin utilizing the Storey Creek Community Development District's facilities. The usage guidelines provided in this document have been thoughtfully established to help maintain the proper utilization of all areas while providing residents with a safe and enjoyable experience.

Our District provides residents with the following amenities:

- Playground (Myrtle Pine Street)
- Dog Park (2)
- Multi-Use Recreational Paths/Trails (including appurtenant Parking Lot)

If you have any questions about your parks and recreation amenities, please don't hesitate to reach out to the District Management team at (407) 841-5524.

Sincerely,

George S. Flint

District Manager
Storey Creek Community Development District

Sunshine Law Disclosure

Under Florida law, emails to and from district officials are considered a public record. If you do not want your email address released in response to a public records request, do not send electronic mail to district officials. Instead, contact the District Manager's office by phone (as per Florida Statute 119).

Field Management

Storey Creek CDD has contracted for Field Management Services to maintain certain amenities (common area landscape, ponds, paths and parks) owned by the Storey Creek Community Development District. Please contact the Field Operations Manager with any maintenance concerns on District property.

Phone: (407) 841-5524
Alan Scheerer, Field Operations Manager
ascheerer@gmscfl.com

District Management Offices

Other questions regarding Storey Creek Community Development District should be directed to the District Manager.

Storey Creek Community Development District
219 East Livingston Street
Orlando, Florida 32801
Phone: (407) 841-5524
Fax: (407) 839-1526
www.storeycreekcdd.com

Osceola County Sheriff's Office

*Dial 911 in an emergency or to report any criminal activity or
Non-Emergency Number 407-348-2222*

1. General Provisions

1. The Board of Supervisors (the “Board”) of the District reserves the right to amend, modify, or delete, in part or in their entirety, these Policies when necessary, at a duly-noticed Board meeting. However, in order to change or modify rates or fees beyond the increases specifically allowed for by the District’s rules and regulations, the Board must hold a duly-noticed public hearing on said rates and fees.
 - a. The District Manager shall have the authority to institute temporary amendments, modifications, or other measures necessary for efficient and safe operation of the Amenity Facilities until consideration by the Board at the next duly-noticed Board meeting.
2. Disregard for rules or policies may result in the District taking any and all actions permitted under Florida law including, but not limited to, seeking trespass violations with local enforcement and exercising the District’s towing powers pursuant to Chapter 190, *Florida Statutes*.
3. All hours of operation, including holiday schedules, of the Amenity Facilities will be established and published by the District Manager (unless otherwise specified herein).
4. The District’s Amenity Facilities are not attended. Patrons using the District’s property, including the District’s Amenity Facilities, do so at their own risk.
5. Fireworks of any kind are not permitted on any property owned by the District, including the Amenity Facilities.
6. Only District employees or contracted vendors are allowed in service areas of the Amenity Facilities.
7. The District Manager shall have the authority to waive strict application of any of these Policies when prudent, necessary or in the best interest of the District and Patrons. Such a temporary waiver of policy by the District Manager shall not constitute a continuous, ongoing waiver of said policy, and the District Manager reserves the right to enforce all of these policies at any time he or she sees fit.
8. Smoking is not permitted at any of the Amenity Facilities.
9. No alcohol may be consumed, sold, or served on any Property owned by the District, including at the Amenity Facilities.
10. Patrons shall treat all District staff members with courtesy and respect.
11. Children must be attended to at all times while utilizing the Amenity Facilities.
12. The District Manager must approve performances and contracted entertainment on any property owned by the District, including at any Amenity Facility, in advance using the reservation guidelines provided in the Reservation Form available on the District website or from District staff.
13. Commercial advertisements shall not be posted or circulated in the Amenity Facilities. Petitions, posters or promotional material shall not be originated, solicited, circulated or posted on any property owned by the District, including the Amenity Facilities.
14. The property owned by the District, including the Amenity Facilities, shall not be used for commercial purposes without written permission from the District Manager. The term “commercial purposes” shall mean those activities that involve, in any way, the provision of goods or services for compensation or advertising.
15. To the extent permissible under Florida law (Florida law shall prevail in the event of a conflict): firearms or any other weapons are prohibited in the Amenity Facilities during any Board meeting, and as otherwise prohibited in accordance with Florida law.
16. District Staff reserves the right to authorize all programs and activities, including the number of participants, equipment and supplies usage, facility reservations, etc., at all Amenity Facilities in accordance with the policies established by the Board. The District Manager also has the right to authorize management-sponsored events and programs to better service the Patrons, and to reserve any Amenity Facilities for said events (if the schedule permits).
17. Loitering (the offense of standing idly or prowling in a place, at a time or in a manner not usual for law-abiding individuals, under circumstances that warrant a justifiable and reasonable alarm or immediate concern for the safety of persons or property in the vicinity) is not permitted at any Amenity Facility.
18. All Patrons shall abide by and comply with any and all federal, state and local laws and ordinances while present at or utilizing any property of the District, including the Amenity Facilities, and shall ensure that any guest or minor for whom they are responsible also complies with the same. In the event of any

conflict between a provision herein and Florida law, Florida law shall prevail. The District is permitted to take any and all available actions under Florida law to ensure compliance with the provisions herein.

2. Loss or Destruction of Property or Instances of Personal Injury

1. Each Patron shall assume sole responsibility for his or her property. The District and its contractors shall not be responsible for the loss or damage to any private property used or stored on or in any of the Amenity Facilities.
2. Patrons shall be liable for any property damage and/or personal injury at the Amenity Facilities, or at any activity or function operated, organized, arranged or sponsored by the District or its contractors, which is caused by the Patron or the Patron's guest or family member(s). The District reserves the right to pursue any and all legal and equitable measures necessary to remedy any losses it suffers due to property damage or personal injury by a Patron.
3. Any Patron or other person who, in any manner, makes use of or accepts the use of any apparatus, appliance, facility, privilege or service whatsoever owned, leased or operated by the District or its contractors, or who engages in any contest, game, function, exercise, competition or other activity operated, organized, arranged, or sponsored by the District, either on or off the Amenity Facilities' premises shall do so at his or her own risk, and shall hold the Amenity Facilities' owners, the District, the Board of Supervisors, District employees, District representatives, District contractors and District agents harmless from any and all loss, cost, claim, injury, damage or liability sustained or incurred by him or her, resulting therefrom and/or from any act of omission of the District, or their respective operators, supervisors, employees representatives, contractor or agents. Any Patron shall have, owe and perform the same obligation to the District and their respective operators, supervisors, employees, representatives, contractors and agents hereunder with respect to any loss, cost, claim, injury, damage or liability sustained or incurred by any Guest or family member of such Patron.

3. General District Amenity Facility Policy

All Patrons using the Amenity Facilities are expected to conduct themselves in a responsible, courteous and safe manner, in compliance with all policies and rules of the District governing the Amenity Facilities. Violation of the District's policies and/or misuse or destruction of Amenity Facility equipment may result in the suspension or termination of District Amenity Facility privileges with respect to the offending Patron in accordance with District Policies.

Hours: The District Amenity Facilities are available for use by Patrons during normal operating hours to be established and posted by the District and Field Manager.

Emergencies: After contacting 9-1-1 if required, all emergencies and injuries on District property must be reported to the District Manager by phone: (407) 841-5524.

***Please note that certain Amenity Facilities are unattended facilities.
Persons using the Amenity Facilities do so at their own risk.***

4. Shared-Use Paths

Storey Creek CDD offers shared-use paved paths used by a range of non-motorized travelers. Generally, these paths are most frequently used by pedestrians but are also used by runners, joggers, strollers, pet-walkers, or by people-powered equipment such as bicycles, big wheels, scooters, skateboards, roller skates, roller blades, etc.

1. No motorized vehicles, other than maintenance vehicles, nor any motorized equipment such as off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, motorized scooters, ATVs, golf carts nor any other motorized equipment can be used on District paths, trails or sidewalks. Motorized vehicles, including off-road motorbikes, dirt bikes, mini dirt bikes, dune buggys, ATVs, golf carts, motorized scooters or any other engine-powered mode of transportation are not allowed on any paths/trails or sidewalks at any time. Any such motorized vehicle will be reported to the local Police Department. Pedestrians, pets, and people-powered equipment such as strollers, bicycles, scooters, skateboards, big wheels, roller skates, roller blades and skateboards are allowed on paths and trails.
2. Illegal motorized vehicles on paths, trails, or sidewalks will be reported to the Osceola County Sheriff's Office. Disregard for rules or policies may result in expulsion from the Amenity Facilities and/or loss of Amenity Facility privileges in accordance with the Suspension and Termination Rules.
3. Hours of Use: paths and trails are open Dawn to Dusk.
4. Patrons should stay on paths and trails; trespassing on private residential property is illegal.
5. Patrons should keep to the right, unless passing.
6. Patrons should yield to oncoming traffic.
7. Bicycle users should yield to pedestrians and use proper path and trail etiquette such as using bells to warn pedestrians when passing.
8. Patrons should not travel more than two abreast.
9. Patrons should not stand or stop in middle of the path or trail.

5. Parking Lot

The District is the owner of the Parking Lot (see definition on p. 3 above) shown in the image below.



Parking of any vehicles/bicycles/scooters on the Parking Lot is not permitted during the hours of 10 p.m. and 7 a.m. (defined herein as "Overnight"). Vehicles parked Overnight in the Parking Lot are subject to immediate towing (without prior warning) by the District's towing vendor, in accordance with Section 190.012(2)(d), *Florida Statutes*.

6. Playground Area

The outdoor areas of Storey Creek Community Development District are maintained for the use of the public. The policies below adhere to any and all outdoor spaces.

The playground area is available for use by the public on a first come, first serve basis.

1. The playground is open from Dawn to Dusk.
2. No alcohol may be consumed, sold, or served at any Amenity Facilities including outdoor spaces.
3. Patrons shall comply with all posted signage.
4. Bikes, rollerblades, skateboards and equipment with wheels are prohibited for use within the

- parks.
5. No chalking or marking any outdoor areas.
 6. Pets must be kept on leash and Patrons must pick up and dispose of pet waste in appropriate receptacles.
 7. Profanity, fighting or disruptive behavior will not be tolerated.
 8. Smoking is not permitted in public spaces.
 9. Amplified sound systems and DJs are prohibited unless it is part of a program approved by the District.
 10. Patrons must clean up after themselves and dispose of trash in the appropriate receptacles.
 11. Removal of any furniture, equipment or items owned by the District is prohibited.
 12. All other general facility rules apply.

7. Dog Park(s)

Dog parks are available within Storey Creek, for the enjoyment of the public and their four-legged friends.

1. Dog Parks are open Dawn to Dusk
2. Use of Dog Park is at your own risk.
3. Patrons are legally responsible for the behavior of their dogs at all times.
4. Dogs must be leashed while entering and exiting the park.
5. Dog waste must be cleaned up by their owners immediately.
6. The dog park may only be reserved for a community approved program or event. All scheduled events will be posted.
7. Patrons must be within the dog park and supervising their dog with leash readily available.
8. Dog handlers must be at least 16 years of age (if a guest) or 14 years of age (if a resident).
9. Patrons shall comply with all posted signage.
10. Aggressive dogs must be removed immediately.
11. Dogs should be under voice control.
12. Dog handlers must not allow their dog to dig holes nor otherwise destroy or damage any equipment or landscaping .
13. Human food is prohibited at the dog park.
14. Dog food and treats are prohibited at the dog park.
15. Glass containers are prohibited at the dog park.
16. Female dogs in heat are prohibited at the dog park.
17. Puppies under four months are prohibited at the dog park.
18. Patrons must use caution when bringing toys, Frisbees, and balls to the park, as this may solicit protective and territorial behavior that may result in fighting.
19. As a courtesy to others, dog owners should properly vaccinate and pest treat their dogs before they use any shared facilities such as the dog park.
20. All other general facility rules apply.

8. Lakes, Ponds, and Natural Areas Within District

The lakes and ponds throughout the community are designed and maintained for the health of the stormwater management system and for the visual enjoyment of our District.

No fishing is permitted in District-managed bodies of water. Patrons shall not trespass on private property of another resident or enter any prohibited service areas for District staff or maintenance personnel.

It is important to note that these bodies of water are habitats to wildlife (including alligators) living within our District. Anyone near said water bodies are there at their own risk. District waterbodies may be deep and those nearby District waterbodies are there at their own risk.

No swimming or wading are allowed in any body of water.

No watercrafts of any kind are allowed in any body of water except for lake/pond maintenance vehicles. Any violation of this policy will be reported to local authorities.

The following is the policy statement of the District as it regards to the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments including Osceola County and the South Florida Water Management District (SFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to, trees, are left to fulfill their role in nature's process.

Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction including Osceola County and SFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Osceola County and/or SFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance these areas.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary to their individual property line. The rest of the tree is to be left as-is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to encroach into the nature areas for any reason, from maintenance to placement of personal property, of any kind.

9. Wildlife and Contacts

In the event of an emergency situation, please call 911.

Please do not disturb or agitate wildlife encountered while in the community.

For any stray domestic animals, please contact Osceola County Animal Services for assistance.