

**BRANDY CREEK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)  
POLICIES FOR USE OF LAKES AND  
OTHER STORMWATER MANAGEMENT FACILITIES<sup>1</sup>**

1. Wading and swimming in District lakes and other District stormwater management facilities are prohibited.
2. Watercraft of any kind in District lakes or other District stormwater management facilities is prohibited.
3. The District lakes and other District stormwater management facilities primarily function as retention ponds to facilitate the District’s system for treatment and attenuation of storm water run-off and overflow. As a result, contaminants may be present in the water. Any permitted fishing is on a catch and release basis ONLY.
4. Fishing is permitted at all District ponds only in areas that do NOT BACK UP TO HOMES. Homeowners are permitted to fish from their own backyards down to the water line and are NOT permitted to fish from the backyard of others or otherwise in the CDD easement area abutting others private property without specific permission by that homeowner. Backyard private property lines extend to the water’s edge. Notwithstanding the above, fishing is prohibited in the pond adjacent to the Phase 1 amenity center (Lake 7). Violation of the policies set forth herein may result in suspension or termination of amenity privileges and in the case of trespassing on private property, a criminal violation pursuant to Florida law.
5. Users of District lakes and other District stormwater management facilities shall not engage in any conduct or omission that violates any ordinance, resolution, law, permit requirement, or regulation of any governmental entity relating to the District lakes and other District stormwater management facilities.
6. Pets are not allowed in the District lakes and other District stormwater management facilities. Wildlife (including but not limited to birds and reptiles) may neither be removed from nor released into the District lakes or other District stormwater management facilities.
7. No docks or other structures, whether permanent or temporary, shall be constructed and placed in or around the District lakes and their maintenance easements or other District stormwater facilities unless properly permitted and approved by the District and other applicable governmental agencies.
8. No foreign materials may be disposed of in the District lakes or other District stormwater management facilities, including, but not limited to: tree branches, paint, cement, oils, soap suds, building materials, chemicals, fertilizers, or any other material that is not naturally occurring or which may be detrimental to the lake environment.
9. Any hazardous condition concerning the District lakes or other District stormwater management facilities must be immediately reported to the District Manager and the proper authorities.
10. Property owners and residents are responsible for their tenants’, guests’, and invitees’ adherence to these policies.

**The Brandy Creek Community Development District is not responsible for injury or damage to persons or property, including accidental death, resulting from the use of District lakes or other District stormwater facilities.**

These Policies may be amended and/or updated, as the District deems necessary. (Adopted January 2021)