

FISHHAWK RANCH COMMUNITY DEVELOPMENT DISTRICT

Policy for Use of District Property

Effective: November 29, 2023

1. **Scope.** This policy applies to use of property owned by the Fishhawk Ranch Community Development District (“District”), except for roadways owned by the District. Use of District roadways shall be governed by the laws, rules, and regulations of Hillsborough County and the State of Florida, provided that the District reserves the right to recover the costs of repairing any damage to District roadways from the person or entity causing said damage.
2. **Request Procedures.** Unless a person or entity has a pre-existing easement over District property, anyone who wishes to utilize District property for vehicular/machinery access to other property, perform any work on District property, or drive any motorized vehicles or equipment over District property, that person or entity must (a) submit a written request to the District Manager or his or her designee at least thirty (30) days prior to commencing such use of District property, (b) pay a **\$500** refundable damage deposit, and (c) if approved, execute an access agreement in a form acceptable to the District.
3. **Approval and Denial.** The District reserves the right to deny any request that, in its sole discretion, poses an undue risk of damage to District property or improvements, poses an undue risk to the health, safety, or welfare of District residents, guests, staff, and invitees, or is otherwise incompatible with the nature of the property in question. If a request is denied, the requestor may appeal the denial at the next meeting of the District’s Board of Supervisors (“Board”) that is at least ten (10) days from the notice of denial. There shall be no requirement to bring the request before the Board for approval, unless extraordinary circumstances warrant Board consideration.
4. **Approval from District Only.** The District’s approval of a use request constitutes approval from the District only. The requestor is responsible for obtaining any other necessary approvals, permits and authorizations for the project, including but not limited to approvals from an HOA, Hillsborough County, and any other entities having an interest in the project or property utilized therefor, as applicable.
5. **Use Without Approval.** If District property is used in the manner contemplated in this policy without prior approval, the District reserves the right to take all available legal action against the person or entity engaging in such unauthorized use.