

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

District Office – Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue Suite 200, Tampa, Florida 33614
www.concordstationcdd.com

July 7, 2022

Board of Supervisors Concord Station Community Development District

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of Concord Station Community Development District will be held on **Thursday, July 14, 2022 at 10:00 a.m., at the Concord Station Clubhouse, 18636 Mentmore Blvd., Land O'Lakes FL 34638**. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. Deputy Update
 - B. District Engineer
 - i. Consideration of Easements Requests Tab 1
 - ii. Consideration of Engineering Costs for Repair
Restoration of Poolside Pergola Tab 2
 - C. District Counsel
 - D. Field Operations Manager
 - i. Aquatics Report Tab 3
 - ii. Landscape Inspection Services Report Tab 4
 - iii. Greenview Weekly Reports..... Tab 5
 - iv. Consideration of Landscape Proposals..... Tab 6
 - E. Clubhouse Manager
 - i. Review Monthly Clubhouse Report (under separate cover)
 - F. District Manager Tab 7
- 4. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors'
Meeting held on June 9, 2022 Tab 8
 - B. Consideration of Operation and Maintenance Expenditures
for May 2022 Tab 9
- 5. BUSINESS ITEMS**
 - A. Consideration of Playground Proposals Tab 10
 - B. Consideration of Revised Policies for Amenities..... Tab 11
 - C. Consideration of Community Garden Policy Tab 12
 - D. Consideration of Community Garden Plan Tab 13
 - E. Consideration of Holiday Lighting Proposals Tab 14
 - F. Ratification of Pool Works Repair at Splash Pad..... Tab 15
 - G. Ratification of Pool Works repair Chair Lift Tab 16
 - H. Consideration of Outdoor Fitness Equipment..... Tab 17
- 6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Debby Wallace

Debby Wallace
District Manager

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CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT
June 9, 2022 Minutes of Meeting
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MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

CONCORD STATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Concord Station Community Development District was held on **Thursday, June 9, 2022 at 6:30 p.m.** at Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638.

Present and constituting a quorum:

Steven Christie	Board Supervisor, Chairman
Fred Berdeguez	Board Supervisor, Vice Chairman
Karen Hillis	Board Supervisor, Assistant Secretary (via conference call)
Donna Matthias-Gorman	Board Supervisor, Assistant Secretary
Jerica Ramirez	Board Supervisor, Assistant Secretary

Also present were:

Debby Wallace	District Manager, Rizzetta & Co., Inc.
John Vericker	District Counsel, Straley Robin Vericker
Stephen Brletic	District Engineer, JMT Engineering
Michael Speidel	Clubhouse Mgr., Rizzetta Amenity Services
Deputy Phillips	Pasco County Sheriff's Office

Audience **Present**

FIRST ORDER OF BUSINESS

Call to Order

Ms. Wallace called the meeting to order and performed the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

Ms. Wallace informed the Board of a comment she received from Anthony Perez regarding the Board resuming land maintenance along Mentmore Boulevard.

THIRD ORDER OF BUSINESS

Staff Reports

A. Deputy Phillips

Deputy Phillips provided an update to the Board.

B. District Engineer

Mr. Brletic provided an update on Volleyball Court. He also provided proposals for the Pool Pavilion work.

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, with all in favor, the Board of Supervisors approved the Tampa Bay Contracting proposal for \$23,450.00 to repair the pool pavilion, with work to be completed within six (6) weeks, for the Concord Station Community Development District.

Mr. Brletic provided an update on the removal of the drain blockage on Merseyside Loop.

i. Consideration of Easement Request

This item was tabled pending more information.

Mr. Brletic will have a copy of the Stormwater Needs Analysis Report available for discussion at the next Board meeting.

C. District Counsel

No report.

D. Aquatics Report

Ms. Wallace presented the aquatics report to the Board.

E. Field Inspection Report

The Board reviewed the field inspection report and Greenview Weekly reports.

Mr. Berdeguez asked Greenview to recommend other permanent plants for item 2 on page 21 of the report.

There are two leaning trees at the pocket parks and no blooming flowers. Ms. Wallace to follow up with Unique Landscaping.

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On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved Greenview proposal for Topchoice for \$300.00 and fertilization for \$9,000.00, for the Concord Station Community Development District.

F. Clubhouse Manager

Mr. Speidel presented the monthly Clubhouse Report to the Board.

G. District Manager

Ms. Wallace reminded the Board that the next meeting is scheduled for July 14, 2022, at 10:00 a.m.

Ms. Wallace reviewed her report with the Board.

Ms. Wallace reminded the Board of the Qualifying period for Elections for Seats 1, 2 and 3 and is Noon, June 13, 2022, through Noon, June 17, 2022.

Ms. Wallace reminded the Board of Supervisors to submit their Form 1 by July 1, 2022.

FOURTH ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Meeting held on
May 12, 2022**

The Board approved the Minutes from the Board of Supervisors' Meeting held on May 12, 2022, as amended with the following changes, line 104 should be 6:30 p.m. for the June meeting, line 143 delete extra 0 in cents and line 179 should be District rather than Pasco County.

On a Motion by Mr. Christie, seconded by Ms. Matthias-Gorman, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on May 12, 2022, as amended, for the Concord Station Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Operation and
Maintenance Expenditures for April
2022**

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On a Motion by Mr. Berdeguez, seconded by Ms. Hillis, with all in favor, the Board of Supervisors ratified the Operation and Maintenance Expenditures for April 2022 (\$206,475.81), for the Concord Station Community Development District.

SIXTH ORDER OF BUSINESS

Consideration of Playground Proposal

District Staff will add (3) three proposals to next meeting agenda and make sure all include shade, permitting and dumpsters. Staff will also invite representatives of all companies to come to the meeting and to present their proposals and answer questions.

SEVENTH ORDER OF BUSINESS

Consideration of Proposal for Deputy Services

Ms. Wallace presented the Pasco County Sheriff's Office proposal for services for the 2022-2023 fiscal year.

On a Motion by Mr. Christie, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved the Pasco County Sheriff's Office Deputy Services agreement in the amount of \$118,015.00/per year, for the Concord Station Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2022-01;
Approving Fiscal Year 2022/2023
Proposed Budget & Setting Public
Hearing**

On a Motion by Mr. Berdeguez, seconded by Ms. Ramirez, with all in favor, the Board of Supervisors approved Resolution 2022-01; Approving Fiscal Year 2022/2023 Proposed Budget & Setting Public Hearing for August 11, 2022, at 6:30 p.m. at the Concord Station Clubhouse located at 18636 Mentmore Boulevard, Land O' Lakes, Florida 34638, for the Concord Station Community Development District.

NINTH ORDER OF BUSINESS

Audience Comments

No audience comments.

TENTH ORDER OF BUSINESS

Supervisor Requests

Ms. Ramirez requested a proposal from Greenview to add a 10' hedge to each end of the Volleyball Court.

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ELEVENTH ORDER OF BUSINESS

Adjournment

On a Motion by Mr. Christie, seconded by Mr. Berdeguez, the Board of Supervisors adjourned the meeting at 827 p.m., for the Concord Station Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

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Concord Station Community Development District

District Office · Wesley Chapel, Florida · (813)-994-1001

Mailing Address - 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.concordstationcdd.com

Operations and Maintenance Expenditures May 2022 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2022 through May 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$103,039.38**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
ADT Security Services	004352	917003527	Clubhouse Security Service 05/22	\$ 51.99
Clean Sweep Supply Co., Inc.	004357	3574	Janitorial Supplies 04/22	\$ 415.21
Clean Sweep Supply Co., Inc.	004357	3629	Janitorial Supplies 04/22	\$ 149.20
Concord Station CDD	CD152	CD152	Debit Card Replenishment	\$ 811.89
Concord Station CDD	CD153	CD153	Debit Card Replenishment	\$ 1,215.52
Concord Station CDD	CD151	CD151	Debit Card Replenishment	\$ 760.83
DCSI, Inc.	004365	29608	Access Key Fobs 05/22	\$ 665.00
Donna Matthias-Gorman	004368	DM051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
Duke Energy	004361	Summary Bill 04/22	Summary Bill 04/22	\$ 11,891.37
FitRev, Inc.	004374	25578	Fitness Equipment 5/22	\$ 1,400.00
Florida Department of Revenue	004358	61-8017248652-6 04/22	Sales & Use Tax 04/22	\$ 149.16
Fred Berdeguez	004363	FB051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
Frontier Communications of Florida	20220519-1	813-909-4569-121718-5 05/22	Account #813-909-4569-121718-5 05/22	\$ 599.24

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Greenview Landscaping, Inc.	004375	1CCSINS422	Installed 4 inch Maple Tree 05/22	\$ 800.00
Greenview Landscaping, Inc.	004366	5CCS9INSP	Removed Freeze Damaged Copper Plants 05/22	\$ 1,200.00
Greenview Landscaping, Inc.	004375	5CCSBUCK22	Replaced Sod at Buckinghamshire Park 05/22	\$ 120.00
Greenview Landscaping, Inc.	004366	5CCSCDD22	Monthly Landscape Maintenance 05/22	\$ 19,000.00
Greenview Landscaping, Inc.	004366	5CCSCH22	Monthly Maintenance for Clubhouse 05/22	\$ 1,100.00
Greenview Landscaping, Inc.	004366	5CCSDTREER2	Removed Dead Tree Located On Manassas 05/22	\$ 400.00
Greenview Landscaping, Inc.	004366	5CCSTRSOD22	Replaced Plants/Sod 05/22	\$ 850.00
Greenview Landscaping, Inc.	004375	CCSUMIRR22	Irrigation Repairs 05/22	\$ 280.00
Hughes Exterminators	004353	46788277	Pest Control Service INT/EXT 04/22	\$ 50.00
Jani-King of Tampa Bay	004349	1-440051	Monthly Cleaning Service 03/22	\$ 62.50
Jerica Ramirez	004371	JR051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
Karen Hillis	004367	KR051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00
McDermitt Davis & Company LLC	004354	52201	Audit Services FY 21/22	\$ 4,000.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Outdoor Furniture Connection	004369	517225	Chaise Lounges Full Straps 05/22	\$ 2,152.30
Pasco County	004360	16535596	18636 Mentmore Blvd 04/22	\$ 485.94
Pasco County	004360	16537213	19322 Umlerland Place 04/22	\$ 10.14
Pasco County Property Appraiser	004359	042922	Pasco County Property Appraiser FY 22/23	\$ 150.00
Rizzetta & Company, Inc.	004350	INV0000067860	Management Fees 05/22	\$ 6,301.34
Rizzetta & Company, Inc.	004355	INV0000068096	Personnel Reimbursement 04/29/22	\$ 7,472.08
Rizzetta & Company, Inc.	004362	INV0000068145	Out of Pocket Expenses 04/22	\$ 98.60
Rizzetta & Company, Inc.	004370	INV0000068174	General Management & Oversight 05/13/22	\$ 8,482.92
Solitude Lake Management LLC	004372	PI-A00807501	Lake & Pond Management Services 05/22	\$ 6,247.00
Solitude Lake Management LLC	004372	PI-A00807502	Wetland Management Services 05/22	\$ 513.00
Solitude Lake Management LLC	004372	PI-A00807503	Wetland Management Services 05/22	\$ 2,595.00
Sports Surfaces LLC	004376	13223	Volleyball Court Construction 05/22	\$ 11,385.00
Steven A. Christie	004364	SC051222	Board Of Supervisors Meeting 05/12/22	\$ 200.00

Concord Station Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2022 Through May 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Straley Robin Vericker	004351	21318	Legal Services 04/22	\$ 3,290.00
Straley Robin Vericker	004377	21469	Legal Services 05/22	\$ 3,715.50
Straley Robin Vericker	004377	21470	Legal Services - Easement Encroachment 05/22	\$ 83.65
Suncoast Pool Service	004373	8234	Monthly Pool & Splash Pad Service 05/22	\$ 2,000.00
Suncoast Rust Control, Inc.	004356	04484	Rust Control 04/22	<u>\$ 1,085.00</u>
Report Total				<u><u>\$ 103,039.38</u></u>

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Advanced Recreational Concepts, LLC

3125 Skyway Circle
Melbourne, FL 32934

Phone: 321-775-0605 / Fax: 321-242-2216

Proposal

Organization Concord Station:Clubhouse
18636 Mentmore Blvd.
Land O Lakes, FL 34638

Prepared For Michael Speidel
Ship To Clubhouse
18636 Mentmore Blvd
Land O Lakes, FL 34638

Date 4/12/2022
Quotation # 24146
Prepared By Matt Gagnon
Payment Terms 50% w/ order/50% @ Completion
Prices Valid Until 5/11/2022

Project Name Playground

Customer Phone

County Pasco

Product ID	Description	Qty	U/M	Price	Total
	PROPOSAL BASED ON SUPPLY & DELIVERY. INSTALLATION SEPARATE ON PSS # 22239				0.00
PR-R5	R5 Custom Play System - R50B245FA	1		109,000.00	109,000.00T
PR-R5	R5 Custom Play System - R50591A8A	1		63,660.00	63,660.00T
A2-2476	PC 2015 Disc Swing	1		6,235.00	6,235.00T
A2-2120-2B	CUSTOM 8ft Single Post Swing (2B)	1		6,095.00	6,095.00T
A2-2120-2B-AB	CUSTOM 8ft Single Post AB (R, 2FB)	1		6,040.00	6,040.00T
A2-2120-PS-FB-A B	CUSTOM 8ft Single Post AB (R, 2B))	1		5,700.00	5,700.00T
A2-2426	PC 2426 Alligator Balance Beam	1		778.00	778.00T
A2-2425	PC 2425 Horizontal Log	1		1,005.00	1,005.00T
	Commodities Surcharge - Material Surcharge is for current escalations in pricing for raw materials, goods, and services being experienced in the marketplace.	1		24,217.00	24,217.00T
	Freight ALL FREIGHT COSTS ARE ESTIMATES ONLY. Due to the volatile nature of the transportation industry, freight charges may be re-quoted at the time of order.	1		16,000.00	16,000.00
	Florida Signed and Sealed Drawings (3 Sets) CALCULATIONS provided.	1		1,000.00	1,000.00
				0.00	0.00

100% Financing Available – Flexible Terms
Ask Your ARC Sales Representative For More Information

Subtotal \$239,730.00
Sales Tax (0.0%) \$0.00
Total \$239,730.00

Signature _____ Print Name/Title _____ Date _____ P.O. # _____

Upon acceptance of this proposal please sign above and initial the 'ARC Site Preparation Check List' and the 'ARC General Terms and Conditions' exhibits attached. Please return initialed copies to ARC.



A PLAYCORE Company

Concord Station Clubhouse Playground

Presented by: Matt Gagnon, Advanced Recreational Concepts

Advanced Recreational Concepts

Your turn-key provider for all playground needs



Advanced Recreational Concepts

Advanced Recreational Concepts (ARC) focuses on supplying traditional and conceptual commercial playground equipment with a large variety of playground structures and eco-friendly products, taking the park and recreational world to new and exciting heights. Our main objective is to deliver the best value and unequalled service that not only satisfies, but exceeds our customer's expectations. We have everything to make your playground project a reality.

From Concept to Play

STEP 1: Relations – Our project managers take the time to meet face-to-face in order to learn and understand your needs. We will guide you through the process and help you make budget conscious decisions, finding the right products and solutions for your project.

STEP 2: Design – We use measurements, history, Google Earth and photographs to design a 2-dimensional layout of the project site. Upon approval, the design team then creates a 3-D rendering of the site so you can actually see the finished product before installation begins.

STEP 3: Estimating – After gathering the necessary information, the estimation department determines the full project scope with pricing of products and equipment to keep the project within the budget requirements.

STEP 4: Installation – Partnered with Play Space Services, our installation team is certified and experiences with each of our product lines. Sit back and let the experts bring your ideas to life!

STEP 5: Play – At ARC, we get our satisfaction from bringing joy and happiness to you and your family through the world of PLAY!



Design Overview

Review of our proposed design for your new playground



Design Overview

For your upcoming playground, we wanted to not only meet your requirements, but to exceed and provide you with the best playground design for your budget. We believe this design will bring your community together and provide a safe area where kids can play and develop key attributes in life.

Some key component highlights in your design are:

- Nature play design encouraging imaginative play
- Tower structure offering deck heights up to 8 ft and a tall spiral tube slide
- 2-5 train theme inspired by the local community
- Multiple points of egress and ingress on both structures
- Balance play items to develop a child's motor skills
- Shaded swingset, including four belts and two bucket seats
- Multi-occupancy disc swing



Design Overview –Site Plan

- 2-5 Design
- 5-12 Design
- Multiple swings
- Balance freestanding items
- ASTM, CPSC and ADA compliant
- 41 elevated play events
- 21 ground play events
- 5 out of 5 types of play



Design Overview – 2-5 Design Front



Design Overview – 2-5 Design Back



Design Overview – 5-12 Design Front



Design Overview – 5-12 Design Back



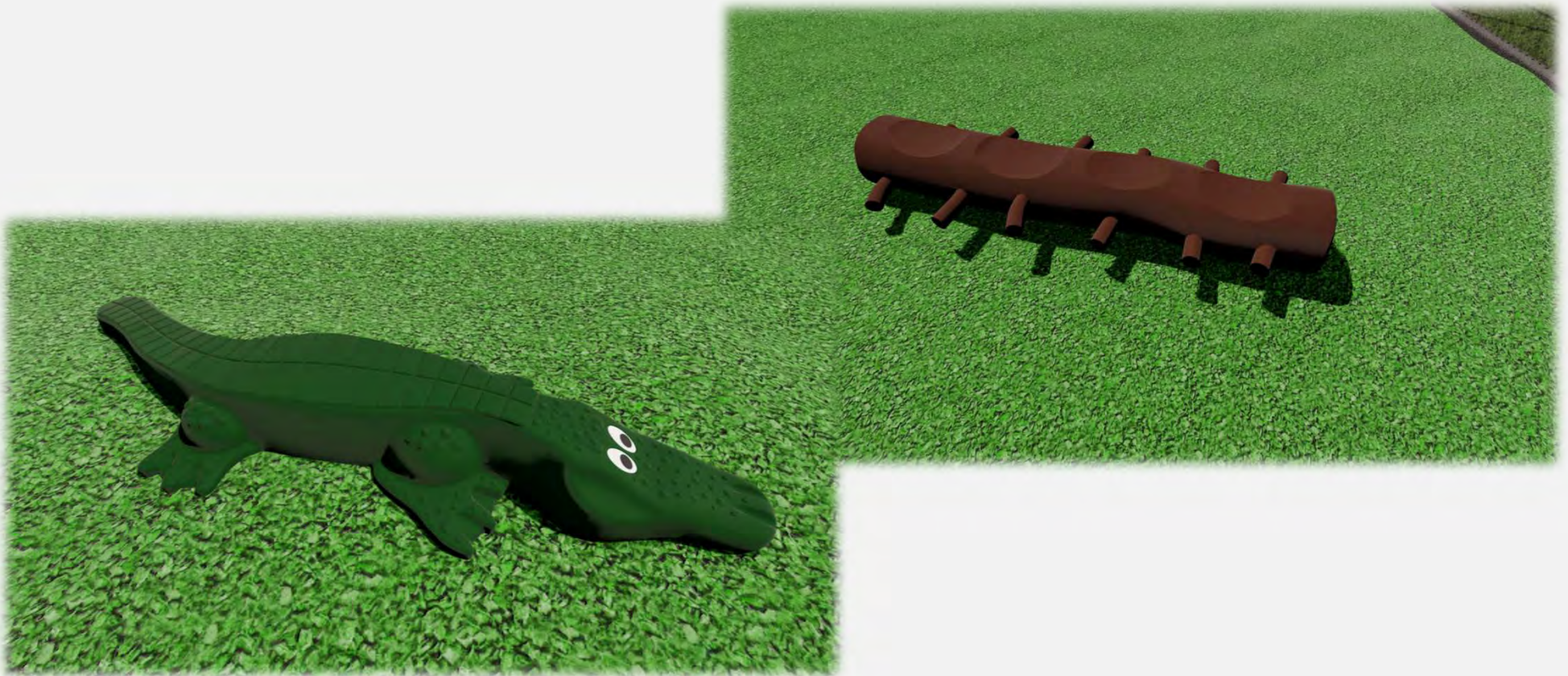
Design Overview – Swings w/ Shade



Design Overview – Disc Swing



Design Overview – Freestanding



Playcraft Systems

About Us



Why We Do What We Do

At Playcraft Systems, we find play crucial in a child's life. It not only serves as a physical challenge, but also provides an area for them to develop their cognitive skills, make new friends, and expand their imagination. However, even though a playground is a great resource of play for children, it also serves a larger purpose. A well-developed playground can help bring communities together. It provides a safe location that families gather, interact, and make new bonds. It can serve as a premier destination within that area for locals and tourists.

So why do we do what we do? It's simple. We love being a part of this process. Helping communities grow, expand, and develop. To see the families gather around and enjoy their time together. To watch the children laugh endlessly as they run around the play structure. We do this because each one of us understands the importance of being a kid and the impact a new playground can have on the community. Visit your local Playcraft playground today and see first-hand why we do what we do.





Our Commitment to Craftsmanship

In today's mass produced world, the commitment to craftsmanship can fall by the wayside. Dedication and an unyielding determination are essential to creating a superior product.

At Playcraft Systems, craftsmanship is the cornerstone of our company. Building on a foundation of sustainable materials, innovative design and our state-of-the-art manufacturing techniques, we create playground equipment and playscape experience unmatched in the industry.

Our products set the benchmark for quality within our industry. This includes our highly durable powder-coat process, which starts with a complete phosphate wash of the component and then an entire layer of epoxy primer. We finish the component with a poly TGIC powder to create a total thickness of 11mils, an industry high.

In addition, our products meet or exceed the design and safety guidelines found in the ASTM F1487-17 and USCPSC publications for playground equipment designed for public use. Playcraft Systems is also a member of the International Play Equipment Manufacturers Association (IPEMA).



Quality Overview

Resilient Coatings:

- All metal is chrome sealed to enhance wear protection, reduce friction, and improve corrosion resistance.
- Every inch of metal is coated in 2 mil of epoxy primer, not just the weld.
- Metal is finished with 9 mil of durable poly TGIC powder for better curing and a total finish coat of 11 mil, the best in the industry.
- All decks and Play-Tuff™ components receive more than 125 mil of slip-resistant coating, the thickest in the industry.

Exceptional Plastics:

- We utilize advanced technology and materials to create durable, tough, plastic components.
- We offer exceptional quality in both rotationally molded and high-density polyethylene.
- Plastic parts manufactured with extra thick walls and colorfast materials for lasting durability and brilliance.
- Each plastic component is hand inspected for excellence.

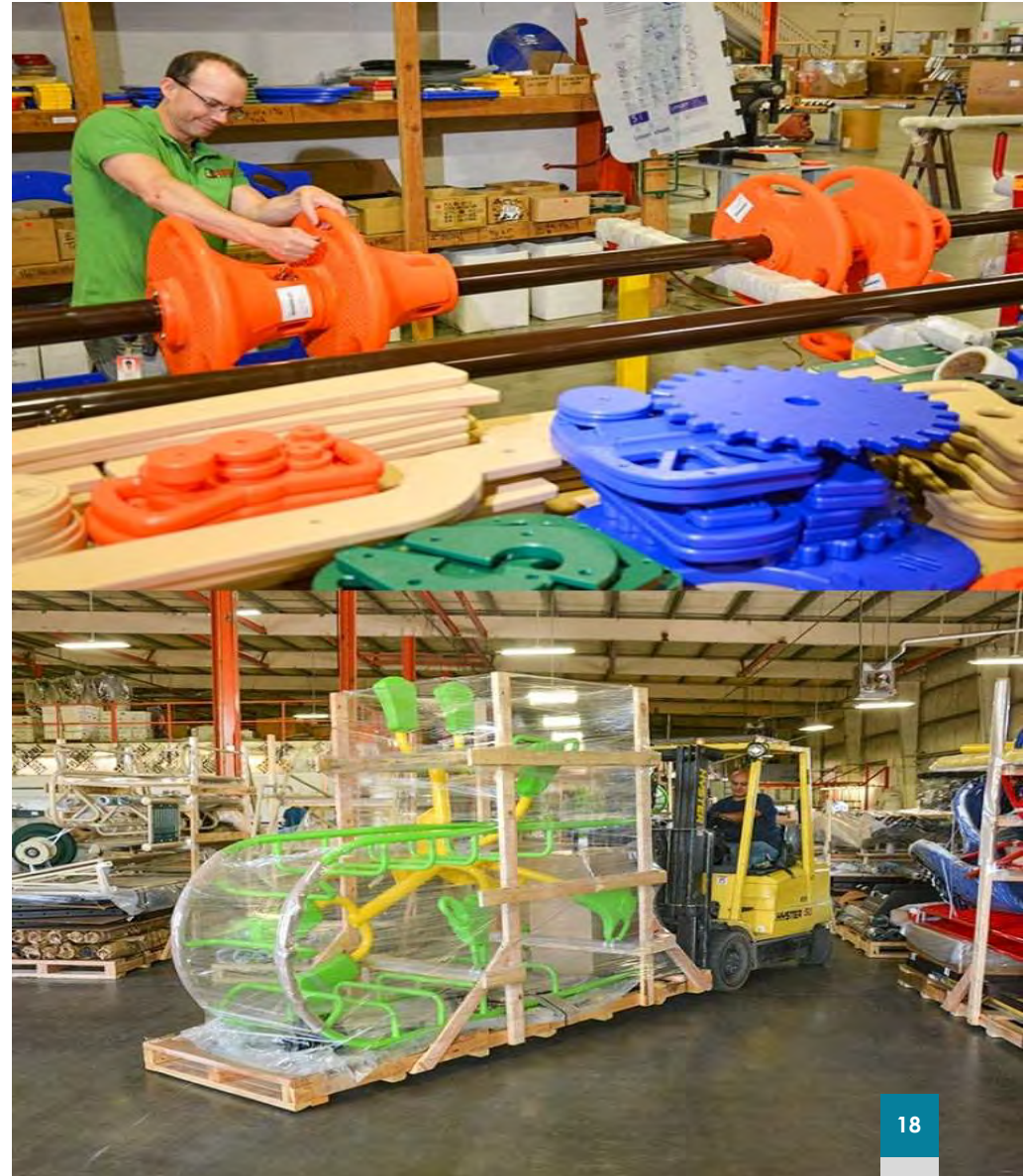
Quality Overview

Hand Finishing:

- Every part that leaves our factory is hand inspected by trained technicians. Our Custom Finishing Team inspects, hand-finishes, and mechanically files each connection before finish coating is applied.
- All post caps have a ring that wraps the post and self-seals to prevent moisture penetration and rust.
- All edges on plastic parts are rounded and inspected for comfort and safety.

Impeccable Shipping and Installation:

- Each new playground arrives in our custom packaging and shipping materials.
- Every playground features a detailed playground Owner's Manual custom crafted for your unique playground system.
- Our proprietary King Clamp System is specifically engineered to ensure a smooth, stress-free, and compliant installation.
- Each playground includes stainless steel, tamper-resistant hardware.
- Playcraft's highly trained installers will flawlessly craft you play system to ensure years of community play.



METALUXE™ Signature Powder-coat Colors

Our exclusive collection of metallic powder-coat colors provide a finish that speaks to luxury and brilliance. These highly durable, grime resistant coatings bring a touch of shimmer to your playscape.



PLAY-TUFF™ Coating Colors



Powder-coat Colors



Roto-molded Plastic Colors



Solid HDPE Colors



Layered HDPE Colors

Thermoplastic Coating Colors



Shade Canopy Fabric Colors



Swing Seat Colors



PLAY-CORD™ Cable Colors



Choosing the Right Color

Good use of color can inspire the imagination, encourage vigorous play, and set the tone for interaction and socialization. It is our manufacturing expertise blended with the highest quality colorants and materials that make our products the finest in the industry.

Review the importance of colors in our ColorPlay Design Booklet by clicking the link below:

<https://www.playcraftsystems.com/start-a-project/resources/catalogs-guides>

Want to choose your own colors? Now you can! With Playcraft Systems' PlayViewer you have 360° interactive control over any of our wide selection of play system designs. See your playground in as many colors as you like, and when finished, submit your chosen color scheme directly to your local consultant.

Download PlayViewer by clicking the link below:

<https://www.playcraftsystems.com/start-a-project/resources/playviewer>

Industry Leading Warranty

Every product we manufacture is designed with quality, safety, and value in mind. Every project we undertake is an opportunity to prove that Playcraft Systems is setting a new standard and raising the bar on quality and play expectations... one playground at a time.

Some of the key callouts of our warranty include:

- Lifetime warranty on all posts and hardware
- 15 year warranty on all metal rails, steel decks, HDPE plastics and rotationally molded plastics.
- 10 year warranty on all shade canopy fabric and Play-Cord™.
- 5 year warranty on powder-coating against cracking **(exclusive to the industry)**

PLAYCRAFT SYSTEMS WARRANTY

Playcraft Systems®, warrants its products to be free from defects in materials or workmanship, when properly used, serviced and installed in accordance with published specifications, for a period of one (1) year from the original date of invoice.

Playcraft Systems® further warrants as follows:

LIFETIME LIMITED WARRANTY

on all stainless steel hardware, metal posts, aluminum posts, aluminum caps and aluminum clamps against structural failure due to natural deterioration or corrosion, or defects in materials or workmanship.

TWENTY-FIVE (25) YEAR LIMITED WARRANTY

on all cast aluminum Spring Rider castings against structural failure due to defects in materials or workmanship.

FIFTEEN (15) YEAR LIMITED WARRANTY

on all metal rails, metal slides, handles, rungs, loops and walls, all Play-Tuff™ coated perforated steel decks, steps, and bridges, all rotationally molded and HDPE sheet plastic components, excluding recycled plastic components, against structural failure due to defects in materials or workmanship.

TEN (10) YEAR LIMITED WARRANTY

on all shade canopy fabric made of UV Stabilized HDPE monofilament yarn and tape against significant fading.

TEN (10) YEAR LIMITED WARRANTY

on all Play-Cord™ against cable breakage and Play-Cord™ connectors against breakage and failure due to defects in materials or workmanship.

FIVE (5) YEAR LIMITED WARRANTY

on all Playcraft System® powder coating against cracking and/or peeling due to normal climatic exposure.

THREE (3) YEAR LIMITED WARRANTY

on all springs, moving swing parts, swing seats and other swing components, as well as all recycled plastic components against failure due to defects in materials or workmanship.

ONE (1) YEAR LIMITED WARRANTY

on any other product or part not specifically covered above against failure due to defects in materials or workmanship.

All warranties above commence on the date of the original invoice from Playcraft Systems®. For the purpose of this warranty, the term LIFETIME encompasses no specific number of years, but rather that Playcraft Systems® warrants to its original customer, for as long as the original customer owns the Products and uses the Products for their intended purpose, that any Products and all components will be free from defects in materials or workmanship.

The warranty stated above is valid only if the products and finishes: (1) are assembled and installed in conformity with the layout plan and installation instructions furnished by Playcraft Systems®; (2) have been maintained and inspected in accordance with Playcraft Systems® maintenance information and other normal and prudent practices; (3) have been subjected to normal use for the purpose for which the products were designed and intended; (4) have not been subjected to misuse, abuse, vandalism, accident or neglect; (5) have not been altered in any manner including, but not limited to, incorporating unauthorized or unapproved parts; and (6) have not been modified, altered, or repaired by persons other than Seller's designees in any respect which, in the judgment of Seller, affects the condition or operation of the equipment.

This warranty does not cover: (1) cosmetic damages or defects resulting from scratches, dents, marring, rough handling, improper installation methods, fading, discoloring or weathering; (2) damage due to extreme or prolonged exposure to "Environmental Factors", such as wind-blown sand, salt water, salt spray and airborne emissions from industrial sources (sulfur, acids, chemicals, or corrosive agents, other than normal photochemical smog); (3) damage caused by environmental hazards and "Acts of God", such as hail, flooding, lightning, tornadoes, sandstorms, earthquakes, windstorms, and other extreme weather conditions; or (4) normal wear and tear. No warranty is made with regard to gloss retention or uniformity of gloss and color retention. If any products covered by this warranty fail within the time period applicable to a defective product, Playcraft Systems® shall, upon being notified of the defect in writing, at its sole option, either repair the defective products or replace the defective products within 30 days of receipt of the written notification.

Repair or replacement as provided in this section shall be the purchaser's exclusive remedy and purchaser expressly agrees that Playcraft Systems® shall not be responsible for any other damages, losses, or costs, including consequential and incidental damages, claimed by purchaser. Playcraft Systems® shall deliver the repaired or replacement products to the purchaser free of charge, but shall not provide labor, reimbursements for labor or reimburse any other costs associated with the removal or disposal of the defective products and/or the installation of any replacement products. Notwithstanding the previous sentence, Playcraft Systems® shall not pay for any costs of shipping replacement parts outside of the continental United States. Any products replaced or repaired consistent with this paragraph shall be guaranteed for the balance of the original warranty period.

THIS WARRANTY IS EXCLUSIVE AND IS IN LIEU OF ALL OTHER WARRANTIES, WHETHER EXPRESSED OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. THE REMEDIES PROVIDED HEREIN SHALL BE THE EXCLUSIVE AND SOLE REMEDIES OF THE ORIGINAL PURCHASER. PLAYCRAFT SYSTEMS® IS NOT LIABLE FOR ANY SPECIAL, DIRECT, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES WHICH MAY ARISE FROM THE PURCHASE, USE OR MISUSE OF ITS PRODUCTS. SOME STATES DO NOT ALLOW THE EXCLUSION OF INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THIS EXCLUSION MAY NOT APPLY. PLAYCRAFT SYSTEMS® NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON TO ASSUME OR IMPLY ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OR USE OF THE EQUIPMENT SOLD.

To make a claim under the terms of this warranty, purchaser must submit a written statement detailing the nature of the warranty claim, including an itemization of each defective condition, along with a copy of the original invoice, maintenance records and supporting photographs to Playcraft Systems®, 123 North Valley Drive, Grants Pass, Oregon 97526.

Due to our on-going commitment to product development and improvement, Playcraft Systems® reserves the right to change, modify or discontinue certain products without notice (Rev. 0).



Environmental Stewardship

HARMONY WITH NATURE

Playcraft Systems is respectfully aware of our positive impact on the world around us, not only through the play areas we create but also our advocacy of ecological conservation and restoration of community resources. We ensure our contribution to mankind's future is greater than the footprint we leave behind.

VALUE NATURAL RESOURCES

The value of clean air, fresh water, and healthy wildlife cannot be overstated. Playcraft is resolute in the pursuit of improving resource conservation through efficient design and operational waste reduction.

REDUCE FOOTPRINT

We are committed to minimizing the primary and secondary sources of greenhouse gas emissions throughout the product life cycle. This is achieved through collaboration with our consultants and clients. By utilizing recycled materials, resourceful energy and waste manufacturing techniques, and more fuel-efficient shipping methods we can reduce overall emissions.



THANK YOU

www.playcraftsystems.com

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Concord Station

May 27, 2022

Michael Speidel
Concord Station
18636 Mentmore Blvd
Land O Lakes, FL 34638

Dear Michael Speidel:

Top Line Recreation, Inc. is delighted to provide Concord Station with this playground equipment proposal.

This design was developed with your specific needs in mind, and we look forward to discussing this project further with you to ensure your complete satisfaction. Top Line Recreation, Inc. is confident that this proposal will satisfy Concord Station's functional, environmental, and safety requirements - and most importantly, bring joy and excitement to the children and families directly benefiting from your new playground.

You have our personal commitment to support this project and your organization in every manner possible. We look forward to continuing to develop a long-standing relationship with Concord Station. We appreciate your consideration and value this opportunity to earn your business.

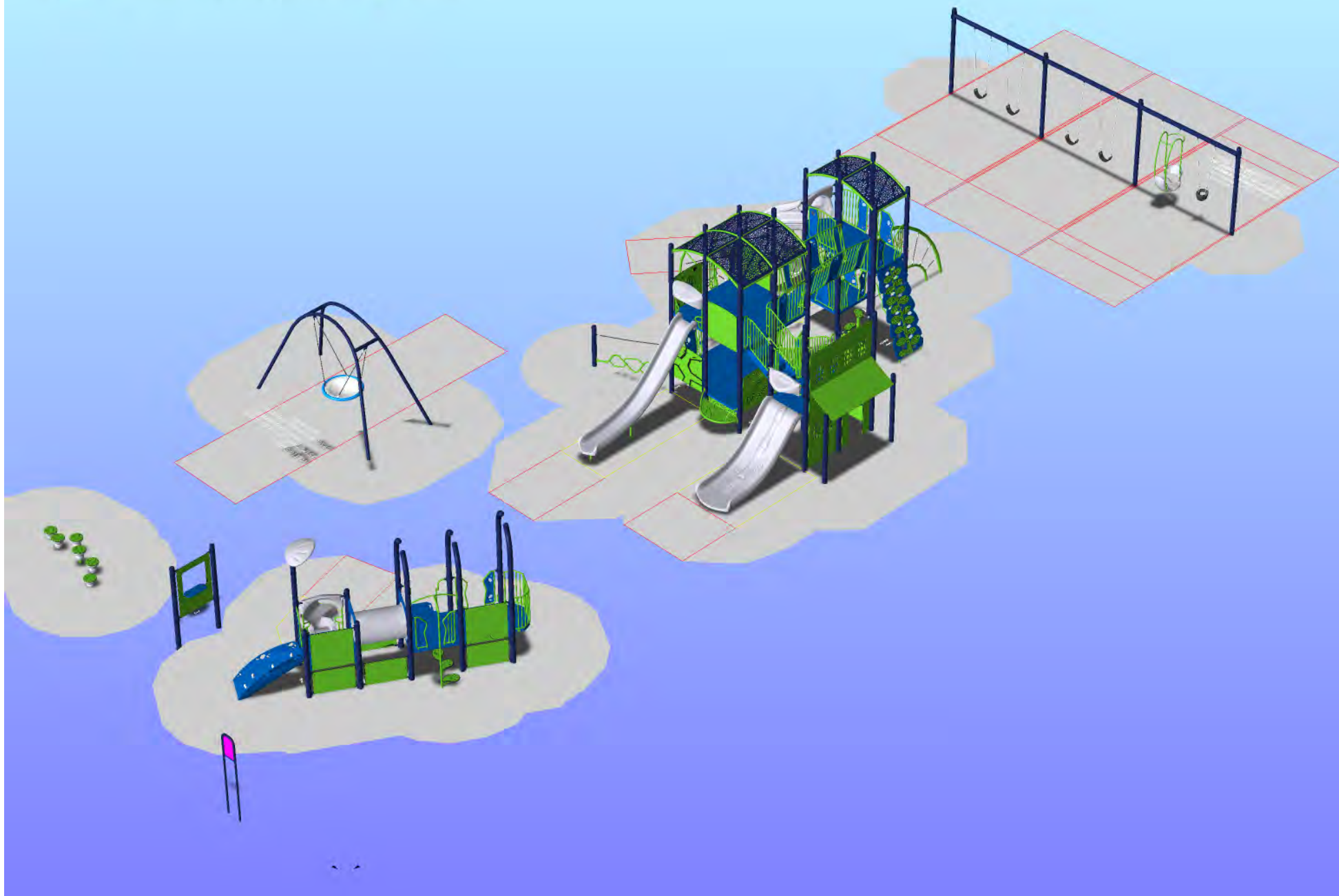
Sincerely,

Kelly Woods
Top Line Recreation, Inc.
2922 Howland Blvd
Deltona, FL 32725

Proposal # 134-154480-1

Burke

**Concord Station
Top Line Recreation, Inc.**



PLAY THAT MOVES YOU®

At Burke, movement is our mantra. It drives our purpose and ignites our passion to bring the best in playground design and the most innovative, developmentally rich play, outdoor fitness and recreation products. Our research and testing push us to create new and unique ways to challenge children, families, schools, communities, teams and individuals to move, to grow and to play. Play fosters opportunities for connection between generations and with our peers, provides growth and togetherness and moves us in so many ways. Join Our Movement® and experience the many ways play can move you.

PLAY FOR HEALTH

Movement is life and is one of the most important aspects in overall health and wellness for people of all ages and abilities. Burke has playground and fitness offerings that engage everyone in all stages of life to move. Our Nucleus® and Intensity® playgrounds feature a fusion of play that helps children engage in active play throughout the day for enhanced growth and developmental opportunities. ELEVATE® Fitness Course brings obstacle course fitness to a whole new level and is poised to engage children 5-12, teenagers and adults. ACTIVATE® Fitness Circuit and INVIGORATE® Dynamic Fitness are a great way to add events to a fitness trail or create a space for outdoor exercise. Our variety of fitness equipment will meet you where you are in your fitness journey and challenge you to be more.

PLAY FOR YOUR MIND

Playful experiences are learning experiences and children at play are developing a wide-variety of skills that range from problem solving and cognitive planning to memory and self-regulation. Each and every time a child plays they are contributing positively to their cognitive development and setting themselves up for future success.



PLAY FOR CONNECTION

Play provides us with common experiences, shared laughter and true connection. It brings communities together and helps us return to the simplicity of basic human connection and kindness. Parks and recreation spaces are critical because they lay the groundwork for the intergenerational engagement, interaction and development we all seek. Products such as Novo® Playful Furniture, with interesting pieces that can be used in a variety of ways, foster those opportunities by creating a space where everyone can interact and play together in their own way. The Konnection® Swing revolutionizes connection by promoting face-to-face connections and playing together. Every person of every age and ability brings their own unique experiences that enhance the collective and moves us all through play.

PLAY FOR MOTION

Motion play creates a childhood experience like no other by creating movement for children of all abilities and providing developmental benefits, including increased spatial awareness, inner ear stimulation and balance. Motion can be a source of calm for children with sensory processing differences while providing delight and excitement for children of all ages.

PLAY FOR DEVELOPMENT

Play is the work of childhood and helps children express themselves, monitor their emotions and develop a sense of identity that fuels their self-esteem and shapes their world view. Creating environments that foster this growth is at the heart of what we do at Burke and helps to teach resiliency and perseverance, all skills that transcend the playground and help children to develop into successful and healthy adults.

WORK THAT MOVES US

Our mission is simple – to bring Play That Moves You® to communities around the world. This mission drives us each and every day to innovate the best in play, playgrounds, recreation and outdoor fitness equipment that help everyone find the best of themselves through play. We are passionate about our legacy of customer service and craftsmanship while looking to the future and always striving to be better.

At Burke, play inspires us to create a community of people that are invested in growth, aren't afraid to commit to positive change and seek to enrich and enhance the lives of the people in communities where we serve and live. Researching, innovating and creating products that help communities and people grow and thrive is the core of our purpose. In our own community, we partner with organizations such as the YMCA and Boys and Girls Club of Fond du Lac and we support, on a larger scale, organizations, municipalities, schools, churches and associations to Join Our Movement® and help let play lead the way for change. This is work that moves us and we hope the results move you.

HANDCRAFTED IN AMERICA'S HEARTLAND

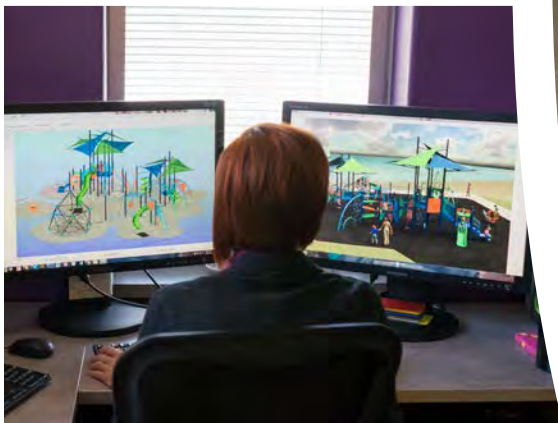
Walk through our Fond du Lac, WI manufacturing facility and you will see playgrounds coming to life through the hands of our people. In the age of assembly lines, we work to combine efficiency with a personal touch that makes every playground special. Bringing quality playgrounds to communities like yours is Work That Moves Us, and we hope the playgrounds we make move you too.

SUPERIOR SERVICE

Customer Service is a hallmark of Burke and we take pride in the fact that when you call, we answer. We have factory-direct customer service representatives that are available to answer questions, help with replacement parts or field inquiries about installations.

YOUR BURKE REPRESENTATIVE

We as Burke Representatives are passionate about bringing play to your community and helping you design your perfect play environment! We are knowledgeable and experienced about the entire playground process from site evaluation to design to maintenance and will work with you beyond installation to make sure your playground is, and remains, all you dreamed!



BURKE'S HISTORY



MORE THAN A CENTURY OF PLAY

Guided by our legacy of innovation, customer service and creativity, we are making the very best and most innovative playground, outdoor fitness and recreation products in our history! Our founder J.E. Burke set the course more than a century ago and we're taking his vision and making it even bigger! Through research, analysis and continuous improvement, we're designing products and playspaces that bring Play That Moves You® to communities for more fun, movement, engagement and development! Play is our passion, our mission and our business and we can't wait for you to Join Our Movement.



BURKE BUILT QUALITY

Discover the value of investing in a Burke Playground:

KOREKONNECT® DIRECT-BOLT CLAMP SYSTEM:

Nucleus® features our Industry-leading KoreKconnect direct-bolt clamp system resulting in the strongest and most accurate connection system ever. Factory located connection points make for easy, precise installation and an error-free fit. Best of all, KoreKconnect is covered for 100 years under our non-prorated Generations Warranty®.

DIRECT-BOLT CONNECTION SYSTEM:

Intensity®, ELEVATE® Fitness Course, ACTIVATE® Fitness Circuit and Synergy® feature Burke's trusted direct-bolt connection that uses a durable, straightforward direct-bolt system to ensure a trouble-free installation and provide the necessary strength to accommodate the demands of playing children. Like our KoreKconnect system, Direct-Bolt connections are covered for 100 years under our Generations Warranty.

EZKONNECT® DECK MOUNTING SYSTEM:

Our exclusive self-leveling deck attachment and factory CNC construction allows for faster and more precise location of decks during installation. The 2-bolt per corner deck attachment increases overall structure strength and stability.

PLATFORMS:

Burke's oversized non-slip platforms are constructed of heavy-duty punched steel that can support more than 2 tons. Our vinyl coating is California compliant, free of lead and other hazardous heavy metals.

TAMPER-RESISTANT STAINLESS STEEL HARDWARE:

All hardware is covered for 100 years under our Generations Warranty.

PREMIUM POWDER COATINGS:

Our industry-leading powder coatings and finishes prevent fading, last longer and deter rust. We also offer a "coastal package" powder coat system. This special powder coat system for metal components and upright posts will provide additional corrosion and chemical protection along with added longevity to the color and gloss retention of the powder coated parts. Contact your Burke Representative for more information on colors, price and warranty.

COMPOUND PLASTICS WITH UV-20:

You'll get long wear and bright, vibrant colors that hold up for years thanks to our thick, durable rotomolded plastics with UV-20 protection. This is why we can cover them for 15 years under our non-prorated Generations Warranty.

CLIMBING CABLES:

Our climbing cables are flexible enough to provide movement, yet strong enough to last. Our ropes are made from 6 polyester cords with steel reinforcement wrapped around a synthetic fiber core. Each cord contains 8 galvanized steel strands tightly covered with polyester multi-fibers. Our RopeVenture® cables consist of 6 strands, each containing 24 stainless steel reinforcing strands within a nylon sleeve, wrapped around a solid nylon core.

ALUMINUM CONNECTORS:

Swivel connectors at the end of our ropes allow assembly at any angle with no unwanted twists in the net. The aluminum fittings used to secure the joints are swaged in place to prevent any movement between the rope and fittings that could cause wear.



FREE RESOURCES

NPPS SAFETY KIT

Burke truly gives you the most value for your money. As part of our Total Cost of Ownership Package, we offer value-added resources FREE with every playground structure purchase. The National Program for Playground Safety (NPPS) Playground Supervision Safety Kit helps supervisors and educators be prepared on the playground. Learn more at bciburke.com/safety.

CUSTOM MAINTENANCE KIT

To help maintain a safe, functioning playground we include a custom maintenance schedule, touch-up paint, graffiti remover and carrying case FREE with every playground structure purchase.

PLANNING & FUNDING TOOLS

We provide you with FREE tools to plan your playground from fundraising and design to installing a community build playground. At Burke, we understand the dedication and hard work it takes to raise the funds for playground equipment. That's why we created Funds for Fun, a direct donation fundraising program to help your organization raise the funds it needs for your new playground. We've also partnered with The School Funding Center to provide up-to-date grant information along with expert grant writing services. Learn more at bciburke.com/funding.



**FREE WITH EVERY BURKE
PLAY STRUCTURE PURCHASE**



FREE FUNDRAISING TOOLS!

BIBA® PLAYGROUND GAMES

ADD MORE PLAY, MOVEMENT AND FUN

Biba brings more engagement, more fun and more people to play. It's another way to view and expand Play That Moves You. Biba on a playground brings games to kids, families and communities that meet them where they are and challenges them to spend more time outdoors moving, playing and developing skills that transcend the playground. At its core, Biba features a variety of games including popular and recognizable characters that will engage and expand the play value of Burke playgrounds like never before. Biba brings imagination, movement and fun that can't be found anywhere else! All you need is the Biba App, a Burke playground featuring Biba and the readiness for a whole new kind of playground experience.

PLAY TOGETHER

Engaging kids and families and creating an experience that fosters social, emotional, physical and cognitive development is part of what Biba on a Burke playground offers. When everyone is engaged, more time is spent at the playground getting that much-needed movement, building relationships and having fun outside.

PLAY GAMES

Getting all the latest in playground games from the leader in outdoor mobile gaming is easy – just download the FREE App and find the nearest Biba playground and start having fun!

PLAYGROUND ENHANCEMENT

Breathing new life into your existing playspace comes from finding fresh, innovative and fun ways to use the space. Enter Biba. Taking an existing playground and adding Biba expands the play value of your existing environment and enhances the playground experience so that every adventure is new again.

STATS IN PLAY

Yes, stats in play...you read that right! With Biba on your playground, you can have statistics at your fingertips. These statistics help parents follow along with their children's progress, while helping park managers understand their park usage, comparing playground facility usage and helping provide quantitative data to support future budget requests. Stats and play unite with Biba!

CALL YOUR LOCAL REPRESENTATIVE AT 800.266.1250 OR VISIT [BCIBURKE.COM/BIBA](https://bciburke.com/biba) TO LEARN MORE.



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[BCIBURKE.COM](https://bciburke.com)

Burke

800.266.1250

COOPERATIVE PURCHASING OPTIONS

PLAYGROUNDS WITHOUT ALL THE PAPERWORK

Purchasing with contracts may sound intimidating, but getting your community playspace doesn't need to be a painful process of writing specifications, issuing RFP's and jumping through hoops – it can be simplified – we promise! As you continue planning for your new commercial playground, review the Purchasing Contracts offered through our partners. Purchasing with one of these contracts simplifies the process and ensures the design and intent remain the same – serving as a place for your community to gather, grow and thrive.

EQUALIS GROUP

Equalis is an innovative cooperative purchasing organization that believes in the power of partnership and that when you work together you achieve more. The basic premise of the Equalis cooperative purchasing organization is to leverage the combined buying power of all members for better pricing and favorable contract terms. Equalis Group uses the lead agency model for competitively bid contracts, provides our participants the savings they expect and offers efficiencies and peace of mind within the procurement process. It is our mission to continuously improve the measurable and meaningful impact of cooperative services for everyone throughout the supply chain.

OMNIA PARTNERS

OMNIA Partners, Public Sector (Subsidiary National IPA) is the largest and most experienced organization in purchasing and supply chain management. Comprised of participants and suppliers in the public sector, we bring together industry-leading buying power and world-class suppliers to offer an extensive portfolio of competitively solicited and publicly awarded contracts and partnerships. OMNIA Partners is proud to offer more value and resources to state and local government, higher education, K-12 education and non-profits.

HGACBUY

Purchasing Burke playground equipment through HGACBuy gives your agency access to volume purchasing agreements and discounts, and there's no need to incur the time and expense of writing specs, issuing RFPs, advertising and evaluating bids. This can shorten your procurement cycle by months, while ensuring compliance with competitive bidding requirements.

SOURCEWELL

As a leader in cooperative purchasing, Sourcewell is passionate about helping members fulfill their public service missions. Sourcewell builds strong relationships with members and vendors to develop practical solutions together.

The easiest way to Join Our Movement is to call your local Representative at 800.266.1250 or visit bciburke.com/rep. Our passion is bringing play to communities like yours and we can't wait to help you get started!

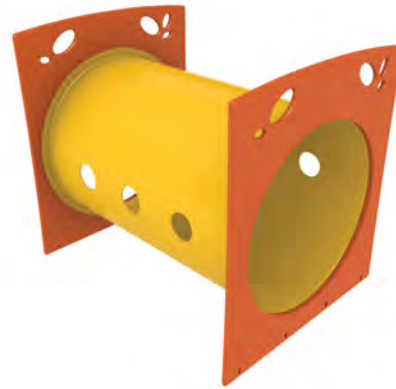


FEATURED PLAY EVENTS



Viper Slide

The Viper Slide can't be tamed, but kids love trying! Viper's exciting twisty and fast serpentine action is guaranteed to generate incredible high-energy fun and safe, healthy play.



STRAIGHT TUNNEL

Our tubes & tunnels excite children's sense of exploration and adventure while improving gross motor skills and body strength.



Nucleus Core Arch Climber

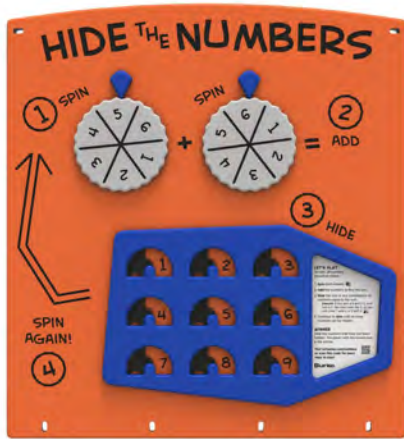
Nucleus Core is the beginning of an incredible play experience that will keep children moving, discovering and surprising themselves at every turn. Core lays the foundation for exploration with multiple climbing paths and challenge levels that link children to slides, towers, climbers and more.



Twisting Traverse

It is a deck-to-deck link that challenges children to move from one playground deck to the other. It is great for building balance and strength while increasing self-confidence and flexibility.

FEATURED PLAY EVENTS



Hide the Numbers Game

Cognitive development and cooperative play shine with the Hide the Numbers Game! A great way to encourage intergenerational play and help children learn numbers, addition and strategy, this panel will bring educational fun to any playspace!



Pinball Panel

Interactive and fun, the Pinball Panel enhances cognitive development and fine motor skills while adding visual interest to your playspace, outdoor classroom or anywhere you need more play.



EVOLUTION SQUARE ROOF

Burke's roofs offer protection from the damaging effects of the sun while still allowing children to have fun.



Evolution Arched Catwalk Bridge

Intricate climbers. Fast slides. The Next Evolution in Play is here. The Nucleus Evolution collection will move children to experience adventure, develop narratives and create experiences like no one has seen on the playground before.

DESIGN SUMMARY

Top Line Recreation, Inc. is very pleased to present this proposal for consideration for the Concord Station located in Land O Lakes. BCI Burke Company, LLC has been providing recreational playground equipment for over 90 years and has developed the right mix of world-class capabilities to meet the initial and continuing needs of Concord Station. We believe our proposal will meet or exceed your project's requirements and will deliver the greatest value to you.

The following is a summary of some of the key elements of our proposal:

- Project Name: Concord Station
- Project Number: 134-154480-1
- User Capacity: 220
- Age Groups: Ages 2-5 years, 5-12 years
- Dimensions: 55' 9" x 125' 5"
- Designer Name: Tyler Hess

Top Line Recreation, Inc. has developed a custom playground configuration based on the requirements as they have been presented for the Concord Station playground project. Our custom design will provide a safe and affordable playground environment that is aesthetically pleasing, full of fun for all users and uniquely satisfies your specific requirements. In addition, proposal # 134-154480-1 has been designed with a focus on safety, and is fully compliant with ASTM F1487 and CPSC playground safety standards.

We invite you to review this proposal for the Concord Station playground project and to contact us with any questions that you may have.

Thank you in advance for giving us the opportunity to make this project a success.

Burke

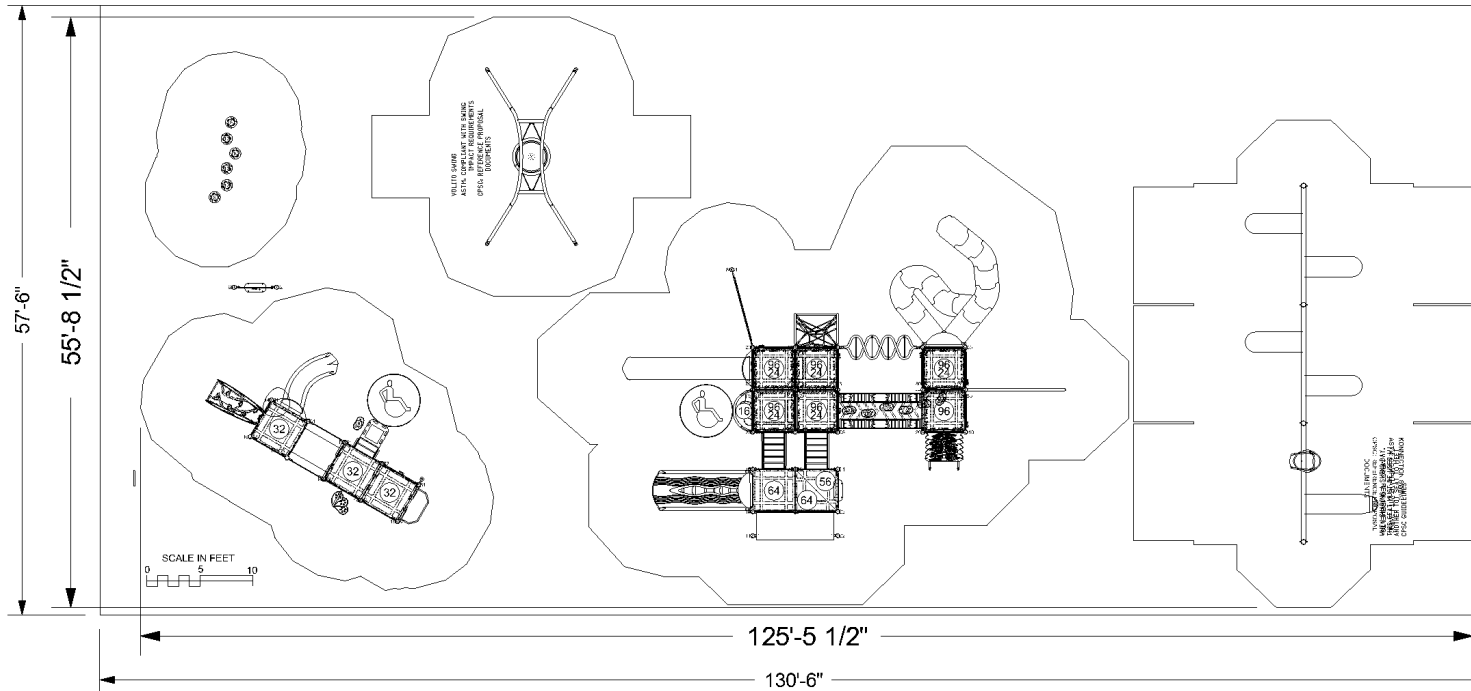
SERIES: Basics, Intensity, Nucleus
SITE PLAN
DRAWN BY: Tyler Hess

Concord Station
18636 Mentmore Blvd
Land O Lakes, FL 34638

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

Top Line Recreation, Inc.
134-154480-1

May 27, 2022



ADA ACCESSIBILITY GUIDELINE (ADAAG CONFORMANCE)

NUMBER OF PLAY EVENTS:	41	
NUMBER OF ELEVATED PLAY EVENTS:	18	
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP:	PROVIDED: 0	REQ'D: 0
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY TRANSFER SYSTEM:	PROVIDED: 17	
NUMBER OF ELEVATED PLAY EVENTS ACCESSIBLE BY RAMP OR TRANSFER SYSTEM:		REQ'D: 9
NUMBER OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 23	REQ'D: 6
NUMBER OF TYPES OF GROUND LEVEL PLAY EVENTS:	PROVIDED: 5	REQ'D: 3

WARNING!

ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND THIS EQUIPMENT.

FOR SLIDE FALL ZONE SURFACING AREA SEE CPSC's Handbook for Public Playground Safety.

PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.

INFORMATION
MINIMUM FALL ZONE
SURFACED WITH
RESILIENT MATERIAL
AREA

4201 SQ.FT.

PERIMETER

624 FT.

STRUCTURE SIZE

55' 9" x 125' 5"

STRUCTURE IS DESIGNED
FOR CHILDREN AGES:

- ☐ 6-23 MONTH OLDS
- ☒ 2-5 YEAR OLDS
- ☒ 5-12 YEAR OLDS
- ☐ 13 + YEAR OLDS



To verify product certification,
visit www.ipema.org

The play components identified
in this plan are IPEMA
certified. The use and layout of
these components conform to the
requirements of ASTM F1487.
To verify product certification,
visit www.ipema.org

The space requirements shown
here are to ASTM standards.
Requirements for other standards
may be different.

The use and layout of play
components identified in this plan
conform to the CPSC guidelines.
U.S. CPSC recommends the
separation of age groups in
playground layouts.

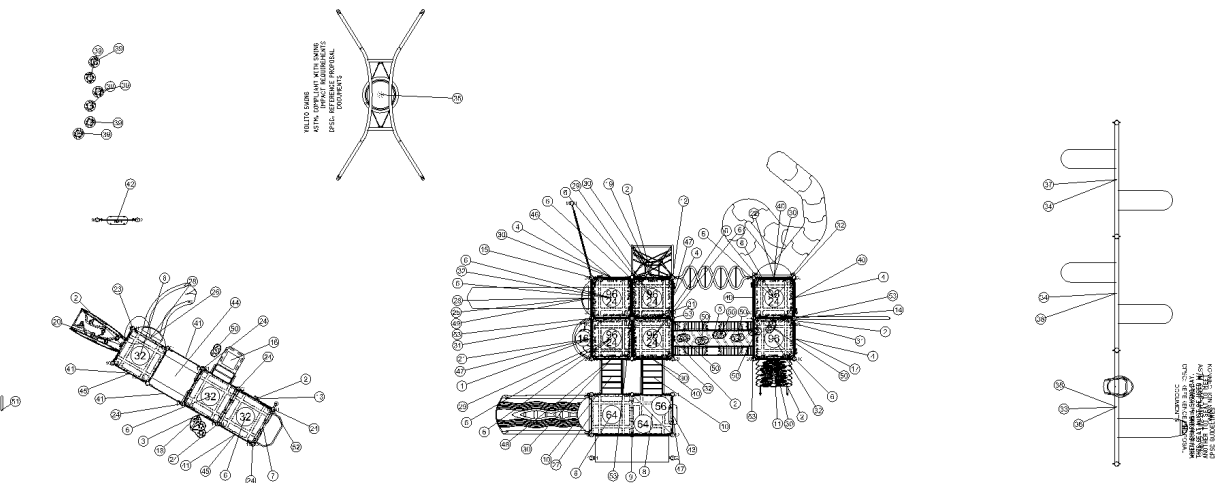


Concord Station
18636 Mentmore Blvd
Land O Lakes, FL 34638

Top Line Recreation, Inc.

BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

ITEM	COMP.	DESCRIPTION
1	270-0009	8" CLOSURE PLATE, ELLIPSE
2	270-0120	EVOLUTION UNITARY ENCLOSURE
3	270-0121	EVOLUTION STANCHION
4	270-0122	EVOLUTION OFFSET ENCLOSURE
5	270-0123	EVOLUTION ARCHED CATWALK
6	270-0130	SQUARE PLATFORM
7	270-0148	BALCONY
8	270-0301	SPLIT SQUARE PLATFORMCLOSURE
9	350-0874	CUSTOM GENERAL STORE FRONT
10	370-0468	32" TRANSITION STAIR W/BARRIER
11	370-0799	JUNGLE VINE CLIMBER 96"
12	370-0808	TWISTING TRAVERSE
13	370-0860	TREE BRANCH CLIMBER 32"
14	370-1583	APEX ROPE CLIMBER
15	370-1651	TRANGO CLIMBER, POST TO POST
16	370-1657	TRANSFER STATION, HANDRAIL
17	370-1666	SHASTA CLIMBER, 80"-96"
18	370-1674	PETAL STEP CLIMBER 32"
19	370-1702	NUCLEUS CORE ARCH CLIMBER
20	370-1716	ROCK CRAWL
21	470-0075	CRESCENT PLATFORM
22	470-0574	VIPER II OVER UNDER 96"
23	470-0618	PETAL POST TOPPER
24	470-0658	CURVED POST TOPPER
25	470-0758	VELO XL SLIDE, 88"-96" W/O HOOD
26	470-0802	MONACO SLIDE, 32"-40"
27	470-0803	CONTOUR SLIDE, 64"-72"
28	470-0804	SLIDE HOOD, LOW SIDE WALL
29	470-0807	EVOLUTION SQUARE ROOF, ADD-ON
30	470-0808	EVOLUTION ROOF BOTTOM EDGE
31	470-0810	SQUARE ROOF TOP EDGE, TWO SIDED
32	470-0867	EVOLUTION SQUARE ROOF
33	550-0099	TOT SEAT, 7' & 8' SINGLE, STD CUSHION
34	550-0112	BELT SEAT, 8' PAIR, STD CHAIN
35	550-0186	VOLITO
36	550-0191	CONNECTION SWING
37	550-0201	SINGLE POST SWING ASSEMBLY
38	550-0202	SINGLE POST SWING ADD-ON 5"
39	560-0453	STEP SPOT POD 8-16"
40	570-0100	EVOLUTION BARRIER
41	570-0692	CUSTOM PANEL 25 BELOW PLATFORM
42	570-0701	CUSTOM PANEL 56 WITH COUNTDOWN
43	570-0702	CUSTOM PANEL 22 WITH COUNTDOWN
44	570-1502	STRAIGHT TUNNEL
45	570-1694	CUSTOM PANEL 41
46	570-1858	3-IN-A-ROW PANEL, ABOVE PLATFORM
47	570-2635	CUSTOM CURVED 41
48	570-2712	HIDE THE NUMBERS 2-SIDED PLATFORM
49	570-2737	PINBALL PANEL
50	580-1364	LIL NOVO BEAN STEP
51	580-1399	WELCOME SIGN, CUSTOM
52	670-0156	POST MOUNTED BELL
53	670-0423	POST, FOOTER EXTENSION 5"



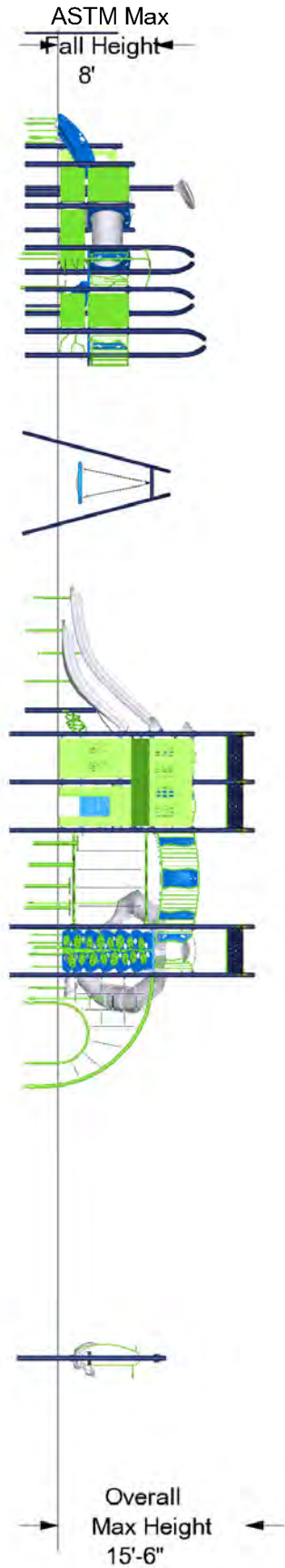


SERIES: Basics, Intensity, Nucleus
ELEVATION PLAN
DRAWN BY: Tyler Hess

Concord Station
18636 Mentmore Blvd
Land O Lakes, FL 34638
BCI Burke Company, LLC PO Box 549 Fond du Lac, Wisconsin 54936-0549 Telephone 920-921-9220

Top Line Recreation, Inc.
134-154480-1

May 27, 2022



The protective surfacing for this design must accommodate the critical fall height.



Burke

SERIES: Basics, Intensity, Nucleus
ISOMETRIC PLAN
DRAWN BY: Tyler Hess

Concord Station
18636 Mentmore Blvd
Land O Lakes, FL 34638

Top Line Recreation, Inc.
134-154480-1

May 27, 2022



Proposal # 134-154480-1

May 27, 2022
2022 Pricing

Proposal Prepared for:

Michael Speidel
Concord Station
18636 Mentmore Blvd
Land O Lakes, FL 34638
Phone: 8139094569

Project Location:

Concord Station
18636 Mentmore Blvd
Land O Lakes, FL 34638

Proposal Prepared by:

Top Line Recreation, Inc.
2922 Howland Blvd
Deltona, FL 32725
Phone: 800-921-4509
Fax:
info@toplinerec.com

Kelly Woods
Phone: 386-575-8359
Fax: 888-909-0549
kellyw@toplinerec.com

Component No.	Description	Qty	User Cap	Ext. User Cap	Weight	Ext. Weight
Burke Basics						
550-0099	TOT SEAT, 7' & 8' SINGLE, STD...	1	1	1	12	12
550-0112	BELT SEAT, 8' PAIR, STD CHAIN	2	2	4	20	40
550-0186	VOLITO	1	4	4	413	413
550-0191	KONNECTION SWING	1	2	2	64	64
550-0201	SINGLE POST SWING ASSEMBLY 5"...	1	0	0	220	220
550-0202	SINGLE POST SWING ADD-ON 5" OD	2	0	0	145	290
560-0453	STEP SPOT POD 8-16"	6	1	6	19	114
580-1364	LIL NOVO BEAN STEP	7	1	7	28	196
580-1399	WELCOME SIGN, CUSTOM	1	0	0	45	45
660-0101	INSTALL KIT, BURKE BASICS - P...	1	0	0	2	2
Custom						
350-0874	CUSTOM GENERAL STORE FRONT	1	0	0	446	446
Intensity						
370-0808	TWISTING TRAVERSE	1	5	5	103	103
370-1583	APEX ROPE CLIMBER	1	8	8	150	150
Nucleus						
072-0500-108C	5" OD X 108" CAPPED POST	3	0	0	57	171
072-0500-112C	5" OD X 112" CAPPED POST	2	0	0	59	118
072-0500-116C	5" OD X 116" CAPPED POST	1	0	0	61	61
072-0500-132C	5" OD X 132" CAPPED POST	1	0	0	69	69
072-0500-156C	5" OD X 156" CAPPED POST	2	0	0	82	164
072-0500-172C	5" OD X 172" CAPPED POST	2	0	0	90	180
072-0500-208C	5" OD X 208" CAPPED POST	10	0	0	109	1,090
072-0500-80C	5" OD X 80" CAPPED POST	1	0	0	42	42
072-0500-96C	5" OD X 96" CAPPED POST	2	0	0	51	102
072-0501-148R	5" OD X 148" ROOF POST	1	0	0	78	78
072-0502-144S	5" OD X 144" SWAGED POST	4	0	0	76	304
072-0502-152S	5" OD X 152" SWAGED POST	5	0	0	80	400
072-0502-156S	5" OD X 156" SWAGED POST	2	0	0	82	164
072-5503-80T	5" OD X 80" TOP ALUMINUM CAPP...	5	0	0	16	80
270-0009	8" CLOSURE PLATE, ELLIPSE	1	0	0	8	8
270-0120	EVOLUTION UNITARY ENCLOSURE	6	0	0	34	204
270-0121	EVOLUTION STANCHION	1	0	0	43	43
270-0122	EVOLUTION OFFSET ENCLOSURE	5	0	0	34	170



Proposal # 134-154480-1

May 27, 2022

2022 Pricing

270-0123	EVOLUTION ARCHED CATWALK BRID...	1	11	11	439	439
270-0130	SQUARE PLATFORM	15	6	90	106	1,590
270-0148	BALCONY	1	2	2	99	99
270-0301	SPLIT SQUARE PLATFORMCLOSURE ...	1	4	4	108	108
370-0468	32" TRANSITION STAIR W/BARRIE...	2	3	6	215	430
370-0799	JUNGLE VINE CLIMBER 96"	1	2	2	161	161
370-0860	TREE BRANCH CLIMBER 32"	1	2	2	17	17
370-1651	TRANGO CLIMBER, POST TO POST	1	5	5	32	32
370-1657	TRANSFER STATION, HANDRAIL 32"	1	4	4	135	135
370-1666	SHASTA CLIMBER, 80"-96"	1	4	4	32	32
370-1674	PETAL STEP CLIMBER 32"	1	2	2	56	56
370-1702	NUCLEUS CORE ARCH CLIMBER	1	7	7	265	265
370-1716	ROCK CRAWL	1	2	2	134	134
470-0075	CRESCENT PLATFORM	1	1	1	52	52
470-0574	VIPER II OVER UNDER 96	1	8	8	479	479
470-0618	PETAL POST TOPPER	1	0	0	20	20
470-0658	CURVED POST TOPPER	6	0	0	20	120
470-0758	VELO XL SLIDE, 88"-96" W/O HO...	1	2	2	134	134
470-0802	MONACO SLIDE, 32"-40"	1	2	2	71	71
470-0803	CONTOUR SLIDE, 64"-72"	1	4	4	232	232
470-0804	SLIDE HOOD, LOW SIDE WALL	2	0	0	32	64
470-0807	EVOLUTION SQUARE ROOF, ADD-ON	2	0	0	72	144
470-0808	EVOLUTION ROOF BOTTOM EDGE	6	0	0	13	78
470-0810	SQUARE ROOF TOP EDGE, TWO SID...	3	0	0	14	42
470-0867	EVOLUTION SQUARE ROOF	4	0	0	76	304
570-0100	EVOLUTION BARRIER	4	0	0	52	208
570-0692	CUSTOM PANEL 25 BELOW PLATFORM	4	1	4	41	164
570-0701	CUSTOM PANEL 56 WITH COUNTER	1	4	4	76	76
570-0702	CUSTOM PANEL 22 WITH COUNTER	1	4	4	40	40
570-1502	STRAIGHT TUNNEL	1	2	2	97	97
570-1694	CUSTOM PANEL 41	2	1	2	50	100
570-1858	3-IN-A-ROW PANEL, ABOVE PLATF...	1	2	2	45	45
570-2635	CUSTOM CURVED 41	3	1	3	48	144
570-2712	HIDE THE NUMBERS 2-SIDED PLAY...	1	2	2	70	70
570-2737	PINBALL PANEL	1	1	1	53	53
600-0104	NPPS SUPERVISION SAFETY KIT	1	0	0	3	3
660-0103	MAINTENANCE KIT, STRUCTURE	1	0	0	7	7
660-0104	INSTALLATION KIT, STRUCTURE	1	0	0	5	5
670-0156	POST MOUNTED BELL	1	1	1	5	5
670-0423	POST, FOOTER EXTENSION 5" OD ...	5	0	0	11	55

Total User Capacity: 220

Total Weight: 11,853 lbs.

Total Price: \$161,127

Information is relative to the May 27 2022 4:35AM database.

Special Notes:

Prices do not include freight, unloading, material storage, site excavation/preparation, removal of existing equipment, removal of excess soil from footing holes, site security, safety surfacing, installation, or sales tax (if applicable). Prices are based on standard colors per CURRENT YEAR BCI Burke Catalog. Custom colors, where available, would be an extra charge. **Pricing is valid for 30 days from the date of this proposal.**



Proposal # 134-154480-1

May 27, 2022

2022 Pricing

Selected Color List

Color Group	Color
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Phase 1

Accessory	Lime
Rotomolded	Granite
Platform	Blue
1 Color Extruded/Flat	Blue
2 Color Extruded/Flat (outer)	Lime
2 Color Extruded/Flat (inner)	Black
Kore Konnect	Navy
Post	Navy

Phase 2

Rotomolded Roofs	Granite
2 Color Extruded/Flat (outer)	Lime
2 Color Extruded/Flat (inner)	Black
Kore Konnect	Navy
Platform	Blue
Post	Navy
Accessory	Lime
Rotomolded	Granite
1 Color Extruded/Flat	Blue

Phase 3

Accessory	Lime
1 Color Extruded/Flat	Blue
2 Color Extruded/Flat (outer)	Lime
2 Color Extruded/Flat (inner)	Black
Kore Konnect	Navy
Post	Navy

Phase 4

Contemporary Swing Fittings	Navy
Post	Navy
Accessory	Lime
Rotomolded	Granite
2 Color Extruded/Flat (outer)	Lime
2 Color Extruded/Flat (inner)	Black



Proposal # 134-154480-1

May 27, 2022
2022 Pricing

Volito Swing

Safety Standards & Guidelines - Reference Information

The Volito Swing was designed to allow multiple children to swing and engage together. For many years the only swings available for kids to use together were tire swings, which are fun and challenging but presented opportunities for improvement. Tire swings are able to rotate and pivot in all directions, often in an unpredictable manner and, because they aren't easy to propel while sitting on them, other children often have to push the swing to gain and maintain motion. The Volito Swing, along with many similar swings in this growing market trend, provides a multi-user swing that moves in a single axis to-fro motion.

The Volito Swing is IPEMA Certified and meets or exceeds the requirements of ASTM F1487-17, which is recognized as the standard of care in the playground industry. This ASTM public playground safety standard is revised every two to three years to remain current with innovation and market trends.

The CPSC Public Playground Safety Handbook hasn't been revised since 2008 and doesn't include new product categories that have been innovated in recent years. There are a couple of points to note when deciding to purchase a multi-user swing:

- Multi-user swings are innovative and CPSC Public Playground Safety Handbook doesn't have a standard that specifically covers them.
- CPSC 5.3.8.3.1 – CPSC recommends that belt swing seats should be designed to accommodate no more than one user at any time. While the Volito Swing is a single axis swing, it is clearly not a belt seat.
- CPSC 2.3.1 – CPSC says that swings intended for more than one user are not recommended because of their greater mass, as compared to single occupancy swings, presents a risk of impact injury.
 - The ASTM safety standard, F1487, was revised in 2011 to add maximum impact requirements for swings and the Volito Swing has been tested and is compliant with ASTM impact requirements.
 - CPSC has written a letter stating that “the swing impact test in F1487-11 is a reasonable approach to address the concerns posed by unoccupied, heavy, multiple occupancy swings.”
- CPSC has always included an exemption to both recommendations listed above for tire swings, which are multiple occupancy swings that are suspended from a single pivot and permit swinging in any direction.
- CPSC also emphasizes that their Handbook provides recommendations, not requirements. If a jurisdiction adopts the Handbook's recommendations as mandatory requirements, that jurisdiction would need to determine how the requirements should be applied in any particular instance.



Proposal # 134-154480-1

May 27, 2022
2022 Pricing

Konnection Swing™

Safety Standards & Guidelines - Reference Information

The Konnection Swing was designed to provide an intergenerational play opportunity and offer everyone the childhood joy of swinging! While researching the use of swings, two trends stood out to us - caregivers pushing infants in bucket seat swings and adults swinging with children on their lap. Both situations could be improved with the design of a swing designed to foster connection and increase safety. The Konnection Swing was developed as a direct result of this. The overall design is focused on fostering true connection in both eye contact and proximity leading to increased engagement for all users. Hands-free swinging allows the caregiver to hold, interact and play with the child as they both experience the thrill of swinging together.

The Konnection Swing is IPEMA Certified and meets or exceeds the requirements of ASTM F1487-17, which is recognized as the standard of care in the playground industry. This ASTM public playground safety standard is revised every two to three years to remain current with innovation and market trends.

The CPSC Public Playground Safety Handbook hasn't been revised since 2008 and doesn't include new product categories that have been innovated in recent years. There are a couple of points to note when deciding to purchase a multi-user swing:

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- CPSC also emphasizes that their Handbook provides recommendations, not requirements. If a jurisdiction adopts the Handbook's recommendations as mandatory requirements, that jurisdiction would need to determine how the requirements should be applied in any particular instance.

TESTIMONIALS

"Service, Safety, Quality. Three words I would use to describe the people, business model, and overall organizational standards that inspires the BCI Burke Company. Every organization has a unique set of challenges and goals when it comes to building an educational environment - and from our experience, BCI Burke came to the table ready to work with us as partners to meet those challenges and goals head on.

We chose to work with BCI Burke because we needed a reliable company that would be able to provide nothing less than the highest quality product with our own time limitations. As with most other businesses, we did not have the luxury of making an investment into a project of this magnitude and not feel 100% certain that we had gotten the very best of our dollar. We also had to assure our stakeholders that we would see that investment last the test of time.

BCI Burke offered us superb and consistent customer service, the ability to achieve our goal on a fast timetable, and the confidence that our playground is genuinely the very best in design and safety. This is something that we will showcase in our school for many years to come.

After working with the company, I know personally they are committed to go the extra mile to satisfy your needs. BCI Burke is a master in their field but also provide the customer with an intuitive understanding of service".

Angela H. Brunini
Principal
St. Anthony Catholic School

"I am writing to tell you how much I enjoyed and appreciated working with your local representative...Through the years, I have worked with a number of playground companies, but never with anyone with the professionalism, commitment and follow-through of (your Burke Rep). We are all so excited about our children having the opportunity to play on your wonderful equipment; of course, we want everything! We are so impressed with the many, many possible designs. Thank you for the quality of your equipment and your local representatives."

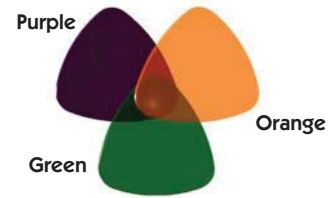
Nancy Emerson
Director
The Children's Center
Dallas , TX

COLORS THAT MOVE YOU

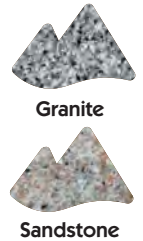
POWDER COAT PAINT



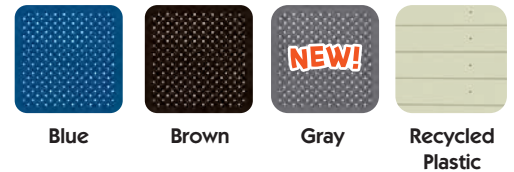
SOLIS HUE TOPPERS



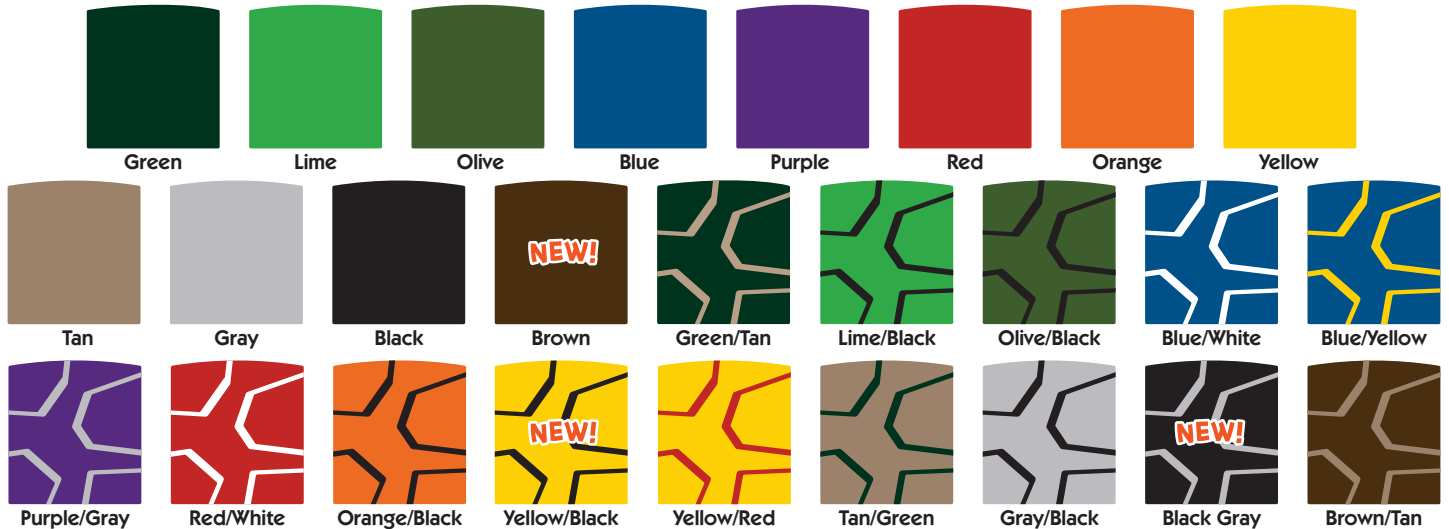
ROCKIT CLIMBERS



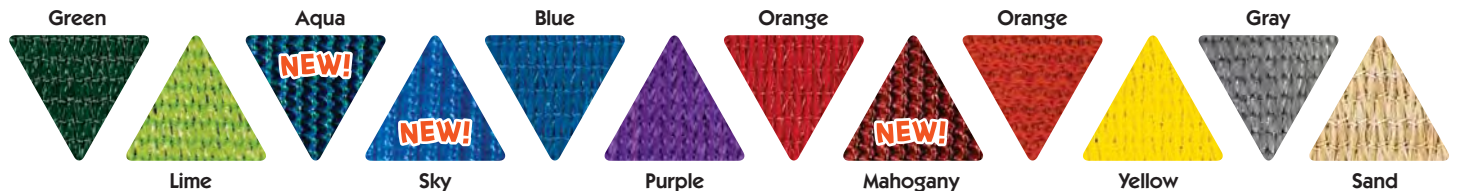
PLATFORMS



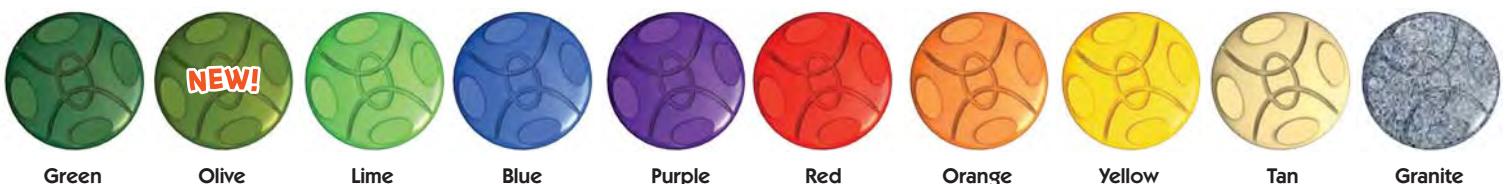
HDPE PLASTIC PANELS



SHADE CANOPIES



ROTOMOLD PLASTIC



VISIT [BCIBURKE.COM/COLOR](https://www.bciburke.com/color) TO CUSTOMIZE YOUR PLAYGROUND COLORS!

BURKE GENERATIONS WARRANTY®

The Longest and Strongest warranty in the industry

BCI Burke Company, LLC ("Burke") warrants that all standard products are warranted to be free from defects in materials and workmanship, under normal use and service, for a period of one (1) year from the date of shipment.

We stand behind our products. In addition, the following products are warranted, under normal use and service from the date of shipment as follows:

- One Hundred (100) Year Limited Warranty on aluminum and steel upright posts (including Intensity®, Synergy™, Nucleus®, Voltage®, Little Buddies®, ELEVATE®, ACTIVATE®, INVIGORATE™) against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on KoreConnect® clamps against structural failure due to corrosion, deterioration or workmanship.
- One Hundred (100) Year Limited Warranty on Hardware (nuts, bolts, washers)
- One Hundred (100) Year Limited Warranty on bolt-through fastening and clamp systems (Synergy™, Intensity®, Nucleus®, Voltage®, Little Buddies®, ELEVATE®).
- Twenty-Five (25) Year Limited Warranty on spring assemblies and aluminum cast animals.
- Fifteen (15) Year Limited Warranty on structure platforms and decks, metal roofs, table tops, bench tops, railings and barriers against structural failure due to materials or workmanship.
- Fifteen (15) Year Limited Warranty on all plastic components including StoneBorders against structural failure due to materials or workmanship.
- Ten (10) Year Limited Warranty on ShadePlay Canopies fabric, threads, and cables against degradation, cracking or material breakdown resulting from ultra-violet exposure, natural deterioration or manufacturing defects. This warranty is limited to the design loads as stated in the specifications.
- Ten (10) Year Limited Warranty on NaturePlay® Boulders and GFRc products against structural failure due to natural deterioration or workmanship. Natural wear, which may occur with any concrete product with age, is excluded from this warranty.
- Ten (10) Year Limited Warranty on Full Color Custom Signage against manufacturing defects that cause delamination or degradation of the sign. Full Color Custom Signs also carry a two (2) year warranty against premature fading of the print and graphics on the signs.
- Five (5) Year Limited Warranty on Intensity® and RopeVenture® cables and LEVEL X® flex bridge against premature wear due to natural deterioration or manufacturing defects. Determination of premature wear will be at the manufacturer's discretion.
- Five (5) Year Limited Warranty on moving parts, including swing components, against structural failure due to materials or workmanship.
- Five (5) Year Limited Warranty on PlayEnsemble® cables and mallets against defects in materials and workmanship.
- Three (3) Year Limited Warranty on electronic panel speakers, sound chips and circuit boards against electronic failure caused by manufacturing defects.

The warranty stated above is valid only if the equipment is erected in conformity with the layout plan and/or installation instructions furnished by BCI Burke Company, LLC using approved parts; have been maintained and inspected in accordance with BCI Burke Company, LLC instructions. Burke's liability and your exclusive remedy hereunder will be limited to repair or replacement of those parts found in Burke's reasonable judgment to be defective. Any claim made within the above stated warranty periods must be made promptly after discovery of the defect. A part is covered only for the original warranty period of the applicable part. Replacement parts carry the applicable warranty from the date of shipment of the replacement from Burke. After the expiration of the warranty period, you must pay for all parts, transportation and service charges.

Burke reserves the right to accept or reject any claim in whole or in part. Burke will not accept the return of any product without its prior written approval. Burke will assume transportation charges for shipment of the returned product if it is returned in strict compliance with Burke's written instructions.

THE FOREGOING WARRANTIES ARE EXCLUSIVE AND IN LIEU OF ANY OTHER WARRANTY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OR MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IF THE FOREGOING DISCLAIMER OF ADDITIONAL WARRANTIES IS NOT GIVEN FULL FORCE AND EFFECT, ANY RESULTING ADDITIONAL WARRANTY SHALL BE LIMITED IN DURATION TO THE EXPRESS WARRANTIES AND BE OTHERWISE SUBJECT TO AND LIMITED BY THE TERMS OF BURKE'S PRODUCT WARRANTY. SOME STATES DO NOT ALLOW THE EXCLUSION OF CERTAIN IMPLIED WARRANTIES, SO THE ABOVE LIMITATION MAY NOT APPLY TO YOU.

Warranty Exclusions: The above stated warranties do not cover: "cosmetic" defects, such as scratches, dents, marring, or fading; damage due to incorrect installation, vandalism, misuse, accident, wear and tear from normal use, exposure to extreme weather; immersion in salt or chlorine water, unauthorized repair or modification, abnormal use, lack of maintenance, or other cause not within Burke's control; and

Limitation of Remedies: Burke is not liable for consequential or incidental damages, including but not limited to labor costs or lost profits resulting from the use of or inability to use the products or from the products being incorporated in or becoming a component of any other product. If, after a reasonable number of repeated efforts, Burke is unable to repair or replace a defective or nonconforming product, Burke shall have the option to accept return of the product, or part thereof, if such does not substantially impair its value, and return the purchase price as the buyer's entire and exclusive remedy. Without limiting the generality of the foregoing, Burke will not be responsible for labor costs involved in the removal of products or the installation of replacement products. Some states do not allow the exclusion of incidental damages, so the above exclusion may not apply to you.

The environment near a saltwater coast can be extremely corrosive. Some corrosion and/or deterioration is considered "normal wear" in this environment. Product installed within 500 yards of a saltwater shoreline will only be covered for half the period of the standard product warranty, up to a maximum of five years, for defects caused by corrosion. Products installed in direct contact with saltwater or that are subjected to salt spray are not covered by the standard warranty for any defects caused by corrosion.

Contact your local Burke Representative for warranty information regarding Burke Turf® and Burke Tile products.

Terms of Sale

Pricing: Prices published in this catalog are in USD, are approximate and do not include shipping & handling, surfacing, installation nor applicable taxes. All prices are subject to change without notice. Contact your Burke representative for current pricing. Payments are to be made in USD.

Weights: Weights are approximate and may vary with actual orders.

Installation: All equipment is shipped unassembled. For a list of factory-certified installers in your area, please contact your Burke representative.






Specifications: Product specifications in this catalog were correct at the time of publication. However, product improvements are ongoing at Burke, and we reserve the right to change or discontinue specifications without notice.

Loss or Damage in Transit: A signed bill of lading is our receipt from a carrier that our shipment to you was complete and in good condition upon arrival. Before you sign, please check the Bill of Lading carefully when the shipment arrives to make sure nothing is missing and there are no damages. Once the shipment leaves our plant, we are no longer responsible for any damage, loss or shortage.

For more information regarding the warranty, call Customer Service at 920-921-9220 or 1-800-356-2070.

01/2022



COLOR	
	NAVY
	LIME
	GRANITE
	BLUE
	LIME/BLACK









CONCORD STATION



Blank Tab



3125 Skyway Circle
Melbourne, FL 32934
Phone 1-321-775-0600 Fax 1-321-242-2216
Toll Free - 888-653-7529

Date: 4/12/2022

PROPOSAL

Proposal # 22239

Payment Terms: 50% w/ order/50% @ Completion

Customer Phone:

Customer Fax:

Organization: Concord Station:Clubhouse
18636 Mentmore Blvd.
Land O Lakes, FL 34638

Proposal Valid Until: 5/11/2022

Project: Playground
Clubhouse
Ship To 18636 Mentmore Blvd
Land O Lakes, FL 34638

Prepared for: M. Speidel

Sales Rep MTG

DESCRIPTION

INSTALLATION IS BASED ON ARC PROPOSAL # 24146

Installation of:

- (1) R5 Custom Play System - R50B245FA
- (1) R5 Custom Play System - R50591A8A
- (1) CUSTOM 8ft Single Post Swing (2B)
- (1) CUSTOM 8ft Single Post AB (R, 2FB)
- (1) CUSTOM 8ft Single Post AB (R, 2B)
- (1) PC 2426 Alligator Balance Beam
- (1) PC 2425 Horizontal Log
- (1) PC 2015 Disc Swing

Note:Removal of old equipment by others. Existing loose rubber to remain. Client to handle with local supplier for top off of rubber. We will just be installing the new equipment.

Price includes Concrete for footers and rental equipment.

TOTAL: \$38,430.00

Permitting and Administration Fee

TOTAL: \$4,830.00

INCLUSIONS:

Proposal includes the following: labor and insurance in accordance with manufacturer specifications. State of Florida Contractors Licensing.

EXCLUSIONS:

Proposal does not include the following: prevailing wage differences, performance bonds, site damages for sprinkler systems and sod, and access to construction site, additional insurance, union fees, fall height testing, drainage, plans, engineered drawings.

100% Financing Available - Flexible Terms
Ask Your ARC Sales Representative For More Information

Subtotal

Sales Tax (7.0%)

TOTAL

Signature:

Print Name/Title: _____

Date _____ P.O. # _____

The above quotation is based upon site access for heavy equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufacturer's specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforeseen hazards. There will be additional charges incurred to clear the area and/or the abutment hole so that installation can be completed.



3125 Skyway Circle
Melbourne, FL 32934
Phone 1-321-775-0600 Fax 1-321-242-2216
Toll Free - 888-653-7529

Date: 4/12/2022

PROPOSAL

Proposal # 22239

Payment Terms: 50% w/ order/50% @ Completion

Customer Phone:

Customer Fax:

Organization: Concord Station:Clubhouse
18636 Mentmore Blvd.
Land O Lakes, FL 34638

Proposal Valid Until: 5/11/2022

Project: Playground
Clubhouse
Ship To 18636 Mentmore Blvd
Land O Lakes, FL 34638

Prepared for: M. Speidel

Sales Rep MTG

DESCRIPTION

Items to be managed by customer unless otherwise stated in proposal:

- Site security and safety requirements while job is in progress.
- Customer to provide 110 electrical power and water required for proper installation
- All underground utilities be marked prior to installation.
- Provide waste receptacle to accommodate construction debris.
- Provide benchmark for required elevation to be established.
- Complete site preparation , excavation and disposal of spoil.
- Provide required permitting and administration.
- Landscaping.
- Masonry repairs.

PROJECT NOTES:

- Pricing is based on unrestricted access to site for large machinery
- Pricing is based on staging/delivery area being next to installation area
- Pricing is based on offloading of equipment on site and immediate installation
- Customer is responsible for verifying the accuracy of all quantities and dimensions included in this estimate.
- Dumpster to be provided by Play Space Services

100% Financing Available - Flexible Terms
Ask Your ARC Sales Representative For More Information

Subtotal \$43,260.00

Sales Tax (7.0%) \$0.00

TOTAL \$43,260.00

In the unlikely event that Play/Space is required to file civil action or institute any collection efforts against customer, customer agrees to pay any and all costs, fees, expenses and attorney fees incurred by PlaySpace, regardless of whether suit is actually filed, and including but not limited to any and all costs, fees, expenses and attorney fees incurred on appeal or in any post judgement collection efforts or proceedings.

Signature: _____ ... Print Name/Title: _____ Date: _____ P.O. # _____

The above quotation is based upon site access for heavy equipment and soil conditions of 2000 PSI. If during excavation of foundations necessary per manufactureres specifications conditions exceed normal, our contractor shall notify the owner immediately. This shall include all types of rock, vegetation and any unforeseen hazards. There will be additional charges incurred to clear the area and or the abutement hole so that installation can be completed.

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Proposal for

Rizzetta & Company, Inc.

Prepared by



05-18-2022
Job # 103880-01

Concord Station CDD



800.235.2440 | gametime.com



Playpalette: Deep Space

5/18/22
Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

Concord Station CDD

Land O Lakes, FL



www.gametime.com



www.playdrp.com



Playpalette: Deep Space

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions. 5/18/22

Concord Station CDD

Land O Lakes, FL



www.gametime.com



www.playdrp.com



Playpalette: Deep Space

5/18/22
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Concord Station CDD

Land O Lakes, FL



www.gametime.com



www.playdrp.com



Playpalette: Deep Space

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5/18/22

Concord Station CDD

Land O Lakes, FL



www.gametime.com



www.playdrp.com



Playpalette: Deep Space

5/18/22
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Concord Station CDD

Land O Lakes, FL



www.gametime.com



www.playdrp.com



Playpalette: Deep Space

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5/18/22

Concord Station CDD

Land O Lakes, FL



www.gametime.com



www.playdrp.com



Playpalette: Deep Space

Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions. 5/18/22

Concord Station CDD

Land O Lakes, FL



Playpalette: Deep Space

5/18/22
Intellectual property of GameTime, a PlayCore Company. The site shown in rendering is an interpretation and may not reflect exact site conditions.

Concord Station CDD

Land O Lakes, FL

Scope of Work By Others –

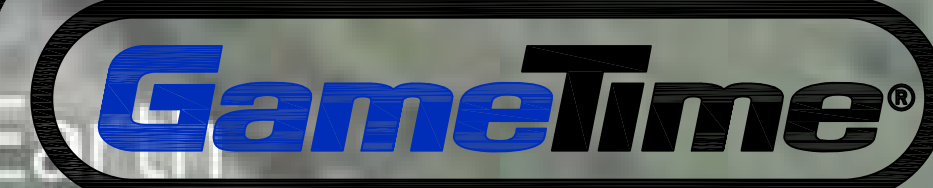
- Removal of existing equipment
- Removal of fence in the middle
- Opening fence for access machinery
- Siteplan or Survey for permitting

Scope of Work by Installers –

- Moving to side shredded rubber to work
- Installation of new equipment as shown
- Top-off existing shredded rubber

NOTE : dirt will be brought up when digging new footers after a few rain falls it will settle back down below the surfacing

6,850 sq. ft.
Top-off shredded rubber
Approximately 3" in entire area



A PLAYCORE Company



150 PlayCore Drive SE
Fort Payne, AL 35967
www.gametime.com

Concord Station CDD

Representative
Dominica Recreation Products

This play equipment is recommended for children ages
5-12.

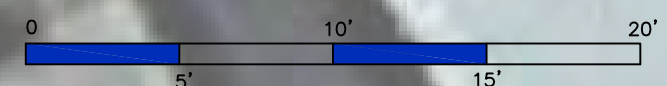
Minimum Area Required:

Scale: 1" = 5'-0"

This drawing can be scaled only when in an 24" x 36" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

Drawn By:
Rob
Date:
5-16-22
Drawing Name:
Concord Station

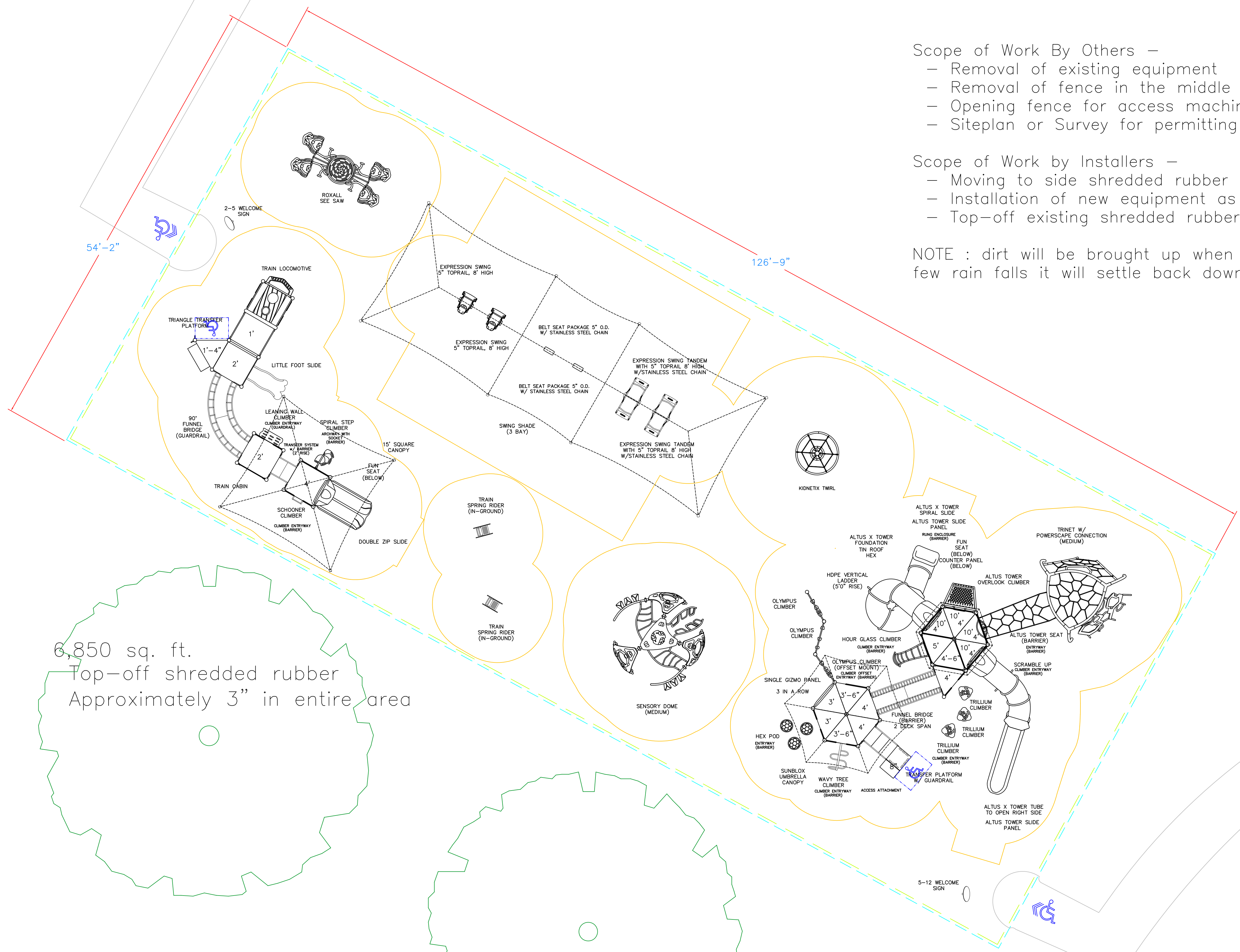




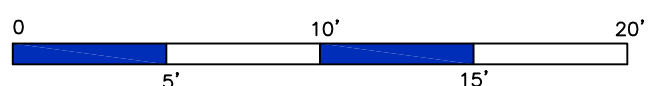
- Scope of Work By Others –
- Removal of existing equipment
 - Removal of fence in the middle
 - Opening fence for access machinery
 - Siteplan or Survey for permitting

- Scope of Work by Installers –
- Moving to side shredded rubber to work
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Approximately 3" in entire area



150 PlayCore Drive SE
Fort Payne, AL 35967
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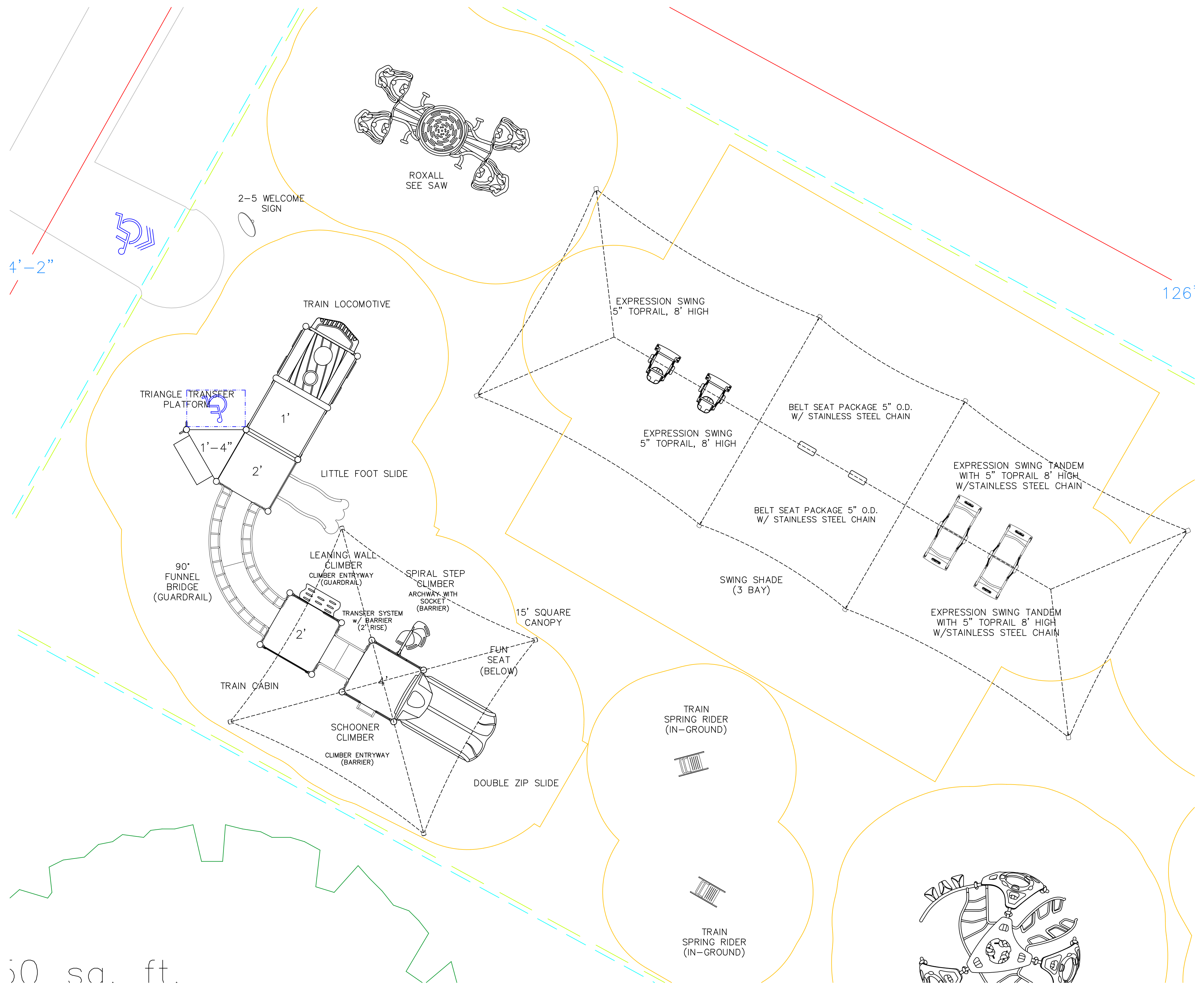
Concord Station CDD
Representative
Dominica Recreation Products

This play equipment is recommended for children ages
5-12

Minimum Area Required:
Scale: 1" = 5'-0"
This drawing can be scaled only when in an 24" x 36" format

IMPORTANT: Soft resilient surfacing should be placed in the use zones of all equipment, as specified for each type of equipment, and at depths to meet the critical fall heights as specified by the U.S. consumer Product Safety Commission, ASTM standard F 1487 and Canadian Standard CAN/CSA-Z-614

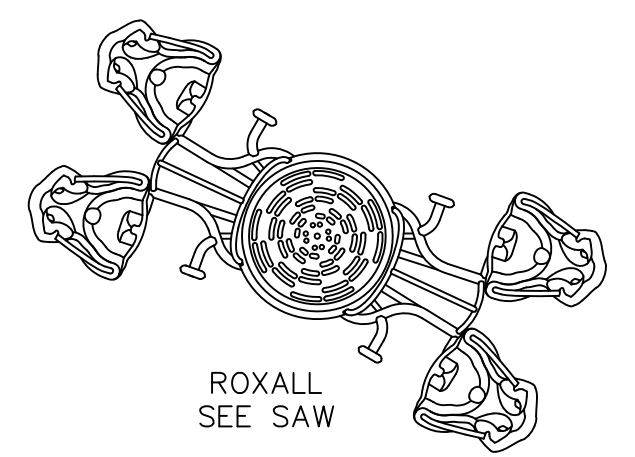
Drawn By:
Rob
Date:
5-16-22
Drawing Name:
Concord Station



4'-2"

126'

50 sq. ft.



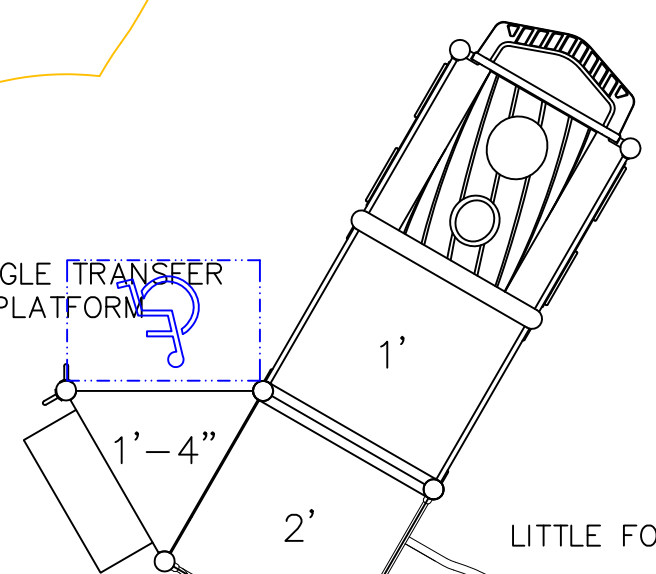
ROXALL
SEE SAW

2-5 WELCOME
SIGN



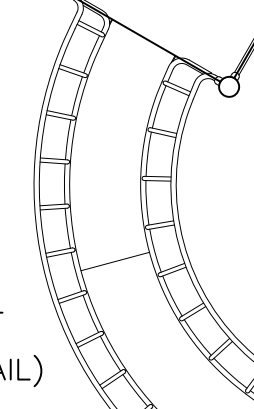
TRIANGLE TRANSFER
PLATFORM

TRAIN LOCOMOTIVE

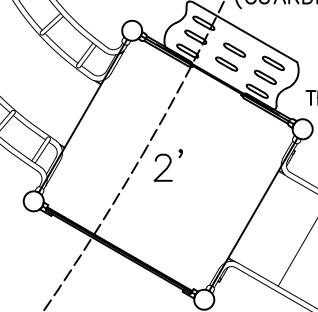


LITTLE FOOT SLIDE

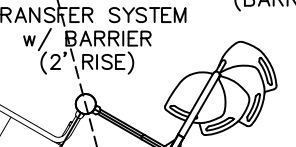
90°
FUNNEL
BRIDGE
(GUARDRAIL)



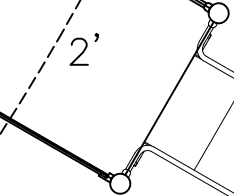
LEARNING WALL
CLIMBER
CLIMBER ENTRYWAY
(GUARDRAIL)



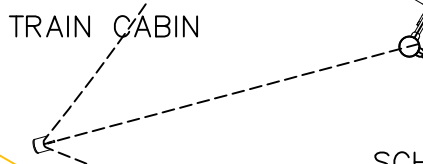
SPIRAL STEP
CLIMBER
ARCHWAY WITH
SOCKET
(BARRIER)



TRANSFER SYSTEM
w/ BARRIER
(2' RISE)

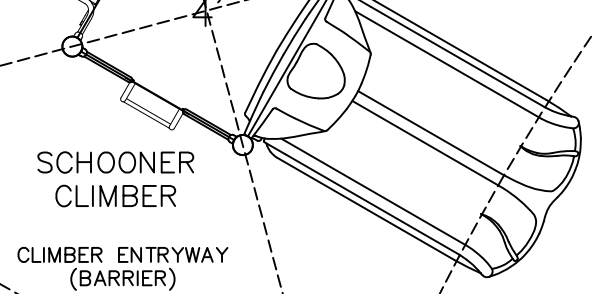


TRAIN CABIN

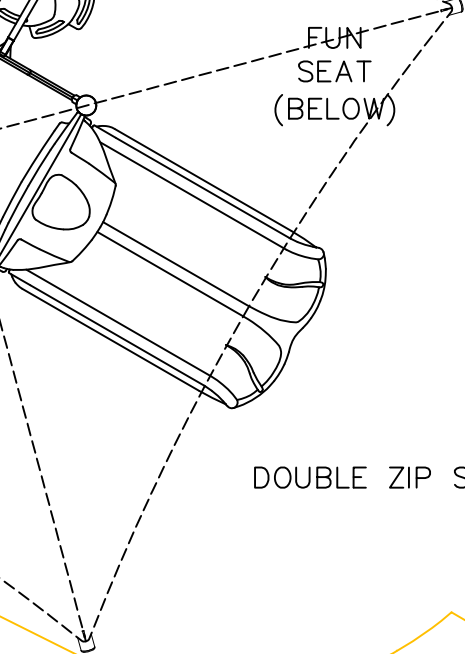


SCHOONER
CLIMBER

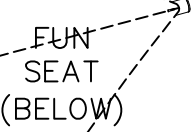
CLIMBER ENTRYWAY
(BARRIER)



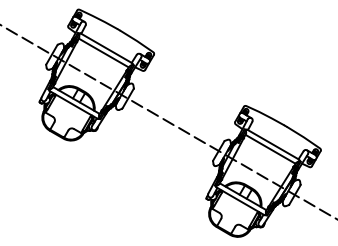
DOUBLE ZIP SLIDE



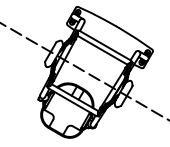
15' SQUARE
CANOPY



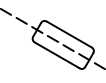
EXPRESSION SWING
5" TOPRAIL, 8' HIGH



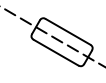
EXPRESSION SWING
5" TOPRAIL, 8' HIGH



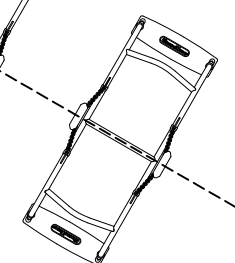
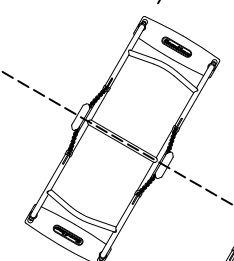
BELT SEAT PACKAGE 5" O.D.
W/ STAINLESS STEEL CHAIN



BELT SEAT PACKAGE 5" O.D.
W/ STAINLESS STEEL CHAIN



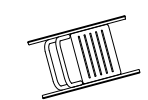
EXPRESSION SWING TANDEM
WITH 5" TOPRAIL 8' HIGH
W/STAINLESS STEEL CHAIN



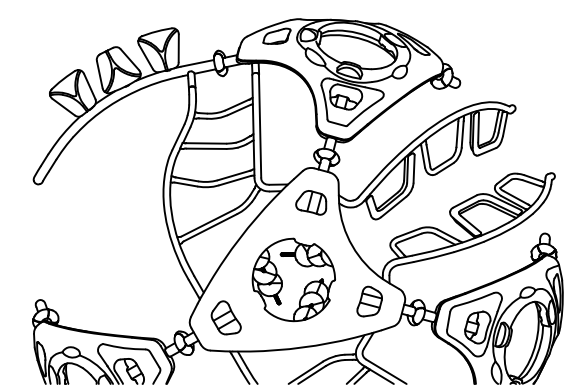
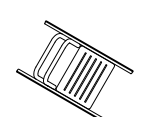
EXPRESSION SWING TANDEM
WITH 5" TOPRAIL 8' HIGH
W/STAINLESS STEEL CHAIN

SWING SHADE
(3 BAY)

TRAIN
SPRING RIDER
(IN-GROUND)



TRAIN
SPRING RIDER
(IN-GROUND)



EXPRESSION SWING TANDEM
WITH 5" TOPRAIL 8' HIGH
W/STAINLESS STEEL CHAIN

ALTUS X TOWER
SPIRAL SLIDE
ALTUS TOWER SLIDE
PANEL

RUNG ENCLOSURE
(BARRIER)

FUN
SEAT
(BELOW)

COUNTER PANEL
(BELOW)

ALTUS X TOWER
FOUNDATION
TIN ROOF
HEX

ALTUS TOWER
OVERLOOK CLIMBER

OLYMPUS
CLIMBER

HOUR GLASS CLIMBER
CLIMBER ENTRYWAY
(BARRIER)

ALTUS TOWER SEAT
(BARRIER)
ENTRYWAY
(BARRIER)

SCRAMBLE UP
CLIMBER ENTRYWAY
(BARRIER)

SINGLE GIZMO PANEL
3 IN A ROW


HEX POD
ENTRYWAY
(BARRIER)

SUNBLOX
UMBRELLA
CANOPY


WAVY TREE
CLIMBER
CLIMBER ENTRYWAY
(BARRIER)

ACCESS ATTACHMENT

FUNNEL BRIDGE
(BARRIER)
2 DECK SPAN



TRILLIUM
CLIMBER



TRILLIUM
CLIMBER

TRILLIUM
CLIMBER
CLIMBER ENTRYWAY
(BARRIER)

TRANSFER PLATFORM
W/ GUARDRAIL

ALTUS X TOWER TUBE
TO OPEN RIGHT SIDE

ALTUS TOWER SLIDE
PANEL

5-12 WELCOME
SIGN





GameTime
 c/o Dominica Recreation Products, Inc.
 P.O. Box 520700
 Longwood, FL 32752-0700
 800-432-0162 * 407-331-0101
 Fax: 407-331-4720
www.playdrp.com

05/18/2022
 Quote #
 103880-01-01

Concord Station CDD

Rizzetta & Company, Inc.
 Attn: Debby Bayne-Wallace
 17310 Darby Lane
 Lutz, FL 33558
 Phone: 813-793-8814
dbwallace@rizzetta.com

Ship to Zip 33558

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
~~~~~ <ul style="list-style-type: none"> <li>Others to remove existing equipment.</li> <li>Others to remove internal fence and to open up area for construction</li> <li>Siteplan/Survey to be provided by the owner</li> </ul>						
1	178749	GameTime - Owner's Kit			\$66.00	\$66.00
1	5178	GameTime - Welcome Sign (2-5)	\$561.00	12.00	\$493.68	\$493.68
1	5179	GameTime - Welcome Sign (5-12)	\$561.00	12.00	\$493.68	\$493.68
1	RDU	GameTime - Two Playground Systems (Train & Tower)	\$179,554.00	32.24	\$121,663.04	\$121,663.04
		(1) 4870 -- 3-in-A-Row 11" Gizmo (doubel sided)				
		(1) 5185 -- Olympus Climber				
		(1) 5187 -- Olympus Climber				
		(1) 6291 -- Trillium Climber 4'-0"				
		(1) 6292 -- Trillium Climber 5'-0"				
		(1) 32072 -- Trinet (Medium) W/Ps Connection				
		(3) 80000 -- 49" Sq Punched Steel Deck				
		(13) 80001 -- 49"Tri Punched Steel Deck				
		(1) 80192 -- Sunblox Umbrella Canopy				
		(1) 80206 -- Tin Roof Hex				
		(1) 80657 -- Access Attachment 5'				
		(1) 80688 -- 2' Tri Transfer Platform				
		(2) 81666 -- Fun Seat				
		(1) 81686 -- Locomotive				
		(1) 90021 -- 2'-0" Transfer System W/ Barrier				
		(1) 90033 -- 4' Transfer Platform W/Guardrail				
		(1) 90105 -- 3'-6"/4' Schooner Climber				
		(1) 90216 -- Rung Enclosure W/Barrier, Above Dk				
		(1) 90249 -- 2' Leaning Wall Climber				
		(6) 90266 -- 8' Upright, Alum				
		(4) 90267 -- 9' Upright, Alum				
		(7) 90268 -- 10' Upright, Alum				
		(1) 90295 -- 3'-6"/4' Wavy Tree Climber				





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## Concord Station CDD

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
	(1)	90306 -- Climber Archway W/Socket & Barrier				
	(1)	90354 -- Counter Panel				
	(1)	90401 -- Std Funnel Bridge,2 Dk Span Barrier				
	(1)	90405 -- 1'-6"/2' 90 Deg Fnl Bridge Guard 1 D				
	(1)	90430 -- Decorative Panel W/Gizmo, Above Dk				
	(1)	90465 -- Train Cabin Panel				
	(1)	90508 -- 4' Double Zip Slide, Std Dk				
	(1)	90530 -- 2'2'-6" Little Foot Slide W/Enclosu				
	(1)	90573 -- Scramble Up (3'-6" To 5'-0")				
	(1)	90598 -- Hour Glass Climber				
	(1)	90668 -- Spiral Step Climber (4'-0" & 4'-6")				
	(1)	90766 -- Hex Pod				
	(1)	90777 -- Kidnetix Twirl				
	(2)	91139 -- Entryway - Barrier				
	(1)	91208 -- Climber Entryway - Guardrail				
	(5)	91209 -- Climber Entryway - Barrier				
	(1)	91334 -- Climber Offset Entryway (Barrier)				
	(1)	91505 -- Olympus Climber - 3'0 thru 4'0 offse				
	(1)	91542 -- 15' Square Canopy				
	(1)	91606 -- HDPE Vertical Ladder 5'0"				
	(1)	91667 -- Trillium Climber 4'-0" & 4'-6"				
	(1)	5653RP -- 6' Extension w/Cap				
	(6)	5654RP -- 6' Extension w/out Cap				
	(1)	6052RP -- Altus Tower Seat Barrier				
	(1)	6054RP -- Altus X Tower Tube to Right				
	(1)	153653 -- 49" Tube Section				
	(1)	153655 -- 30 Deg Elbow Sec 30" Dia				
	(1)	153655 -- 30 Deg Elbow Sec 30" Dia				
	(1)	203582 -- Tube Entrance Section				
	(1)	204879 -- Footbuck Assy 40 1/16"Lg				
	(1)	207601 -- Double Straight Section				
	(1)	207601 -- Double Straight Section				
	(1)	207772 -- Wilder Tube Section				
	(1)	211303 -- LONG EXIT SECTION				
	(1)	220120 -- SLIDE GUARD PLATE 37 13/16" C/O				
	(1)	220122 -- LONG FOOTBUCK 131" LG. C/O				





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Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
		(1) 220122 -- LONG FOOTBUCK 131" LG. C/O				
		(1) 220124 -- LONG EXTENSION 5 1/2" C/O				
		(1) 220126 -- LONG EXTENSION 7" C/O				
		(1) 312637 -- Support Assy 82 13/16"Lg				
		(1) 6054HW -- HDW - ALTUS X TOWER TUBE TO RIGHT				
		(1) X20379 -- OUTRIGGER PLATE 19.75"LG				
		(1) 6056RP -- Altus X Tower Spiral Slide				
		(1) 153653 -- 49" Tube Section				
		(1) 153653 -- 49" Tube Section				
		(1) 160199 -- 90 Deg 30"W/15 Deg Flange				
		(1) 160199 -- 90 Deg 30"W/15 Deg Flange				
		(1) 160199 -- 90 Deg 30"W/15 Deg Flange				
		(1) 160202 -- 24"St Sec 15 Deg Flange				
		(1) 203582 -- Tube Entrance Section				
		(1) 218855 -- 30" Exit Section				
		(1) 220108 -- FORMED FOOTBUCK 113 1/2" C/O				
		(1) 220110 -- FORMED FOOTBUCK 113 3/4" C/O				
		(1) 220112 -- FORMED FOOTBUCK 73 3/4" C/O				
		(1) 220112 -- FORMED FOOTBUCK 73 3/4" C/O				
		(1) 220120 -- SLIDE GUARD PLATE 37 13/16" C/O				
		(1) 301503 -- 7010-SUPPORT ASSY 36 1/4"				
		(1) 6056HW -- HDW - ALTUS X TOWER SP SL				
		(1) X18007 -- FOOTBUCK SADDLE 15DEG				
		(1) X18009 -- FOOTBUCK SADDLE 30DEG				
		(1) 6065RP -- Altus Overlook				
		(2) 6070RP -- Altus Tower Slide Panel				
		(1) 6113RP -- Altus X Tower Foundation				
		(1) G90266 -- 8' Upright, Galv				
		(1) G90267 -- 9' Upright, Galv				
		(4) G90268 -- 10' Upright, Galv				
		(1) G90269 -- 11' Upright, Galv				
		(7) G90273 -- 15' Upright, Galv				
1	6245	GameTime - RoxAll See Saw	\$9,989.00	20.00	\$7,991.20	\$7,991.20
1	6256	GameTime - Sensory Dome - Medium	\$10,663.00	28.00	\$7,677.36	\$7,677.36
2	6283I	GameTime - Train Spring Rider	\$1,059.00	12.00	\$931.92	\$1,863.84
1	5193	GT-Shade - Triple Bay Swing Shade	\$12,615.00	3.00	\$12,236.55	\$12,236.55





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## Concord Station CDD

Qty	Part #	Description	List \$	% Disc.	Selling \$	Ext. Selling \$
2	5145	GameTime - Expression Swing 5" X 8'	\$1,463.00	16.00	\$1,228.92	\$2,457.84
2	5168	GameTime - Expression Swing Tandem	\$2,001.00	16.00	\$1,680.84	\$3,361.68
2	SS8918	GameTime - Belt Seat 5" /8' High W/Clevis	\$326.00	16.00	\$273.84	\$547.68
1	INSTALL	5-Star Plus - Five Star Plus Playground Installation Services- Performed by a Certified Installer, includes meeting and unloading delivery truck, signed completion forms, site walkthrough, 90 day site revisit by installation foreman, and 3-Year Labor Warranty!			\$67,200.00	\$67,200.00
6850	Shred-6	GT-Impax - Shredded Rubber Surfacing - Loose Fill- 3" Compacted Depth TOP-OFF - ASTM Compliant	\$3.00	26.67	\$2.20	\$15,070.00
1	INSTALL	5-Star Plus - Spreading of Shredded Rubber- Shredded Rubber will be delivered by large truck and dumped in staging area. (possibly even arrive in large super sacks, each weighing about a ton). Installer will use bob-cat or similar to move shredded rubber into site, one load at time. Installer not responsible for sod or sidewalks from staging area to job site.			\$1,700.00	\$1,700.00
1	Sealed	5-Star Plus - Signed/Sealed FBC 2020 7th Ed Building Code Drawings			\$1,800.00	\$1,800.00
1	Permits	5-Star Plus - Building Permits- Estimated Costs of Permits plus Time. If actual permit fees are significantly higher or lower, final invoice will be adjusted accordingly. If additional time spent acquiring permits, due to lack of information from owner, final invoice to be adjusted. Survey & Siteplan are to be provided by the owner for the permit application. Correct legal address will be required.			\$3,800.00	\$3,800.00
					Sub Total	\$318,757.00
					Discount	(\$70,334.45)
					Material Surcharge	\$31,221.81
					Freight	\$16,945.92
					Tax	\$12,358.66
					Total	\$308,948.94

This quote was prepared by Rob Dominica, President.  
 For questions or to order please call - 800-432-0162 ext. 113 [robd@gametime.com](mailto:robd@gametime.com)

Due to unforeseen supply and personnel issues, ALL orders are shipping in approximately 8-10 weeks.  
 Some orders depending on specific items may take longer or possibly go quicker . Not until an order is in the system and processed can we give an expected ship date.  
 In addition, labor shortages may cause installation dates to be extended. It is difficult to provide exact days for delivery and installation.

Permits are not included in cost, unless specifically listed in pricing. If permits are required Signed/Sealed drawings are needed and are also not included unless specifically listed in pricing. Any costs for municipal permits, paid by installer, will be charged back to the owner. Adding permits to any job will increase the length of completion, expect total time to be about 150 days, after receipt of Site Plan from owner/customer (this is not due to manufacturing but rather the permit process at the municipality level). It is expected that the owner will provide approved site plans of the area for the permit office, and will help and assist in the securing of all required approvals before assembly of equipment can begin. Installer cannot provide site plans. The permit process can not begin until appropriate and current site plans are provided by owner . If there are no current surveys or site plans available, the owner may be required to obtain a new survey for the permit. This is the responsibility of the owner to obtain. If additional permitting requirements are needed during the process, those will be added and billed accordingly, i.e. soil density test, formed footers, etc.





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05/18/2022  
Quote #  
103880-01-01

## Concord Station CDD

Installation Terms: Shall be by a Certified Installer. The installer is an independent installer and not part of PlayCore, GameTime, nor Dominica Recreation Products. If playground equipment, installer will be NPSI and Factory Trained and Certified. Unless otherwise noted, installation is based on a standard installation consistent with GameTime installation sheets and in suitable soil with a sub-base that will allow proper playground installation. Drainage is not part of our scope of work unless otherwise noted. Customer shall be responsible for scheduling and coordination with the installer. Site should be level and allow for unrestricted access of trucks and machinery. Customer shall also provide a staging and construction area. Installer not responsible for sod replacement or damage to access path and staging area. Customer shall be responsible for unknown conditions such as buried utilities, tree stumps, rock, or any concealed materials or conditions that may result in additional labor or material costs. Customer will be billed hourly or per job directly by the installer for any additional costs that were not previously included.

### SHADE TERMS :

- Winds greater than 90 mph, require the removal of the shade fabric to prevent damage.
- Quote does not include any provisions for lighting protection.
- Lead time for Shade is about 6 weeks AFTER approval of permits (if required).
- Installer not responsible for site conditions. For Large Shades holes may be upwards of 8' deep or wide, if additional drilling or digging is needed due to rock, coral, utilities, or other unknown items; additional charges may be applied to order.
- Standard installation requires access for large machinery, possibly including a crane, and a staging area. Installer not responsible for sod damage or sidewalk repair on access path and staging area, unless otherwise noted.
- Standard installation is for earth formed footers. Soil testing is not included.

### Acceptance of quotation:

Accepted By (printed): _____

P.O. No: _____

Signature: _____

Date: _____

Title: _____

Phone: _____

E-Mail: _____

Purchase Amount: \$308,948.94



# ABOUT GAMETIME

GameTime creates fun, healthy and active places where all children and families become physically, emotionally and socially strong.



GameTime is a leading designer of commercial playground equipment, outdoor fitness products, custom recreation spaces, and site furnishings. We strive to create the kinds of places people love and where people love to play.

Play and recreation is a fundamental human right, and we take our role in helping communities create active, healthy places seriously. We focus on inclusion, diversity and equity in our playground designs, align our products with the research of leading play, health, and wellness experts, and advocate tirelessly for the advancement of safer, more accessible and fun places that bring people together.

This is our mission since 1929: to build the highest quality products, design the most memorable play and recreation experiences, and to lead the industry with innovative solutions that help people of all ages, all abilities, and all backgrounds realize the transforming power of play.





# COMPLIANCE

Industry standards set a minimum level that playground manufacturers must meet. We meet or exceed those standards, because we understand that the ultimate playground offers peace of mind, as well as playful experiences.

## AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)

Several key people at GameTime, including our Manager of Compliance and Standards, serve on the ASTM committee that sets the standards for the entire playground industry. GameTime products conform to that standard, ASTM F1487-07, the Standard Consumer Safety Performance Specification for Playground Equipment for Public Use.

## CPSC

The Consumer Product Safety Commission is an independent agency within the United States Federal Government with the authority to inform the public of current product safety performance information and recommended practices. The CPSC first published their guidelines for public playgrounds in 1981 and have updated their publication since then. The current CPSC Handbook for Public Playground Safety, publication #325, is an excellent guide for owners and operators of public play environments.

## IPEMA EQUIPMENT CERTIFICATION

GameTime is one of the founding members of IPEMA, and several of our people serve as board members, committee members and chairpersons of the association. In the interest of public playground safety, IPEMA provides a 3rd party certification, to validate conformance to established standards. Our use of the IPEMA seal is your assurance that GameTime has received written validation from an independent lab that the products associated with the seal conform with the ASTM standard, as well as the Canadian CSA standard CAN Z-614. A list of our validated products may be found on the IPEMA website, [www.ipema.org](http://www.ipema.org).

## IPEMA SURFACING CERTIFICATION

GameTime's GT Impax product provides you with the assurance that our surfacing has been certified as compliant to the appropriate ASTM standard. In the interest of public playground safety, IPEMA provides a third party certification to validate a manufacturer's conformance to the ASTM F-1292-99 Standard Specification for Impact Attenuation of Surface Systems Under And Around Playground Equipment. The use of the IPEMA Certification Seal displayed above signifies that the manufacturer has received written validation from the independent laboratory that the product associated with the use of the seal conforms with the requirements of ASTM F1292-99. A complete list of our validated products may be found on the IPEMA website at [www.ipema.com](http://www.ipema.com).

## ADA

GameTime is the only manufacturer to have a lab partnership with an Institute for children with special needs, so that we can develop and test our accessible products for superiority before bringing them to market. GameTime is also the only manufacturer to meet accessibility guidelines on all of its pre-designed PowerScape Plus and PrimeTime playground plans. We also recommend accessible surfacing options. For more information, log on to [www.access-board.gov](http://www.access-board.gov)

## ISO 9001:2000

GameTime is the first playground manufacturer to obtain the ISO9001:2000 standard. In order to obtain this certification, the company's manuals, policies, objectives and quality procedures are closely examined during a surveillance audit by ISO representatives. Strict attention is paid to policies and procedures in manufacturing, communication channels, system monitoring, customer relations and order processing, which are reviewed for consistency and standards. Companies who meet the standard are awarded the ISO designation.

## TUV

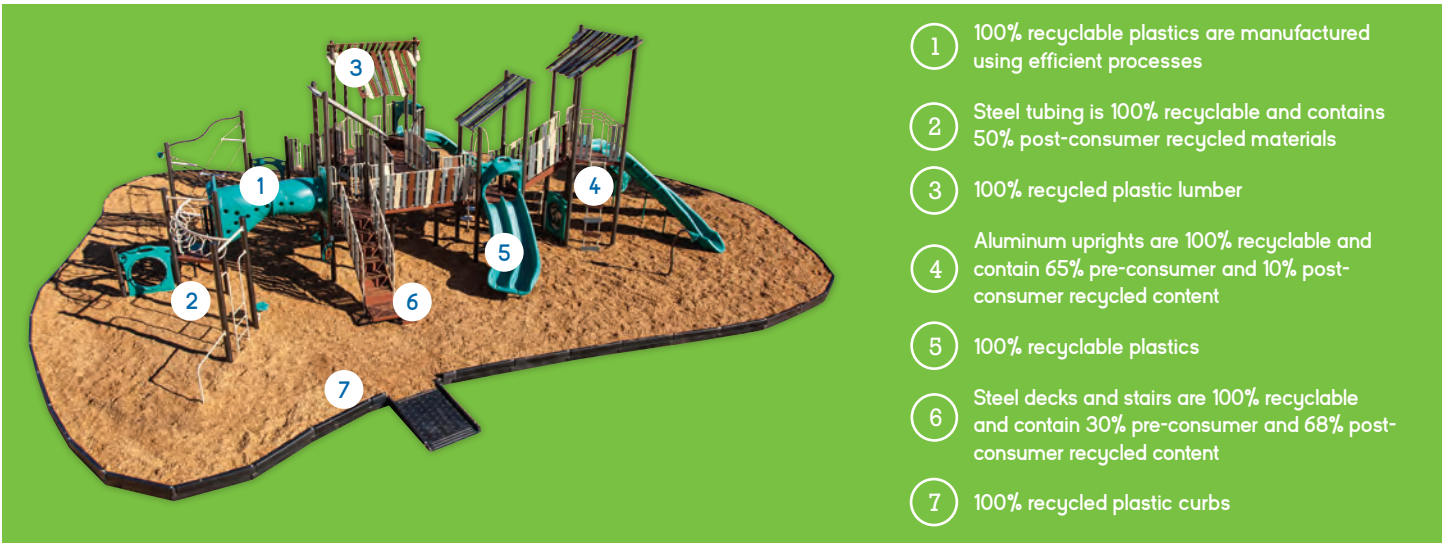
An international organization that is a European Union Notified and Competent Body, providing testing and certification. Use of the TUV seal demonstrates that products have passed a comprehensive testing procedure based upon the European Harmonized Standard for Commercial Playground Equipment, and that the GameTime plant is regularly monitored by TUV.





# ENVIRONMENTAL RESPONSIBILITY

Environmentally responsible play systems that last for decades, not years.



- 1 100% recyclable plastics are manufactured using efficient processes
- 2 Steel tubing is 100% recyclable and contains 50% post-consumer recycled materials
- 3 100% recycled plastic lumber
- 4 Aluminum uprights are 100% recyclable and contain 65% pre-consumer and 10% post-consumer recycled content
- 5 100% recyclable plastics
- 6 Steel decks and stairs are 100% recyclable and contain 30% pre-consumer and 68% post-consumer recycled content
- 7 100% recycled plastic curbs

## OUR PLAYGROUNDS ARE DESIGNED FOR FAMILIES AND TO MINIMIZE THE IMPACT ON THE PLANET WHERE WE PLAY.

It's our responsibility to act as stewards of our planet and its natural resources. It's also our mission to create fun, active, and innovative places for families to gather and play. Our environmental sustainability efforts are intended to help ensure children of today can take their grandchildren to playgrounds in the future. Our approach to stewardship and sustainability encompasses every aspect of our company - from the way we manufacture our products to how we do business. Children learn many valuable life skills on playgrounds. We've learned some important lessons, too. We continuously strive to be environmentally responsible and to make sure future generations benefit from our efforts.

## RECYCLING (ANNUAL)

<b>Cardboard:</b> 28.55 tons	<b>Fork lift batteries:</b> 48 lbs.
<b>Paper:</b> 12.25 tons	<b>PVC trimmings:</b> 1,681 lbs.
<b>Scrap plastics:</b> 37,586 lbs.	<b>Steel:</b> 2,791,275 lbs.
<b>Computer equipment:</b> 5,526 lbs.	<b>Aluminum:</b> 27,965 lbs.
<b>Plastic bottles:</b> 23,850	<b>Cartridges:</b> 260
<b>Fluorescent bulbs:</b> (4') 428	<b>Trash can lids:</b> 220 lbs.
<b>Ballasts:</b> 83 lbs.	<b>Polyurea (liquid):</b> 100 gallons

## 125,000 INDIVIDUAL PARTS 400,000 SQUARE FEET ONE ENVIRONMENTAL COMMITMENT

- We work with our suppliers to source the most environmentally preferable materials for our products.
- We include as much pre-consumer and post-consumer recycled content in our products as possible - without compromising the quality, durability, and performance.
- We're updating light fixtures, upgrading air compressors, and conducting energy audits because every small improvement leads to significant reductions in our overall environmental impact.
- We've implemented a variety of initiatives to reduce water consumption in our facilities, including the use of high-efficiency technology for product painting and washing.
- We recycle the vast majority of waste at our manufacturing facility, including 100% of manufacturing process waste like scrap metal, rotationally molded plastic and paper. We recycle the majority of our administrative waste, too.



# INSURANCE

GameTime has \$51 Million in product liability insurance.



## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
08/02/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Marsh USA, Inc. Two Alliance Center 3560 Lenox Road, Suite 2400 Atlanta, GA 30326 Attn: Atlanta.CertRequest@marsh.com / Fax: 212-948-4321 CN102326389-CAS-GAUWX-19-20	<b>CONTACT</b> NAME: PHONE (A/C, No. Ext): FAX (A/C, No): E-MAIL: ADDRESS:														
<b>INSURED</b> GameTime A Division of PlayCore WI, Inc. 150 PlayCore Drive SE Fort Payne, AL 35967	<table border="1"> <thead> <tr> <th>INSURER(S) AFFORDING COVERAGE</th> <th>NAIC #</th> </tr> </thead> <tbody> <tr> <td>INSURER A : Evanston Insurance Company</td> <td>35378</td> </tr> <tr> <td>INSURER B : Travelers Property Casualty Company Of America</td> <td>25674</td> </tr> <tr> <td>INSURER C : ACE Property And Casualty Ins Co</td> <td>20699</td> </tr> <tr> <td>INSURER D : The Travelers Indemnity Company of America</td> <td>25666</td> </tr> <tr> <td>INSURER E : National Union Fire Ins Co. of Pittsburgh PA</td> <td>19445</td> </tr> <tr> <td>INSURER F : The Charter Oak Fire Insurance Co.</td> <td>25615</td> </tr> </tbody> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A : Evanston Insurance Company	35378	INSURER B : Travelers Property Casualty Company Of America	25674	INSURER C : ACE Property And Casualty Ins Co	20699	INSURER D : The Travelers Indemnity Company of America	25666	INSURER E : National Union Fire Ins Co. of Pittsburgh PA	19445	INSURER F : The Charter Oak Fire Insurance Co.	25615
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**COVERAGES** **CERTIFICATE NUMBER:** ATL-004720415-32 **REVISION NUMBER:** 12

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>COMMERCIAL GENERAL LIABILITY</b> <input checked="" type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> SIR \$250,000 Per Occ.  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:		MKLVPBC000367	08/01/2019	08/01/2020	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ EXCLUDED PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 POLICY AGGREGATE \$ 10,000,000
B	<b>AUTOMOBILE LIABILITY</b> <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY		TJ-CAP-9D897065TIL-19	08/01/2019	08/01/2020	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ Comp./Coll. Ded.: \$1,000 \$
C	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$25,000		XOOG71549501 001	08/01/2019	08/01/2020	EACH OCCURRENCE \$ 10,000,000 AGGREGATE \$ 10,000,000
F	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N <input checked="" type="checkbox"/> N/A	UB-2N106953-19-51-R UB-2N159031-19-51-K UB-7J602089-19-14-G (See Additional Page.)	08/01/2019 08/01/2019 08/01/2019	08/01/2020 08/01/2020 08/01/2020	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000
E	Excess Umbrella		BE 015899319	08/01/2019	08/01/2020	Each Occurrence 15,000,000 Aggregate 15,000,000

**DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES** (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)  
For Information Only

### CERTIFICATE HOLDER

GameTime  
A Division of PlayCore Wisconsin, Inc.  
150 PlayCore Drive SE  
Fort Payne, AL 35967

### CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE  
of Marsh USA Inc.

Manashi Mukherjee

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ACORD 25 (2016/03)

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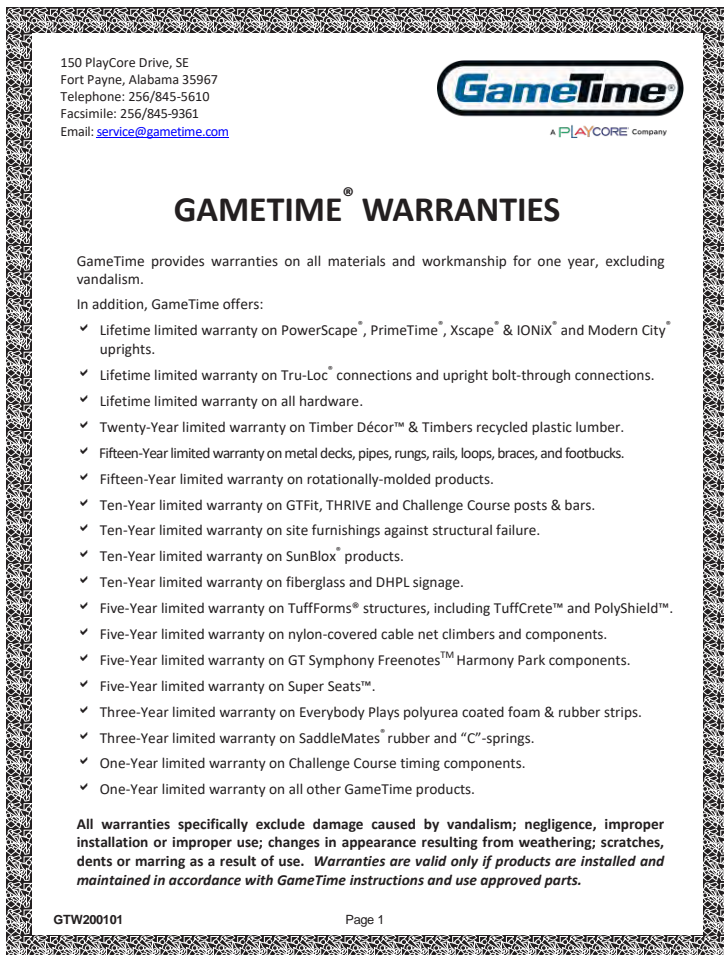
A PLAYCORE Company

GameTime's per occurrence insurance policy is one of the strongest in the industry. By definition, a Per Occurrence policy provides coverage for an accident that occurred during the term of the policy, even if the policy is subsequently changed or terminated. This is superior to a Claims Made policy, which does not provide such coverage. The certificate pictured is for informational purposes only, and may not be current. A copy of the current certificate is available on request.



# WARRANTY

GameTime offers a comprehensive warranty on all of our products.



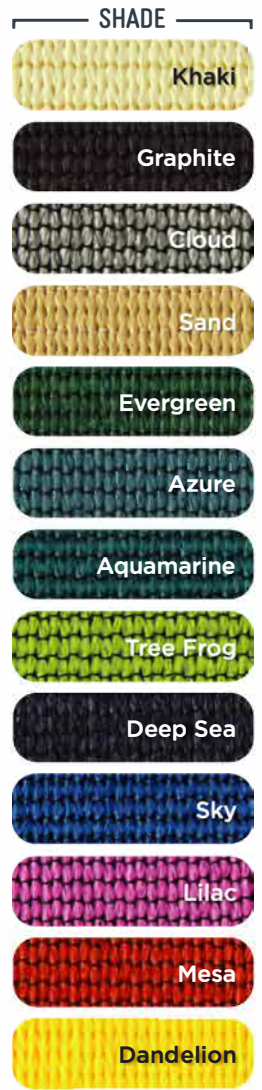
- Lifetime limited warranty on PowerScape®, PrimeTime®, Xscape® & IONiX® and Modern City® uprigths.
- Lifetime limited warranty on Tru-Loc® connections and upright bolt-through connections.
- Lifetime limited warranty on all hardware.
- Twenty-Year limited warranty on Timber Décor™ & Timbers recycled plastic lumber.
- Fifteen-Year limited warranty on metal decks, pipes, rungs, rails, loops, braces, and footbucks.
- Fifteen-Year limited warranty on rotationally-molded products.
- Ten-Year limited warranty on GTFit, THRIVE and Challenge Course posts & bars.
- Ten-Year limited warranty on site furnishings against structural failure.
- Ten-Year limited warranty on SunBlox® products.
- Ten-Year limited warranty on fiberglass and DHPL signage.
- Five-Year limited warranty on TuffForms® structures, including TuffCrete™ and PolyShield™.
- Five-Year limited warranty on nylon-covered cable net climbers and components.
- Five-Year limited warranty on GT Symphony Freenotes™ Harmony Park components.
- Five-Year limited warranty on Super Seats™.
- Three-Year limited warranty on Everybody Plays polyurea coated foam & rubber strips.
- Three-Year limited warranty on SaddleMates® rubber and “C”-springs.
- One-Year limited warranty on Challenge Course timing components.
- One-Year limited warranty on all other GameTime products.a

For the purpose of this warranty, “lifetime” encompasses no specific term of years, but rather that seller warrants to its original customer for as long as the original customer owns the product and uses the product for its intended purpose that the product and all its parts will be free from defects in material and manufacturing workmanship.





# COLOR OPTIONS



*Colors for VistaRope products only. All standard GameTime ropes are black



All colors are approximate. Contact your GameTime representative for color samples.



# NATURAL PALETTES



## ARCTIC

Uprights

White

Metal

Champagne

HDPE

Sky Blue

Roto Plastic

Periwinkle

Decks

Gray



## BAYOU

Uprights

Spring Green

Metal

Bronze

HDPE

Green

Roto Plastic

Champagne

Decks

Brown



## SPRING BLOOM

Uprights

Champagne

Metal

Spring Green

HDPE

Sky Blue

Roto Plastic

Sky Blue

Decks

Brown



## JUNGLE

Uprights

Brown

Metal

Spring Green

HDPE

Orange

Roto Plastic

Light Green

Decks

Brown



## MALIBU

Uprights

Bronze

Metal

Beige

HDPE

Spring Green

Roto Plastic

Spring Green

Decks

Brown



## SANTA ELANA

Uprights

Bronze

Metal

Butterscotch

HDPE

Dolphin Gray

Roto Plastic

Light Green

Decks

Brown



# CONTEMPORARY PALETTES



## AVALON

Uprights

Bronze

Metal

White

HDPE

Dolphin Gray

Roto Plastic

Periwinkle

Decks

Gray



## DEEP SPACE

Uprights

Starlight Black

Metal

Yellow

HDPE

Red

Roto Plastic

Sky Blue

Decks

Blue



## EMERALD

Uprights

Metallic

Metal

White

HDPE

Yellow

Roto Plastic

Spring Green

Decks

Blue



## PASSION FRUIT

Uprights

Orange

Metal

Spring Green

HDPE

Sky Blue

Roto Plastic

Yellow

Decks

Brown



## WHIMSY

Uprights

White

Metal

Blue

HDPE

Orange

Roto Plastic

Periwinkle

Decks

Gray



## HONEYSUCKLE

Uprights

Spring Green

Metal

Champagne

HDPE

Blue

Roto Plastic

Periwinkle

Decks

Gray



# PRIMARY PALETTES



## ALLEGIANCE

Uprights

Sky Blue

Metal

White

HDPE

Red

Roto Plastic

Dark Blue

Decks

Blue



## GUM DROP

Uprights

Burgundy

Metal

Butterscotch

HDPE

Blue

Roto Plastic

Blue

Decks

Blue



## JOVIAL

Uprights

Burgundy

Metal

Butterscotch

HDPE

Dolphin Gray

Roto Plastic

Spring Green

Decks

Blue



## PATRIOT

Uprights

Burgundy

Metal

White

HDPE

Blue

Roto Plastic

Champagne

Decks

Blue



## SHINE

Uprights

Sky Blue

Metal

Spring Green

HDPE

Orange

Roto Plastic

Orange

Decks

Gray



## SUNRISE

Uprights

Orange

Metal

White

HDPE

Dolphin Gray

Roto Plastic

Poyal Purple

Decks

Gray



# INSTALLATION EXCELLENCE

Our manufacturer-specific training course is unique and is acknowledged in the industry as a program that should be a model for all.



## INSTALLERS WHO SHARE OUR VISION

We want to make sure our installers know safety regulations, industry standards, and how they apply when installing equipment. It is important to us that your installation process goes smoothly, and that everything is done to our exacting specifications. It isn't enough to send our installers to a third party certification program. We want to meet them, teach them, and make sure they know how to install products. All playground equipment is different, and we want to ensure that when they learn how to put a play structure together, they are training on one of ours.

## CERTIFICATION MATTERS

GameTime's exclusive Certified Installer Training course has a two-part curriculum. First attendees learn about installation in a hands-on lab where they assemble play structures under the watchful eyes of our on-staff professionals. They learn about new products, modifications, and now industry information. They are also instructed on CPSC, ASTM, and industry regulations in relation to our products and proper installation. They learn how to properly locate and drill ground hole,

recognize and avoid underground utilities, and use the tools needed to ensure an accurate.

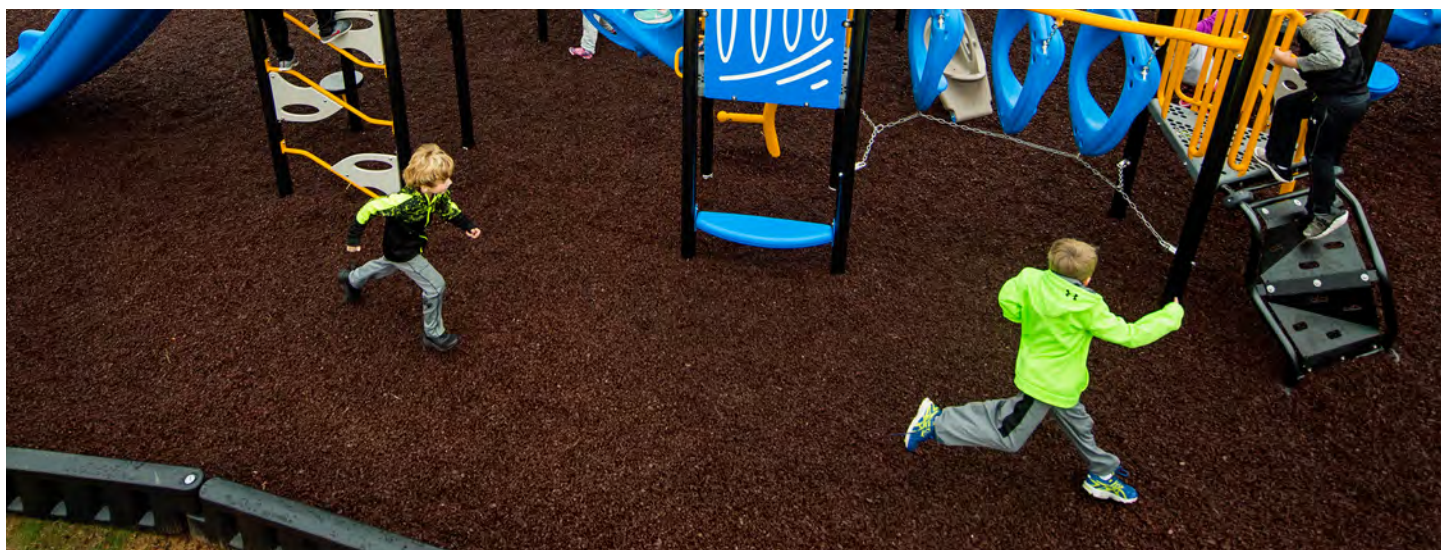
The course also includes a lecture series, with focuses on risk management, insurance and many other topics that will give installers the knowledge and skills to make your playground everything you expect it to be. By completing our training, we can have the confidence that no matter where they are in the US, all of our playgrounds are being installed correctly, expertly, and to the exacting standards we maintain throughout the process.

Upon completion of the course our installers sign a contract that we share with our sales force, so that when scheduling an installation our representatives know who to choose to get the job done right. This manufacturer specific training course is unique to GameTime alone, and is acknowledged in the industry as a program that should be a model for all. It's just one more thing that sets GameTime apart, and one more reason you should trust us to be your playground company.



# LOOSE FILL RUBBER

The softest surface for playground activity.



## AT A GLANCE

**Maintenance:** Low

**Access:** High

**Color Options:** Many

**Warranty:** 12 years

## DESCRIPTION

Loose fill rubber from GT Impax is a superior surface made from clean, recycled tires. A unique rubber granule, it offers the best impact absorbing properties of all the loose fill surfaces.

Available in several colors, it provides an aesthetically pleasing, functional surface for your play area. It is unique among loose fill surfaces, because of the color choices that are available.

GT Impax Loose Fill Rubber drains well after a rain and will not attract insects or animals. It also helps eliminate the growing waste pile of used tires in the world, by recycling them into a useful, long lasting, beneficial product!

## BENEFITS

- One of the highest impact attenuation ratings
- Soft-touch, splinter free
- 100% recycled, environmentally friendly
- Installed with proper drainage, does not freeze in cold climatic conditions

## BASIC SPECIFICATIONS

GT Impax Loose Fill Rubber is comprised of 100% recycled rubber chunks. Our product is clean, non-toxic, and will not leach into ground water. Most playground install options installations utilize 6" of loose fill rubber and this system can be installed over natural earth.

## TIPS

- Use GT Impax wear mats to reduce displacement under swings and slide endings
- Raking is recommended to maintain compliance
- Consider rubber curbs to reduce displacement



## **Tab 11**



**CONCORD STATION  
COMMUNITY DEVELOPMENT DISTRICT**

**Amenity Facility Policies**

**Amended July 14, 2022**



## **DEFINITIONS**

**“Amenity Facility” or “Amenity Facilities”** – shall mean the properties and areas owned by the District and intended for recreational use and shall include, but not specifically be limited to, the amenity center, together with the appurtenant facilities and District owned common areas.

**“Amenity Facility Policies” or “Amenity Facilities Policies”** – shall mean this Amenity Facilities Policies document of Concord Station Community Development District, as amended from time to time.

**“Amenity Manager” or “Amenity Staff”** – shall mean the District Manager or that person or firm so designated by the District’s Board of Supervisors, including their employees.

**“Board”** – shall mean the Concord Station Community Development District’s Board of Supervisors.

**“District” or “CDD”** – shall mean the Concord Station Community Development District.

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

**“Guest”** – shall mean any person or persons who are invited by a Patron to participate in the use of the Amenity Facilities.

**“Key Card”** – shall mean an electronic key card or fob distributed by the Amenity Manager or Amenity Staff to residents of the District to access the Amenity Facilities.

**“Non-Resident(s)”** – shall mean any person or group of persons who are not a Resident(s) of the District.

**“Non-Resident User”** – shall mean any person or persons not owning property in the District who is paying the Non-Resident User Fee to the District for use of all Amenity Facilities.

**“Non-Resident User Fee”** – shall mean the fee established by the District for any person who is not a Resident and wishes to become a Non-Resident User. The amount of the Non-Resident User Fee is set forth herein, and is subject to change based upon Board action.

**“Patron” or “Patrons”** – shall mean Residents, Guests, Non-Resident Users, and Renters who are eighteen (18) years of age and older and are obligated to use the Amenity Facilities in a lawful manner and in accordance with this Amenity Facility Policy.

**“Property Owner”** – shall mean that person or persons having fee simple ownership or legal title to land within the Concord Station Community Development District.

**“Renter”** – shall mean any tenant residing in a Property Owner’s home located within the District and pursuant to a valid rental or lease agreement.



**“Resident”** – shall mean any person, spouse or registered domestic partner of a person, and/or immediate family, including minor and/or dependent children, lawfully residing in a residential detached home within the District.

#### **AMENITY FACILITIES HOURS OF OPERATION**

The Amenity Facilities hours of operation will be established and published by the District considering the season of the year and other circumstances. The Amenity Facilities will be closed on the following Holidays: New Year’s Day, Easter Sunday, Thanksgiving Day, and Christmas Day. The Amenity Facilities may close early on Valentine’s Day, Mother’s Day, Memorial Day, Father’s Day, Independence Day, Labor Day, Christmas Eve, and New Year’s Eve.

#### **GENERAL AMENITY CENTER PROVISIONS**

- (1) The Board reserves the right to amend or modify these policies when necessary and will notify Patrons of any changes.
- (2) The Board, Amenity Manager, and Amenity Staff have full authority to enforce these policies.
- (3) Disregard for any Amenity Facility Policies may result in expulsion from the facility and/or loss of Amenity Facility privileges.
- (4) Patrons shall treat all Amenity Staff with courtesy and respect.
- (5) No Patron is allowed in the employee only service areas of the Amenity Facility.
- (6) Patrons must use their assigned Key Card to enter the Amenity Facilities.
- (7) Two facility Key Cards will be issued by the Amenity Manager or Amenity Staff to the property-owning person or entity at the time they are closing upon property within the District. The fee for each initial card will be \$30.00. Proof of residency may be required annually. All Patrons must use their Key Card for entrance to the Amenity Facilities. A Key Card should not be issued to Non-Residents unless they are a Non-Resident User.
- (8) Lost, Damaged or Stolen Key Card Fee. Residents and Non-Resident Users will be charged thirty dollars (\$30.00) to obtain a new or replacement Key Card. Patrons must contact the Amenity Manager for instructions on how to obtain a replacement Key Card and to initiate the replacement process. Damaged Key Cards must be mailed or delivered to the Amenity Manager’s office prior to obtaining a replacement. Please note that all lost or stolen Key Cards will be deactivated for security reasons.
- (9) Children under sixteen (16) years of age must be accompanied by a parent or adult Patron.
- (10) Alcoholic beverages shall not be served or sold at the Amenity Facilities. Alcohol may be brought to the Clubhouse by residents and consumed in the Clubhouse at private or Clubhouse-sponsored adults-only events. These events must be pre-approved by the Amenity Manager, acting on behalf of the Board.



- (11) CDD and HOA Board meetings take precedence over other activities in scheduling conflicts.
- (12) No Patron wearing a wet bathing suit will be allowed to sit on the indoor clubhouse furniture.
- (13) Animals and pets (except service animals as defined in Section 413.08, Florida Statutes) are not permitted on or at the Amenity Facilities. Service animals must be leashed or controlled as outlined in Section 413.08 (3), Florida Statutes. Patrons are responsible for picking up after all animals and pets.
- (14) Vehicles must be parked in designated areas. Vehicles should not be parked in any way that blocks the normal flow of traffic. Overnight parking for vehicles of any kind in the Clubhouse parking lot will only be allowed with permission from the Amenity Manager or designated Amenity Staff.
- (15) Fireworks of any kind are not permitted anywhere at the Amenity Facilities or on any other District owned property and common areas.
- (16) Smoking and the use of smokeless tobacco products, including e-cigarettes, are banned from all Amenity Facilities.
- (17) Motorized off-road bikes, vehicles, scooters, and ATVs are prohibited on all property owned, maintained, and operated by the District, including the Amenity Facilities. Only motorized vehicles owned and operated by the District, if any, are permitted on District property.
- (18) The Amenity Facilities will not offer child care services to Patrons.
- (19) Skateboarding is not allowed on any Amenity Facility property, including but not limited to: the amenity center, basketball courts, pool area, athletic fields, playground area, parking lot, and sidewalks surrounding this area.

#### **LOSS OR DESTRUCTION OF PROPERTY OR INSTANCES OF PERSONAL INJURY**

Any Patron or other person who makes use of the Amenity Facilities for any purpose whatsoever does so at his or her own risk, and shall hold the District, its officers, agents and employees harmless for any and all losses, costs, claims, injuries, damages or liability sustained or resulting from such use. Patrons are solely responsible for personal property brought onto the Amenity Facilities. The District is not responsible for the loss or damage to any personal property used or brought onto the Amenity Facilities.

All Patrons using the Amenity Facilities are required 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. The District may pursue further legal action and restitution in regard to destruction of Amenity Facility property or equipment. No person shall remove from the room in which it is placed or from the Amenity Facilities any property or furniture belonging to the District or its contractors without proper authorization. Patrons shall be liable for



any property damage and/or personal injury caused by them at the Amenity Facilities. The District reserves all legal and equitable remedies for losses due to property damage or personal injury.

## **INDEMNIFICATION**

Each organization, group or individual using or reserving the use of the Amenity Facilities shall indemnify and hold the District, and its officers, employees and agents harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, and property damage of any nature, arising out of or in connection with the use of the Amenity Facilities and/or other District property, including attorneys' fees, litigation related costs, and appellate proceedings related thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, Florida Statutes.

The District and its agents, employees and officers shall not be liable for, and the Patrons shall release all such parties from, claims for injury or damage to or loss of personal property or to the person, sustained by the user or any person claiming through the Patron resulting from any fire, accident, occurrence, theft or condition in or upon the District's lands, premises and/or facilities.

## **GENERAL SWIMMING POOL AND SPLASH PAD RULES**

- (1) Patrons may only gain access to the pool and splash pad areas through the use of their assigned Key Cards. At any given time, a Patron may accompany up to four (4) Guests at the swimming pool and splash pad.
- (2) The Board reserves the right to authorize all programs and activities, including specifying the number of guest participants, allowable equipment, supplies, usage, etc., conducted at the pool, including swim lessons, and aquatic or recreational programs. Organized activities such as swim lessons or recreational programs must first be approved by the Board.
- (3) Swimming pool and splash pad hours will be posted at the pool and no lifeguard will be on duty. Patrons swim at their own risk and must adhere to rules. Swimming is permitted only during posted swimming hours. Swimming after dusk is prohibited.
- (4) No access will be allowed, by a Patron or any other person, before or after posted swimming pool hours. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household. Any person swimming during non-posted swimming hours may be suspended from using the Amenity Facilities pursuant to the provisions of the Suspension and Termination section below.
- (5) Pool availability may be rotated in order to facilitate maintenance of the Amenity Facilities, or for inclement weather. Maintenance may require the pool to be closed for one (1) full day at the discretion of the Amenity Manager or Amenity Staff. Depending upon the intensity of pool usage, Amenity Staff may close the pool for additional periods of time to facilitate maintenance and to ensure compliance with applicable Florida health codes.
- (6) Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers, as well as a swim suit over the swim diaper, to reduce the health



risks associated with human waste in the swimming pool/deck area. The changing of diapers or clothes is not allowed at pool side. Changing tables are provided in the restroom facility.

- (7) Showers are required before entering the pool and splash pad. All Patrons shall wear proper swim attire while using the pool or splash pad. Proper swim attire is traditional swimwear such as one piece swimsuits, two piece swimsuits, swim trunks and/or board shorts. Clothing including but not limited to jean shorts, athletic shorts, underwear, and other similar items are not proper swim attire.
- (8) Pool entrances must be kept clear at all times. Pool furniture is not to be removed from the pool area.
- (9) Children under sixteen (16) years of age must be supervised by a Parent or Adult Patron at all times for usage of the pool or splash pad facility.
- (10) Loud, profane, or abusive language is prohibited. No diving, jumping, pushing, running or other horseplay is allowed in the pool or on the pool deck area. No swinging on ladders, fences, or railings is allowed. Alcoholic beverages, gum, and glass containers are not permitted in the pool area. Pets, bicycles, skateboards, roller blades, scooters, radio controlled watercraft, and golf carts are not permitted on the pool deck area inside the pool gates at any time.
- (11) Play equipment, such as floats, rafts, snorkels, dive sticks, and flotation devices must meet with Amenity Staff approval prior to use. The Amenity Staff reserves the right to discontinue usage of such play equipment during times of peak or scheduled activity at the pool, or if the equipment provides a safety concern. Ear buds or headphones must be used while listening to radios or other personal audio devices at the pool.

### **Splash Pad Rules**

- (1) All persons using the splash pad do so at their own risk. No lifeguard on duty.
- (2) You must have a swipe card to gain access to the splash pad. Proof of residency and/or id will be required if you do not have a swipe card.
- (3) Hours of operation: 10:00 a.m. to dusk (varies by time of year)
- (4) Facility staff has the authority to deny access and/or usage of splash pad at any time if maximum bathing load is reached as defined by Pasco County (Maximum bathing load 8.)
- (5) Splash pad may be closed down at any time due to inclement weather, unforeseen circumstances, certain seasons of the year, or for maintenance.
- (6) The splash pad area cannot be reserved as it is not a rentable area; pad is on a first come first serve basis until facility reaches maximum bathing load of 8 as defined by Pasco County.



- (7) Children under the age of 16 must be accompanied in the splash pad area by an adult 18 years or older.
- (8) Children who are not toilet trained must wear approved swim diapers; regular diapers are not permitted. No changing of diapers at splash pad.
- (9) Proper swim attire as described in Rule 7 of the General Swimming Pool and Splash Pad Rules is required. Persons must shower before entering the pool or splash pad.
- (10) Persons experiencing diarrhea must not use the splash pad.
- (11) Persons with open cuts, sores, blisters, infections or diseases that may be transmitted by water are prohibited.
- (12) If splash pad is contaminated it will be shut down and cleaned as per center of disease control and prevention. (Chapter 64E-9 Florida admin code.)
- (13) No alcoholic beverages allowed.
- (14) No smoking, vaping, or tobacco products permitted.
- (15) Residents are responsible for their guests and their behavior. Parents are responsible for their children's behavior.
- (16) No running, flipping, rough housing or hanging on any of the equipment.
- (17) Do not drink or swallow the water; it is a re-circulated chlorinated water system.
- (18) All participants should conduct themselves in a courteous, safe, and family oriented manner.
- (19) No cursing, offensive language or offensive gestures are allowed.
- (20) Do not place any pool furniture on the splash pad.
- (21) No food or drink is permitted within 12 feet of the splash pad; paver area only. No glass. No gum.
- (22) Persons are not permitted to play music; headphones only.
- (23) Do not cover any water fixtures or drains.
- (24) The District and/or facility staff is not responsible for any lost or stolen items.
- (25) Please report any incidents or issues to clubhouse staff.



- (26) All other general facility and pool rules apply.
- (27) Failure to follow rules may result in suspension of privileges or being trespassed from facility. For a full copy of the splash pad policies and procedures, please ask staff.
- (28) In case of an emergency, call 911, and then notify the staff.
- (29) No animals allowed.

#### **SWIMMING POOL AND SPLASH PAD: FECES POLICY**

- (1) No Patron shall pollute the pool or splash pad. Any Patron who does pollute the pool or splash pad is liable for any costs incurred in treating and reopening the pool or splash pad. If contamination occurs, the pool and/or the splash pad will be closed for the requisite time provided for by Florida law and the water will be treated or shocked with chlorine to kill all bacteria, as necessary.
- (2) Parents should take their children to the restroom before entering the pool or splash pad. Children under three (3) years of age, and those who are not reliably toilet trained, must wear rubber lined swim diapers and a swimsuit over the swim diaper.

#### **BARBECUE GRILL POLICIES**

- (1) The barbecue grill will be available on a first-come first serve basis. When other Patrons are waiting to use the grill, there is a time limit of 30 minutes. Patrons may move to the end of the line if they need more time.
- (2) Patrons should ensure the coals in the barbecue grill are cooled off after use and clean up any spilled food, beverages, or condiments.

#### **FITNESS CENTER POLICIES**

All Patrons and Guests using the fitness center within the Amenity Facility are expected to conduct themselves in a responsible, courteous and safe manner in compliance with this Amenity Facilities Policy. A Patron's disregard or violation of this policy, misuse of the fitness center, or destruction of fitness center equipment may result in the suspension or termination of fitness center privileges pursuant to the provisions of the Suspension and Termination section below.

**Please note the fitness center is an unattended facility. All Patrons using the facility do so at their own risk. Amenity Staff is not present to provide personal training or exercise consultation to Patrons. Patrons interested in using the fitness center are encouraged to consult with a physician prior to commencing a fitness program.**



- (1) ***Hours:*** The fitness center is open for use by Patrons during normal operating hours to be established and posted by the District. No access will be allowed, by a Patron or any other person, before or after fitness center hours, except for Amenity Staff to perform official duties and tasks. Trespassing may be prosecuted as a criminal offense and may lead to the loss of the Key Card and/or the revocation of access to the Amenity Facilities for the entire household pursuant to the provisions of the Suspension and Termination section below.
- (2) ***Emergencies:*** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) ***Eligible Users:*** Patrons sixteen (16) years of age and older are permitted to use the fitness center during designated operating hours. Fourteen (14) and fifteen (15) year old persons may use the fitness equipment with adult supervision. Children under the age of fourteen (14) may not use the fitness equipment. Patrons and Guests use all Amenity Facilities at their own risk.
- (4) ***Proper Attire:*** Appropriate clothing and athletic footwear (covering the entire foot) must be worn at all times. Appropriate clothing includes t-shirts, shorts, leotards, and/or sweat suits.
- (5) ***Food and Beverage:*** Food (including chewing gum) is not permitted. Non-alcoholic beverages, however, are permitted if contained in non-breakable containers with screw top or sealed lids. Glass containers and alcoholic beverages are not permitted.
- (6) ***Miscellaneous Policies:***
  - Each Patron is responsible for wiping off fitness equipment after use.
  - Use of personal trainers is not permitted.
  - Hand chalk is not permitted.
  - Music and/or digital media players are not permitted unless they are personal units equipped and used with headphones.
  - No bags, gear, or jackets are permitted on the floor of the fitness center or on the fitness equipment.
  - Smoking and smokeless tobacco products are not permitted.
  - Weights or other fitness equipment may not be removed from the fitness center.
  - Patron use of cardiovascular equipment shall be limited to thirty (30) minute periods.
  - Patrons shall alternate between multiple sets on weight equipment if other individuals are waiting.
  - Patrons must return weights and other fitness equipment to the proper location after use.
  - Patrons should not drop free weights. Free weights should be placed only on the floor or on equipment made specifically for storage of the weights.
  - Any fitness program operated, established, and run by Amenity Staff may have priority over other users of the fitness center.
  - Televisions are available for use at volumes courteous to other Patrons using the fitness center. Patrons must turn off the TV when finished watching the television.



## GAME ROOM POLICY

- No Patron under the age of 16 is permitted in the Game Room without an 18 and older Resident or Non-Resident User present.
- The Game Room equipment will be kept at the front desk and must be signed out from Amenity Staff. Patrons should notify Amenity Staff if any equipment is missing or broken.
- Patrons must not sit or lean on the game tables and/or bar tops.
- When Patrons are finished playing, Patrons should return the game equipment to the front desk, cue sticks and chalk to the wall racks.
- When all of the game room tables are occupied and other Patrons are waiting, Patrons must limit usage time to one hour. This time limit does not apply to posted notices of tournament play.

## SPORTS FACILITIES POLICY

All Patrons using the District's basketball court and/or other sport courts, community parks or fields (the "**Sports Facilities**") are expected to conduct themselves in a responsible, courteous and safe manner, and in compliance with this Amenity Facilities Policy. Disregard or violation of the District's policies and rules and misuse or destruction of Sports Facility equipment may result in the suspension or termination of Sports Facilities and/or Amenity Facilities privileges. Guests may use the Sports Facilities if accompanied by an adult Resident or Non-Resident User.

**Please note that the Sports Facilities are unattended. All persons using the Sports Facilities do so at their own risk. Persons interested in using the Amenity Facilities and/or Sports Facilities are encouraged to consult with a physician prior to using the facility.**

- (1) **Hours:** The Sports Facilities are available for use by Patrons from dawn to dusk. No access will be allowed, by a Patron or any other person, before dawn or after dusk. Trespassing may be prosecuted as a criminal offense and may lead to the temporary or permanent revocation of that Patron's Key Card and/or the revocation of access to the Amenity Facilities for the Patron's entire household, pursuant to the provisions of the Suspension and Termination section below.
- (2) **Emergencies:** All emergencies and injuries must be reported to the Amenity Staff as well as the District Manager at (813) 994-1001.
- (3) **Proper Attire:** Proper athletic apparel and athletic shoes are required at all times while using the Sports Facilities. Proper attire shall consist of athletic shoes with non-marking soles, shirts, and shorts or athletic pants. No cutoffs, swimsuits, or jeans are allowed to be worn at the Sports Facilities.
- (4) **Reservations:** The Sports Facilities may not be rented nor reserved. The Sports Facilities are on a first come, first serve basis. Use of the Sports Facilities is limited to one (1) hour when other Patrons are waiting.



(5) ***General Policies:***

- Proper sportsmanship and etiquette shall be adhered to at all times. The use of profanity or disruptive behavior is prohibited.
- Persons using the Sports Facilities must supply their own equipment.
- Each Sport Facility is for the play of its intended sport only. Pets, roller blades, bikes, skates, skateboards, and scooters are prohibited from use at all Sports Facilities.
- Beverages are permitted at the Sports Facilities if contained in non-breakable containers with screw top or sealed lids. No glass containers are permitted. Alcoholic beverages are not permitted at the Sports Facilities.
- No chairs other than those provided by the District are permitted at the Sports Facilities.

**PLAYGROUND POLICY**

- (1) Children under the age of eight (8) must be accompanied by an adult Patron.
- (2) No roughhousing on the playground.
- (3) Patrons using the playground must clean up all food, beverages and miscellaneous trash brought to the playground. Smoking and smokeless tobacco products, e-cigarettes, alcoholic beverages, and glass containers are not permitted on or near the playground.
- (4) Use of the playground may be limited from time to time due to sponsored events which must be approved in advance by the Amenity Manager.
- (5) The use of profanity or disruptive behavior at the playground is prohibited.

**BASKETBALL, GAGA BALL, AND VOLLEYBALL COURTS POLICY**

- (1) The basketball, gaga ball, and volleyball courts (“Courts”) may not be reserved. Usage is on a first-come basis.
- (2) No play when Courts are wet (standing water).
- (3) No roughhousing or horseplay is allowed on the Courts.
- (4) The use of profanity or disruptive behavior on the Courts is prohibited.
- (5) Loud radio playing or excessive noises will not be permitted.
- (6) Players must show good sportsmanship at all times.
- (7) If other players are waiting to use the Courts, all players are to retire at the end of one hour.
- (8) Proper attire must be worn while using the Courts (shorts & rubber soled athletic shoes).



- (9) No bicycles, skateboards, or roller blades/in-line skates or the like are permitted on Courts.
- (10) No food is allowed within 5 feet of the edges or on the Courts.
- (11) Beverages are permitted on the Courts if contained in non-breakable containers with screw top or sealed lid. Glass containers and alcoholic beverages are strictly prohibited.
- (12) Glass containers are strictly prohibited on the Courts.
- (13) Courts are open during daylight hours only (from dawn to dusk).
- (14) Courts must be cleaned after each use.

## **COMPUTER USAGE POLICIES**

- (1) Internet computers or electronic devices will not be used for illegal activity, to access illegal materials, or to access materials that, by local community standards, would be obscene.
- (2) Users are not permitted to behave in a way that intrudes upon the rights of others. Users are not permitted to invade the privacy of other residents, or to harass or bully Amenity Staff or residents.
- (3) Installation, downloading, and/or modification of software on District-owned computers or electronic devices are prohibited.
- (4) Users will respect copyright laws and licensing agreements.
- (5) Users will not make any attempt to gain unauthorized access to restricted files or networks, or to damage or modify computer equipment or software.
- (6) Users must end their sessions and leave the computer when asked to do so by authorized Amenity Staff.
- (7) Because the public computers and wireless access are located in public areas, what the user views is not private. In accordance with Florida Statutes, Chapters 847.011 (1)(a) and 847.0133 (1), displaying obscene material to minors or printing such materials may be a violation of the law and could result in penalties up to and including imprisonment.
- (8) Display of images that are harmful to minors on any District-owned or personally-owned electronic device is prohibited under the Children's Internet Protection Act. This act specifically addresses images that may be harmful to minors, so M (mature)-rated and above games are not allowed to be played. Other games may have content that is offensive or harmful to minors. Amenity Staff have been entrusted with the authority and responsibility of monitoring the use of games in the clubhouse and discontinuing use of any that might be in this category.
- (9) A maximum of five (5) pages of printing is allowed per resident per day.



## **AMENITY FACILITIES NON-RESIDENT USER FEE**

- (1) Non-Resident Users may purchase an annual membership for use of the Amenity Facilities on a year to year basis. The Non-Resident User Fee is \$2,500 per family, payable in advance. The rate for an individual is the same as for a family. Upon purchase of the membership, the Non-Resident User is entitled to two (2) Key Cards for a family unit. Non-Resident User membership becomes effective upon the date full payment of the Non-Resident User Fee and the Non-Resident User Application are received by the District. A sample Non-Resident User Application is attached to this Amenity Facility Policy. To renew the membership for another year, the Non-Resident User must pay the Non-Resident User Fee on or before the expiration date of the prior term. The Non-Resident User Fee rate is subject to change from year to year based upon the costs of operation of the Amenity Facilities.

## **GUEST PRIVILEGES**

- (1) All Guests must be registered at the amenity center by Amenity Staff and accompanied by a Resident or Non-Resident User at all times. Resident(s) and/or Non-Resident Users are permitted to bring a maximum of four (4) Guests per visit. Guests are not limited to a certain number of visits, so long as they are accompanied by a Resident or Non-Resident User. Patrons who have a Guest are responsible for any and all actions taken by such Guest. Violation by a Guest on any of these Policies as set forth by the District could result in loss of that Patron's privileges.
- (2) Each Resident or Non-Resident User may bring no more than four (4) persons as Guests to the Amenity Facilities at one time, unless the Patron has reserved a room at the Amenity Facilities and has paid the required rental usage fee. In the event a Patron has rented a room or pavilion at the Amenity Facilities, the number of Guests shall be limited by the room or pavilion policies.



## RENTER'S PRIVILEGES

- (1) Property Owners who rent out or lease out their residential unit(s) in the District shall have the right to designate the renter of their residential unit(s) as the beneficial users of the Property Owners' privileges while they are a resident of the District
- (2) A Renter who is designated as the beneficial user of the Property Owner's privileges shall be entitled to the same rights and privileges to use the Amenity Facilities as the Property Owner and other Residents.
- (3) During the period when a Renter is designated as the beneficial user of the Property Owner's privilege to use the Amenity Facilities, the property owner shall not be entitled to use the Amenity Facilities with respect to that property.
- (4) Property Owners shall be responsible for all charges incurred by their Renters which remain unpaid after the customary billing and collection procedure established by the District.
- (5) All persons renting or leasing a home from persons owning the property in the District will be required to obtain a Key Card from the property owner.
- (6) Renters shall be subject to such other rules and regulations as the Board may adopt from time to time, and all policies applicable to the Amenity Facilities.

## FACILITY RENTAL POLICIES

Patrons may reserve for rental certain portions of the Amenity Facilities for private events. *The pool and pool deck area are not available for private rental and shall remain open to other Patrons during normal operating hours.* Only one (1) room or portion of the Amenity Facilities is available at a time for rental during regular hours of operation. Reservations may not be made more than four (4) months prior to the event. In addition, each household may rent a portion of the Amenity Facilities only once per quarter of the calendar year. All Amenity Facility Policies remain in force for rental events. Rooms may not be rented for events where the renting Patron would receive a direct financial gain.

Please see the Amenity Manager for details relating to additional rental cost, staffing cost and availability, and facility availability for the anticipated date and time of the event. Please note that the Amenity Facilities are unavailable for private events on the following holidays:

Easter Sunday	Memorial Day Weekend	Fourth of July
Labor Day Weekend	Thanksgiving	Christmas Eve
Christmas Day	New Year's Eve	

- (1) ***Private Rental of the Meeting Room:*** The meeting room is the only room in the Amenity Facilities that is available for private rental. Maximum rental time is five (5) total hours, which includes time for set-up and post-event cleanup. Persons renting a room of the Amenity Facilities must abide by room capacity and must pay the rental fee described below. Any Patron renting any portion of the Amenity Facility shall be responsible for any and all damage and expenses arising from the event.



(2) ***Meeting Room Reservation and Rental Process:***

- a. Patrons interested in reserving a room must submit to the Amenity Manager, no later than thirty (30) days prior to the event, a completed Rental Information Form. The Amenity Manager will review the Rental Information Form on a case-by-case basis and has the authority to reasonably deny a request. Denial of a request may be appealed to the Board for reconsideration; and
- b. The Patron desiring to reserve a room must pay a refundable security deposit of two hundred fifty dollars (\$250.00) at the time of reservation, or a minimum of 30 days before the event, made payable electronically to the District pursuant to the guidelines established by Amenity Staff. The deposit will be returned following the rental event, provided the Amenity Manager determines that there has been no damage to the facility and the facility has been properly cleaned after use. If the facility is not properly cleaned, the deposit will be retained by the Amenity Manager for this purpose; and
- c. The renting Patron(s) must pay to the District a rental fee of one hundred dollars (\$100.00) when the event is booked, or a minimum of 30 days before the event. The rental fee is non-refundable within thirty (30) days of the event. The renting Patron(s) must submit an electronic payment to the District. In addition, the renting Patron(s) shall provide to the Amenity Manager an estimated number of guests to use the rented room no fewer than five days prior to the date of the rental. The number of Guests shall not exceed the allowable number or capacity for that room authorized by the fire marshal. Failure to provide an estimated number of guests for the event may result in the cancellation of the rental at the discretion of the Amenity Manager.

(3) ***Refund of Security Deposit:*** The Amenity Manager shall determine the amount of deposit to return, if any. To be eligible to receive a full refund of the deposit, the renting person must ensure the following actions are completed:

- Ensure that all garbage is removed and placed in the dumpster.
- Remove all displays, favors or remnants of the event.
- Restore the furniture and other items to their original position(s).
- Wipe off counters, table tops and sink area.
- Replace garbage liner(s).
- Clean out and wipe down the refrigerator, and all cabinets and appliances used. Clean any windows and doors in the rented room. Floor should be swept clean.
- Ensure that no damage has occurred to the Amenity Facility and its property.

In addition, a person or group remaining in the rented room after the allotted rental time during normal operating hours will cause the renting Patron(s) to be billed \$50.00 per half hour, to be subtracted from the security deposit. Patrons may request a maximum of one hour of additional rental time beyond regular operating hours for rental events. If a Patron desires a rental event to continue for one hour beyond regular operating hours, that Patron must notify the Amenity Manager at the time of booking and must receive approval from the



Amenity Manager in advance. A rental of a room which extends after regular operating hours will cause the renting Patron(s) to be billed \$50.00 per half hour for that additional time, to be paid at the time the room is reserved with the Amenity Manager.

If additional cleaning is required, the renting Patron(s) will be liable for any expenses incurred by the District to hire an outside cleaning contractor. Additional cleaning costs shall first be subtracted from the amount of security deposit. If the security deposit is insufficient to cover all such cleaning costs, the Amenity Manager shall bill the renting Patron(s) for the remaining balance. A Patron renting a room of the Amenity Facilities may opt to pay for the actual cost of cleaning by a professional cleaning service hired by the District.

- (4) ***Room Cancellations:*** The room(s) must be cancelled thirty days prior to the reserved date by notifying the Amenity Manager by phone or in writing. If the room reservation is cancelled fewer than thirty days prior to the scheduled rental, the \$100 rental fee will be retained as a cancellation fee.
- (5) ***General Rental Policies:*** During a scheduled rental event, the renting Patron(s) shall ensure all attendees abide by the following rules:
  - All attendees must adhere to the Amenity Facility Policies set forth herein.
  - The volume of live or recorded music must not violate applicable Pasco County noise ordinances.
  - Attendees of a scheduled rental event will have exclusive use of the rented room during the scheduled time of their approved event. The pool and the pool deck may not be used as part of the event.
  - Alcohol may be brought to the Clubhouse and consumed in the Clubhouse at private events. These events must be pre-approved by the Amenity Manager, acting on behalf of the Board.
  - The kitchen may be only used by the renting Patron(s) during their approved events. Otherwise, the refrigerator and the items within the refrigerator and within the cabinet are not for residential use.
  - Only the Amenity Staff may operate the dishwasher.
  - During days when there are events sponsored by the District or reserved by a Patron, the meeting room will not be available for rental.

## **SUSPENSION AND TERMINATION OF PRIVILEGES**

To ensure the use and enjoyment of the Amenity Facilities by all Patrons and Guests, the following policy shall be followed for those Patrons who do not adhere to the rules and regulations. This policy will be enforced and applied uniformly in a standard way to all Patrons without prejudice.

- (1) Patrons and Amenity Staff are expected to act, at all times, in a courteous and respectful manner. A Patron displaying aggressive or argumentative behaviors may be subject to immediate suspension by Amenity Staff. Any Patron who is physically or verbally abusive to other Patrons or Amenity Staff will not receive written notice and will be immediately suspended for up to fifteen (15) days at the discretion of the Amenity Manager. For each rule



violation, the Amenity Staff shall fill out an incident report. A sample incident report is attached to this Amenity Facility Policy.

- (2) At the discretion of Amenity Staff, children between the ages of sixteen (16) and seventeen (17) years old who violate the rules and policies may be expelled from the facility for one (1) day. Upon such expulsion, a written incident report shall be prepared detailing the name of the child, the prohibited act committed and the date. This report will be kept on file with the District. Any child who is expelled from the facility three (3) times in a one (1) year period, shall, until the child reaches the age of eighteen (18), only be entitled to use the facility if accompanied by a parent or adult Patron at all times.
- (3) All other rule violations shall be handled by the Amenity Manager and/or Amenity Staff in the following manner:
  - 1ST Violation: Verbal Warning
  - 2nd Violation: Written Warning
  - 3rd Violation: 30 Day Suspension
  - 4th Violation: 60 Day Suspension
- (5) Patrons' Amenity Facility privileges may be subject to suspension or termination by the Board if a Patron behaves in a manner described below in this non-exhaustive list of impermissible behaviors:
  - Permits unauthorized use of his or her assigned Key Card by another person
  - Exhibits unsatisfactory behavior, manners or appearance
  - Fails to abide any portion of this Amenity Facility Policy
  - Treats the Amenity Staff, Patrons or Guests in an unreasonable or abusive manner
  - Engages in conduct that is improper or likely to endanger the welfare, safety or reputation of the District, the Amenity Facility, Amenity Staff or other Patrons.
- (6) Any Patron receiving a notice for rules violation will have the violation removed if they receive no further violations within a ninety (90) day period following the notification. If the member corrects the situation which is a violation on the spot, then no notice (oral or written) will be issued.
- (7) Any Patron receiving a notice of a rules violation may appeal by notifying the Amenity Manager and requesting the suspension to be reviewed and/or repealed by the Appeals Committee of the Board. The appeal will be conducted as follows:
  - The meeting of the Appeals Committee shall be called to order.
  - The Appeals Committee shall select a chairperson and a recording secretary for the meeting.
  - A description of the behavior resulting in a rules violation shall be read by a representative of the Amenity Manager and/or Amenity Staff.
  - A representative of the Amenity Staff shall present cause for suspension, including any evidence, such as the incident report(s) for the violation(s).



- Appellant shall present rebuttal of the allegations and evidence.
- The Appeals Committee shall deliberate and deliver a ruling. The Amenity Manager shall notify the offender of the results of the appeal.



## Concord Station Community Development District

### Incident Report

**Date of Incident:** _____ **Time of Incident:** _____ (am/pm)

**Party Involved:** _____ **Sex:** Male/Female

**Is this person 18 years or older?** Yes/No

**If not, name of Parent or Guardian:** _____

**Mailing Address:** _____

**Was local law enforcement called?** Yes/No

**Description of what happened (include location):**

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**Names, phone numbers, and addresses of who witnessed the incident:**

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**Immediately Suspended:** Yes/No

If yes, the reason: _____

**Recommendation:** _____

**Name of Staff Member writing this report:** _____

**Signature of Staff Member writing this report:** _____

**Date:** _____



**Concord Station Community Development District  
Non-Resident User Application**

**Date of Application:** _____ **Date of Non-Resident User Fee Payment:** _____

**Mailing Address:** _____

**Phone Number:** _____

**Alternate Phone Number:** _____

**Email Address(es):** _____

**Total Number of Immediate Family Members:** _____

**Names of Adult Members:** _____

_____

_____

**Names of Children and Ages:** _____

_____

**Emergency Contact Information:**

**Primary Emergency Contact:**

**Name(s):** _____ **Phone Number(s):** _____

By executing this application, I agree to abide and be bound by all terms and conditions of the Amenity Facility Policy, including, without limitation, the indemnity and release provisions set forth in the policy, and acknowledge that my use of the District Amenity Facility is at my own risk. I understand and acknowledge that I may access the Amenity Facility Policy online at the District website at any time or may request a paper copy from the District Manager. I further acknowledge that I have read or had the opportunity to read the Amenity Facility Policy prior to signing this agreement.

_____  
(signature)

By: _____  
(print name)