

**WATERS EDGE
COMMUNITY DEVELOPMENT DISTRICT**

**COMMON AREA POLICIES
ADOPTED MARCH 23, 2023**

**DISTRICT OFFICE
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DEFINITIONS

“Board of Supervisors” or “Board” – shall mean the Waters Edge Community Development District Board of Supervisors.

“District” – shall mean the Waters Edge 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 and accompanied for the day by a Resident to District property.

“Resident” – shall mean any person or family owning property within the District.

FISHING AND POND POLICIES

Only Residents and their Guests may fish from ponds located within the District. We ask that you respect your fellow residents and access the ponds through the proper access points. The District operates under a catch and release policy for all fish caught in the ponds. The ponds serve as stormwater management purposes and are not to state code for keeping or consuming the fish. The purpose of these bodies of water is to help facilitate the District’s natural water system for stormwater runoff.

- 1) Fishing is only permitted from dawn until dusk in District owned freshwater ponds. Notwithstanding the foregoing, the reclaimed water holding pond (Pond AA-1) with the aeration fountain (the **“Reclaimed Water Pond”**) was designed to hold reclaimed water for distribution in the community. Fishing and trespassing in the Reclaimed Water Pond is not permitted.
- 2) The District operates under a catch and release policy. Removal of fish for personal use or consumption is not authorized.
- 3) Spear fishing or the use of spear guns, bow and arrows, and firearms are not permitted as acceptable methods to fish.
- 4) Cast netting is prohibited.
- 5) Removal of hooks and lures from fish should be performed in a manner that gives the fish the best chance of survival. While fishing, de-hookers or needle-nose pliers need to be carried at all times.
- 6) Circle hooks are recommended for all live bait fishing.
- 7) In events where dangerous wildlife is “caught” by hook or lure, the line(s) should be cut at a safe distance so as to avoid possible bodily injury and harm.
- 8) The use of traps is strictly prohibited.
- 9) The use of profanity or disruptive behavior will not be tolerated.
- 10) All trash or debris must be disposed of in the appropriate receptacles. The philosophy of “If you bring it with you, you must take it with you when you leave” is employed.
- 11) Fish are not to be moved from one pond to another.

- 12) Residents and Guests are not allowed to introduce or stock fish in any of the lakes or ponds.
- 13) Residents and Guests will be responsible to obtain any permits or licenses that may be required under Florida Law to legally fish. Any monetary penalties or fees incurred by the District as a result of anyone's failure to acquire such required permits or licenses will be the liability of the individual determined to be in violation.
- 14) **General Polices:**
 - a) Swimming is prohibited in all ponds on District property.
 - b) No watercrafts of any kind are allowed in any of the ponds on District property.
 - c) Parking along the road right of way or on any grassed area near the ponds is prohibited. It is recommended that residents wishing to fish in the ponds walk or ride bicycles.
 - d) Continued violation of this policy will result in the immediate reporting to local law enforcement authorities.
 - e) There is a 20-foot District owned buffer surrounding each pond. Fishing is permitted in the 20-foot buffer during the hours of dawn to dusk. Please be respectful of the adjacent properties and all other Residents and Guests.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District with regards to the natural areas, conservation areas, wetland areas and upland buffer areas that are scattered in large numbers throughout the community. The policy statement is consistent with the policies of other governments including Pasco County, and Southwest Florida Water Management District (SWFWMD) with regards to the natural areas, conservation areas, wetland areas and upland buffer areas.

The natural areas, conservation areas, wetland areas and upland buffer areas are not intended to be maintained. These areas are to be left untouched to allow for nature to take its normal course. Vegetation that dies including, but not limited to trees are left to fulfill their role in nature's process. Trees, within or immediately adjacent to these areas, that have died and appear to pose a threat of falling and damaging an abutting property owner's property may be addressed by the abutting property owner after securing permission to remedy the situation from the District and all required permits from all authorities having jurisdiction over the area including, but not limited to, Pasco County and SWFWMD. Such abutting property owner must initially contact the District for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Pasco County and/or SWFWMD. Permitted trimming and/or removal, where warranted, shall be done at the expense of the abutting property owner. The goal is to minimize disturbance to these areas. Notwithstanding the foregoing, the District reserves the right to remove any dead or leaning trees or shrubs that the District determines may cause immediate damage to property or harm to people. Property owners may cut back limbs to their individual property line. The rest of the tree is to be left as is. This would also pertain to normal maintenance, which would allow an owner to trim back any encroaching vegetation to their property line. No one is allowed to maintain or install personal property in the natural areas, conservation areas, wetland areas or upland buffer areas for any reason.