

**AMENDED AND RESTATED  
LAKE NONA  
WATERFRONT AND WATERCRAFT  
MANAGEMENT PLAN**

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**AMENDED AND RESTATED LAKE NONA  
WATERFRONT AND WATERCRAFT MANAGEMENT PLAN  
(Adopted May 16, 2018)**

**GOAL AND PURPOSE**

Lake Nona (“**The Lake**”), as depicted on Figure 1 attached hereto, is a natural jewel within the Lake Nona Development of Regional Impact/Planned Development (“**Lake Nona Development**”). Preserving the quality and natural beauty of this water body and its associated wetlands, while affording a balance of recreational opportunities, is paramount to the success and sustainability of the Lake Nona Development. In recognition of the foregoing, the master developer, Lake Nona Property Holdings, LLC, and its affiliated owners of land within the Lake Nona Development (collectively, “**Lake Nona**”), Northlake Park at Lake Nona Community Association, Inc. and Lake Nona Estate Community Association, Inc. (collectively, the “**Associations**”) have prepared this Waterfront and Watercraft Management Plan (the “**Plan**”) and have established the Lake Management Committee (“**Committee**”) to oversee and implement the goals of the Plan. The goals of the Plan shall be to preserve the quality and natural beauty of The Lake and associated wetlands, while permitting appropriate recreational opportunities. This Plan shall supersede and replace all prior plans governing the preservation of the quality and natural beauty of The Lake and associated wetlands.

**GENERAL**

1. A great deal of the effort which goes into preserving the quality and natural beauty of The Lake and associated wetlands and making the Lake Nona Development function well, comes from committees and individual volunteers. Thus, the residents of Lake Nona Development play a large role in enforcing the Plan and the regulations generated in connection herewith. While the goals of the Plan are enforceable through a system of fines and penalties, the best controls are achieved through the cooperation of the residents and therefore, such participation is welcome and appreciated.
2. The following terms shall have the following meanings:
  - (a) “**Watercraft**” is synonymous with the term “boat” as referenced in s. 1(b), Art. VII of the State Constitution and includes every description of watercraft, vessel, barge, and airboat, other than a seaplane on the water, used or capable of being used as a means of transportation on water.
  - (b) “**Motorized Watercraft**” means a Watercraft equipped with machinery for propulsion, irrespective of whether the propulsion machinery is in actual operation. The term includes, but is not limited to, motorboats, powerboats and Personal Watercraft (as defined herein).

- (c) **"Non-Motorized Watercraft"** means a Watercraft that is not a Motorized Watercraft. The term includes, but is not limited to, canoes, kayaks, john boats, sail boats, and wind-surfers.
  - (d) **"Personal Watercraft"** means a Watercraft less than 16 feet in length which uses an inboard motor powering a water jet pump, as its primary source of motive power and which is designed to be operated by a person sitting, standing, or kneeling on the vessel, rather than in the conventional manner of sitting or standing inside the vessel. The term includes, but is not limited to, those Watercraft commonly referred to as Jet Skis, SeaDoos, and Waverunners.
3. Subject to the terms, conditions and limitations set forth in this Plan and any documents related to this Plan, the following people are authorized to operate both Motorized Watercraft and Non-motorized Watercraft on The Lake: (i) residents of Water's Edge at Lake Nona, (ii) residents of Lake Nona Golf and Country Club, (iii) members and guests of the Lake Nona Golf and Country Club, and (iv) other individuals or organizations who receive the prior written approval of the Committee (collectively, the **"Members"**).
  4. Subject to the terms, conditions and limitations set forth in this Plan and any documents related to this Plan, residents of Northlake Park (who do not reside in Water's Edge at Lake Nona) are authorized to operate Non-motorized Watercraft on The Lake but shall not operate Motorized Watercraft on The Lake. Residents of Northlake Park together with their accompanied guests or invitees shall have access to the boat launch facilities at the New Green Dock Park (located West of Water's Edge) and shall also have access to the boat launch facilities within Water's Edge at Lake Nona (commonly referred to as Green Dock Park) for the purpose of launching and recovery of Non-motorized Watercraft, pursuant to and in accordance with that certain Park Agreement dated October 24, 2003 and recorded in Official Records Book 7167, Page 3377, as amended by that certain First Amendment to Park Agreement dated April 18, 2006 and recorded in Official Records Book 8614, Page 1976, and by that certain Second Amendment to Park Agreement dated July 17, 2006 and recorded in Official Records Book 8799, Page 3432, and by that certain Third Amendment to Park Agreement dated April 25, 2008 and recorded in Official Records Book 9678, Page 2638, all in the Public Records of Orange County, Florida (collectively, the **"Park Agreement"**).
  5. Only those Personal Watercraft that are registered with the Committee on or before December 31, 2008 (the **"Registration Deadline"**) may be operated on The Lake. No other Personal Watercraft will be registered or permitted on The Lake. The Personal Watercraft registered with the Committee prior to the Registration Deadline may be operated on The Lake during their useful life, but such registration will not be extended or assigned to a replacement or any other Personal Watercraft.

6. All persons using The Lake and any associated amenities and/or facilities (collectively, the “**Amenities**”) shall do so at their own risk.
7. Proper decorum must be observed by all persons using The Lake and Amenities at all times. Members are responsible for their own conduct and that of their families and guests.
8. Damage to Association property must be paid for by the Members responsible for such damage and that of their families and guests.
9. Parents are solely responsible for their children who use The Lake and Amenities and for any injury or damage caused thereby.
10. Established fees (e.g., initial and annual Watercraft registration fees) and fines must be paid by Members. Members are responsible for the indebtedness of their respective families or guests.
11. Violation of the terms of the Plan and regulations adopted by the Committee may be reported to the Committee for appropriate action. With sufficient evidence, the Committee may issue a citation which can result in the levying of penalties or revocation of privileges by the Committee.

## **OBJECTIVES AND POLICIES**

### **Objective 1: Establishment of the Lake Management Committee**

Lake Nona hereby establishes the Committee in order to enact, manage, maintain and enforce this Plan.

**Policy 1.1:** The Committee shall consist of no more than seven (7) Directors, three (3) of which shall be the President, Vice President and the Secretary/Treasurer. Directors may include, but shall not be limited to, representatives of Lake Nona, representatives of the Associations, representatives of a Community Development District within the Lake Nona Development (the “**CDD(s)**”) and any others that will add to the diversity and expertise of the Committee. The positions of President, Vice President, Treasurer/Secretary shall comprise the Executive Committee. The number of additional Directors shall be determined by the Executive Committee from time to time.

**Policy 1.2:** The initial Committee shall consist of the President, Vice-President, Treasurer/Secretary. Notwithstanding anything contained herein to the contrary, for so long as Lake Nona owns property within the Lake Nona Development, Lake Nona, at its option, shall appoint all Directors. The names of the initial Directors are as follows:

Director (President)	Dan Meherin
Director (Vice President)	Michael Clary
Director (Secretary/ Treasurer)	Craig Collin

**Policy 1.3:** The Committee shall conduct meetings on an as-needed basis as determined in the reasonable discretion of the Committee, and shall also meet at the call of the President. At meetings of the Committee, a quorum shall consist of one-half of the Directors. Decisions by the Committee shall require a quorum and a majority vote of the Directors.

**Policy 1.4:** The term of any individual Director in a given position shall be for four (4) years, beginning at the adjournment of each annual meeting of the Committee, and continuing until the adjournment of the fourth year's annual meeting of the Committee, or until their successors are appointed or duly elected, as applicable. Directors in any given position may succeed themselves and there shall be no limit on the number of terms a Director can serve.

**Policy 1.5:** In between meetings of the Committee, affairs shall be conducted by the Executive Committee.

**Policy 1.6:** The President shall have general supervision of the affairs of the Committee. He or she shall preside at all meetings of the Committee. He or she may establish sub-Committees and shall appoint the Chairs and members of all sub-Committees once established. He or she shall see that terms of the Plan and any bylaws, rules and/or regulations as may be adopted by the Committee are enforced and shall execute all contracts and other instruments which have been approved or ratified by the Committee.

**Policy 1.7:** The Vice President shall assist the President and shall preside at meetings of the Committee in the absence or vacancy of the President. He or she shall be responsible for coordinating the activities of all sub-Committees. He or she shall perform such other duties as may be assigned by the Committee.

**Policy 1.8:** The Treasurer/ Secretary shall be responsible for the financial affairs of the Committee and shall prepare minutes of all meetings of the Committee. He or she shall receive all funds paid to the Committee and shall pay all bills incurred by the Committee, as authorized by the Committee. He or she shall maintain all permanent records of the Committee, including minutes of Committee meetings, shall direct the maintenance of an accurate listing of members of the Committee, and shall perform such other duties as may be assigned by the Committee. He or she shall make a report at the annual meeting of the Committee on the financial affairs of the Committee. He or she shall be bonded as required by the Committee and shall perform such other duties as may be assigned by the Committee. The Treasurer's endorsement shall be required on all checks payable to the Committee. All checks issued by the Committee shall be signed by the Treasurer. All Committee checks payable to the Treasurer must be co-signed by the President. All Committee funds shall be deposited to the credit of the Committee in a financial institution approved by the Committee.

**Policy 1.9:** Regular attendance at Committee meetings by all Directors is expected. In the event of an absence at three or more consecutive Committee meetings, the Committee, at its discretion, may act immediately to declare the absentee Director's position as vacant. The vacancy may remain intact for the remainder of the absentee Director's term or the vacancy may be filled. Unless otherwise appointed by Lake Nona, the Committee, at its discretion, may act to

fill the vacancy with a person receiving approval from a majority of the Directors. The term for this newly filled position shall expire at the same time as the absentee Director's term.

**Policy 1.10:** The Directors shall serve without pay, but may be reimbursed actual expenses while conducting Committee business, providing that these expenses receive authorization from the Committee.

**Policy 1.11:** An annual meeting shall be held at a time and place approved by the Committee. The Secretary shall inform the Associations of the annual meeting at least thirty (30) days before the annual meeting.

**Policy 1.12:** All meetings shall be conducted in accordance with the latest edition of "Robert's Rules of Order," except where such conflict with these provisions or the bylaws.

**Policy 1.13:** The fiscal year shall be the calendar year from January 1 to December 31.

**Policy 1.14:** The Committee may be dissolved by unanimous vote of the Directors. If dissolution is favorably acted upon, all assets will be distributed to an organization of the type described in Section 501(c)(3) of the Internal Revenue Code, or corresponding section of any future federal tax code.

**Policy 1.15:** It is implicitly understood that the Committee assumes no responsibility or liability for the well being of any Member or representative of a Member attending, managing or participating in meetings or any other functions of the Committee. No Director, former Director, nor any authorized agent of the Committee shall be liable in any manner to the Committee or any person or group for any loss or damage sustained as a result of action taken or omitted to be taken by said Director or agent in good faith, if he or she exercised or used the same degree of care and skill as a prudent person would have exercised or used under the circumstances in the conduct of his or her own affairs.

## **Objective 2: Responsibilities of the Lake Management Committee**

The Committee is responsible for the adoption and amendment of this Plan and the implementation and enforcement of its objectives and policies.

**Policy 2.1:** The Committee shall be responsible for enacting, amending, maintaining and assisting in the enforcement of these objectives and policies.

**Policy 2.2:** The Committee shall have the ability to establish fines for the purpose of implementing and enforcing its objectives and policies and to levee fines and assess penalties as a condition of continued lake access, and/or to revoke lake privileges from those who violate the objectives and policies of this document. Funds collected from fines shall be deposited into an account for the maintenance and care of The Lake in accordance with the terms of this document.

**Policy 2.3:** The Committee shall determine and control the times selected activities may or may not occur on The Lake. The Committee may also determine, based on water conditions, special events, or other conditions, that access to The Lake be closed to all or some boating or fishing activities.

**Policy 2.4:** The Committee, in cooperation with Lake Nona and the Associations, shall be responsible for overseeing, budgeting, and funds acquisition to provide for the management and maintenance costs of The Lake and Amenities.

**Policy 2.5:** The Committee shall prepare an educational packet which will include this Plan and specific educational materials (“**Educational Materials**”) including, without limitation, U.S. Environmental Protection Agency (“**EPA**”) *Eco-Friendly Boating Tips*, the Florida Fish and Wildlife Conservation Commission (“**FWCC**”) *Florida Boater’s Guide*, and the latest Water Quality Report available from the City or Orlando for The Lake. Said packet shall be distributed upon registration with the Committee of a Watercraft or upon request by a Member.

**Policy 2.6:** The Committee, through the use of signage, Association newsletters and other Association communication methods, shall periodically update and provide additional Educational Materials to inform Members of the sensitive nature of The Lake’s ecosystem, how their actions can affect the system, the potential non-point and point source pollution generators, the practices that can be implemented to mitigate their impacts, and boater safety and safe Watercraft operation practices.

**Policy 2.7:** The Committee shall control and oversee operation and maintenance of boat ramps, boat put-ins, docks and boat slips solely to ensure that activity in those areas complies with the objectives and policies of this Plan.

**Policy 2.8:** The Committee shall be responsible for working with Lake Nona and any other developers along The Lake to ensure that future permit conditions imposed by the South Florida Water Management District (the “**SFWMD**”) affecting The Lake are incorporated into this Plan as to the affected properties.

### **Objective 3: Lake Management Education Plan**

One of the responsibilities of the Committee is to inform Members and users of The Lake about The Lake, about how their actions can affect the quality of The Lake, and about how to minimize practices known to negatively affect water quality, bio-diversity, natural habitats and ecosystems.

**Policy 3.1:** The following statistics on The Lake have been obtained from the City of Orlando’s Lakewater Quality Report (the “**Lakewater Quality Report**”).

1. Lake Nona (the lake) is a lake of natural origin that has a lake surface area of 584 acres (almost one square mile) and contains 2.6 billion gallons of water. The average depth of water within Lake Nona is 13 feet, 7 inches with a maximum depth of 31 feet, 11 inches. Lake Nona’s shoreline measures over 3.5 miles, providing habitats to a variety of wetland species, as well as breathtaking views.

2. The City of Orlando currently conducts quarterly monitoring of water quality on The Lake as part of a lake-monitoring program that was initiated in 1990. The purpose of the City monitoring program is to establish ambient water quality conditions, identify lakes with potential water quality problems and to increase knowledge of chemical/physical processes that occur in lakes within the City. The routine testing of water quality within The Lake is designed to alert the Committee of any changes in the water quality so the Committee may take steps to correct or alleviate the situation.
3. With the assistance of the City of Orlando, the Committee shall arrange to receive future copies of the Lakewater Quality Report, make them available for review, and distribute pertinent information, as necessary. Such information may include, without limitation, the following:
  - (a) A summary of the most recent Report;
  - (b) The average secchi depth (an indication of water clarity);
  - (c) The average trophic state index (a water quality indicator);
  - (d) The trophic state (describes the level of biological productivity); and
  - (e) Other information regarding the characteristics and water quality of The Lake.
  - (f) In the event the City discontinues the lake-monitoring program, the Committee will arrange to have the water quality of The Lake tested annually or as required by permit. The Committee shall arrange to make the water quality data available for review and distribute pertinent information.

**Policy 3.2:** The following is intended to provide information about how the actions of individuals within the Lake Nona Development (such as the use of fertilizers and soaps, landscaping choices and lawn maintenance practices, and recreational uses) can impact the quality of The Lake, as well as providing methods that can be used to minimize those impacts.

1. Point Source Pollution: Point sources are readily identifiable inputs where waste is discharged to the receiving waters from a pipe or drain. Fuel storage facilities, Watercraft, and waste discharge devices are examples of point source pollutant generators. The Committee has established a series of rules to minimize point sources of pollution. These rules are provided in Policy 4.1.
2. Non-Point Source Pollution: Non-point sources of pollution are those that cannot easily be traced to a single source such as a discharge pipe. Non-point source pollutants are carried off in stormwater runoff from lawns, streets, parking lots, construction sites, and other sources. Principal pollutants of concern include sediment, fertilizers, pesticides, bacteria, oils and grease, and heavy metals.

Loads of these materials carried by runoff from rainwater affect the water quality in The Lake. The EPA recently estimated that non-point pollution accounts for 76 percent of the pollution in lakes, 65 percent of the pollution in rivers, and 45 percent of the pollution in estuaries in the United States. Everyday activities like landscape maintenance and building construction can directly lead to impacts to water bodies through runoff. The Committee has established a series of rules to minimize non-point sources of pollution. These rules are provided in Policy 4.2.

**Policy 3.3:** Many of the Policies, Objectives, rules and recommendations provided in this Plan are set forth in the Ordinance of the City of Orlando for Development Requirements for the Lake Nona Planned Development, as may be amended from time to time, (the “**PD Ordinance**”) and the various permits issued by the SFWMD which affect The Lake.

1. The Committee shall maintain copies of, and will make available for inspection, the current PD Ordinance and permits issued by the SFWMD which affect The Lake.
2. The Committee will ensure that amendments to the PD Ordinance and future permit conditions imposed by the SFWMD affecting The Lake are incorporated into this Plan with respect to the affected properties.

#### **Objective 4: Monitoring and Management of The Lake**

The Committee has established the following rules to maintain the quality of The Lake by minimizing practices known to negatively affect water quality, bio-diversity, natural habitats and ecosystems, while still allowing appropriate recreational benefits afforded by The Lake.

**Policy 4.1:** The Committee has established the following rules to minimize point sources of pollution.

1. Discharge of fuel and/or oil directly into The Lake shall be prohibited.
2. Discharge of untreated sewage directly into The Lake shall be prohibited.
3. Under no circumstances shall trash, garbage, litter of any kind, pollutants or any other substance or objects be dumped or released into The Lake.
4. Only phosphate-free detergents shall be used for cleaning Watercraft, equipment and facilities used on or near The Lake.
5. Engine maintenance shall be performed out of the water and away from The Lake.
6. Propylene glycol shall be used as anti-freeze in all Watercraft used on The Lake.
7. Scraping and painting shall be conducted in areas where debris will not enter The Lake.

8. Watercraft, equipment and facilities (including lifts, fueling equipment, etc.) used on or near The Lake shall be properly maintained and kept in good working condition.
9. Lake Nona or its designee shall have the authority to monitor, oversee, and regulate the condition, maintenance and repair of docks within the Lake Nona Development subject to any lawful regulation by the City.
10. Lake Nona or its designee shall have the authority to determine, delegate, levy and assign any costs associated with the repair and maintenance of docks within the Lake Nona Development.
11. Catch basins shall be installed around boat ramps to trap pollutants and sediments.

**Policy 4.2:** The Committee recommends the following to minimize non-point source pollution:

1. Studies have shown that lawn fertilizer is a significant source of phosphorus pollution; therefore, the Committee has established the Lawn Care and Landscaping Practices provided in Objective 6, below.
2. In addition to the Lawn Care and Landscaping Practices, the Committee has established practices to reduce the amount of run-off from impervious surfaces entering water of The Lake. These practices are provided in Objective 7, below.

#### **Objective 5: Buffer Areas**

The Committee, working with Lake Nona and the Associations, has established buffer areas to mitigate the impacts of development to The Lake. As shown on Figure 1, these buffer areas shall include a 25-foot conveyance and treatment swale landward of the lake edge wetland buffer. The Committee, working with Lake Nona and the Associations, will also be responsible for maintaining the buffer areas so that they continue to mitigate the impacts to The Lake following development.

#### **Objective 6: Lawn Care and Landscaping Practices**

The Committee has established the following lawn care practices to mitigate the effects of fertilizer, pesticides, water run-off and other harmful lawn maintenance practices.

1. Phosphorus-free fertilizers and “slow release” or “time release” chemicals are recommended within the areas illustrated on Figure 2 attached hereto.
2. The use of sprinkler systems equipped with timers and rain gauges to prevent unnecessary water usage is encouraged.
3. Lawn clippings and other yard waste shall not be dumped lakeward of the 25-foot conveyance and treatment swale.

4. The use of alternative landscaping approaches such as rock gardens and rain gardens is encouraged to reduce the amount of run-off.
5. The use of drought resistant landscaping and xeriscaping is encouraged.

### **Objective 7: Roof Run-Off**

The Committee, working with Lake Nona and the Associations, has established the following recommended practices to reduce the amount of run-off that flows over impervious surfaces to minimize the washing of chemicals and sediment into the stormwater system.

1. Water from roof run-off shall be directed to pervious surfaces such as yards or gardens.
2. Roof run-off shall not be directed to driveways or other impervious surfaces.
3. Roof run-off shall not be directed or channeled into The Lake or wetlands.

### **Objective 8: Habitat Preservation**

The Committee has established the following policies to preserve and enhance a mosaic of upland, wetland, and aquatic habitats in order to protect the littoral zone of The Lake.

1. As detailed in the Watercraft Registration and Operation section of this Plan, operation of Motorized Watercraft in the areas depicted on Figure 1 is prohibited and the “no-wake” speeds near shoreline habitats must be maintained to prevent the disruption of these habitats.

### **Objective 9: Docks, Ramps and Watercraft**

The Committee shall coordinate with lakefront property owners to ensure that lakefront facilities provide and promote a cohesive well-designed integration of upland and riparian development in order to reduce environmental impacts and promote an enhanced recreational atmosphere on The Lake.

**Policy 9.1:** All dock requirements provided in the PD Ordinance and applicable SFWMD Permits shall apply, including, without limitation, those regulating dock and walkway size, location, construction, maintenance and use.

**Policy 9.2:** Lake Nona or its designee shall have the authority to monitor, oversee, and regulate the location, construction, appearance, use, maintenance and repair of docks within the Lake Nona Development subject to any lawful regulation by the City.

**Policy 9.3:** Lake Nona or its designee shall have the authority to determine, delegate, levy and assign any costs associated with the repair and maintenance of docks within a development site.

**Policy 9.4:** The following conditions apply to the use of the facilities at New Green Dock Park and the existing boat ramp within Water's Edge at Lake:

1. Other than those facilities installed pursuant to an approved SFWMD permit, no facilities shall be installed or operated on the docking facilities.
2. Hours of operation will be from dawn to dusk. Overnight parking or mooring shall be prohibited.
3. A series of buoys will be installed to identify The Lake's littoral zone within which Motorized Watercraft are prohibited.
4. An educational/regulatory sign that addresses proper boating procedures and environmental protection will be developed and posted in location(s) consistent with Permit obligations and where otherwise deemed necessary by the Committee.

### **Objective 10: Aquatic Plant Management**

Because the management of plant growth is essential to healthy and usable lakes, the Committee has established the following policies to control nuisance growths of native aquatics and invasive exotic plants such as hydrilla, water hyacinth, and water lettuce. Aquatic plant management will assist in providing passable waterways, protecting littoral zones, and preventing the degradation of desired habitats. These policies are designed to intercept the introduction of invasive plant species into The Lake. Additionally, the policies address methods to control aquatic plants in order to prevent the accumulation of plant biomass and organic material that can cause degradation to littoral zones, depletion of dissolved oxygen, and reduced water storage capacity with a goal of maintaining and enhancing aquatic habitats and ecological integrity.

**Policy 10.1:** Physical impact of Watercraft with the bottom or shoreline of The Lake results in increased erosion, uprooting of foreshore vegetation and re-suspension of sediment. In order to reduce the likelihood of these effects, Motorized Watercraft shall not be operated in areas marked as littoral zones as generally provided in Figure 1.

**Policy 10.2:** After boating in waters other than The Lake, Watercraft owners are required to remove all plant fragments from Watercraft, trailers and equipment prior to use in The Lake.

**Policy 10.3:** After boating in waters other than The Lake, Watercraft owners are required to wash their Watercraft and trailers and flush the cooling system as applicable, prior to boating in The Lake.

**Policy 10.4:** After boating in waters other than The Lake, Watercraft owners are required to leave their Watercraft out of the water for 48 hours before boating in The Lake.

**Policy 10.5:** The Lawn Care and Landscaping Practices should be followed to limit the nutrient load into The Lake which can encourage nuisance growths of native aquatics and invasive exotic plants.

**Policy 10.6:** As part of the water quality monitoring program for The Lake, the Committee will annually conduct an aquatic plant assessment of The Lake and shorelines to identify non-native aquatic plants and noxious native plants like cattail or pickerelweed that can form dense monocultures of plants that reduce wildlife diversity and create muck deposits in shallow areas.

**Policy 10.7:** As necessary, the Committee will have The Lake treated with herbicides approved by the state and federal government for use in aquatic environments. Herbicide application shall be performed by state licensed pesticide applicators, with aquatic pesticide certification. Notifications and limitation on use of The Lake shall be provided in areas affected, as recommended.

### **Objective 11: Watercraft Registration and Operation**

The Committee has established this Watercraft registration procedure with the Associations which includes the payment of fees for all Members who wish to access The Lake with Watercraft. The Committee has the ability to accept or deny the registration of individual Watercraft based upon the applicant's ability to adhere to the requirements of this Plan and boater safety guidelines. Fees charged for registration will be put into an account and managed by the Committee for the maintenance and care of The Lake and Amenities in accordance with the terms set forth herein. Registration will in no way remove the obligation to register with local and state agencies. A copy of the Watercraft Registration Form is provided in Appendix A.

Following approval of a Watercraft Registration Form and receipt of the applicable registration fees, the Committee shall issue the Member one of the following types of stickers which shall be displayed on the Watercraft: 1) Lake Nona Golf and Country Club; 2) Water's Edge Resident; 3) Personal Water Craft; 4) North Lake Park (for access with Non-Motorized Watercraft to New Green Dock Park and/or the boat ramp facilities within Water's Edge in accordance with the Park Agreement).

**Policy 11.1:** An applicant for Watercraft registration must be the owner of the Watercraft and be a Member.

**Policy 11.2:** By registering a Watercraft, an applicant agrees to keep said Watercraft in good repair and working order and comply with all terms of this Plan; however, there shall be no duty on the part of Lake Nona or the Committee, to inspect same. The applicant shall hold Lake Nona and the Committee harmless against any and all claims, loss, damage, attorney fees, cost or other expenses incurred in connection with said Watercraft for which application is made.

**Policy 11.3:** By registering a Watercraft, an applicant agrees to operate the Watercraft in accordance with the conditions and regulations governing the operation of Watercraft on The Lake, which are now, or may hereafter be, promulgated by the Committee.

**Policy 11.4:** By registering a Watercraft, a Member agrees that such Watercraft shall only be operated for the personal and private use of the Member.

**Policy 11.5:** By registering a Watercraft, applicant agrees to comply with all Federal, State and local regulations, laws, and/or ordinances and all terms, conditions, or provisions of this Plan, as may be amended from time to time in the Committee's sole discretion. Applicant agrees that the Committee may, but is not obligated to, periodically cause the Watercraft to be stopped for safety equipment checks.

**Policy 11.6:** By registering a Watercraft, applicant agrees that there is no vested right to the operation of a Watercraft within the Lake Nona Development created by the issuance of any Watercraft registration.

**Policy 11.7:** By registering a Watercraft, applicant agrees that violation of any of the conditions and regulations controlling the operation of a Watercraft within the Lake Nona Development may result in revocation of the registration.

**Policy 11.8:** The annual fee for each Watercraft registered with the Committee shall be in accordance with the fee schedule established by the Committee from time to time. Registration fees and annual fees may differ for different types of Watercraft. No refunds will be provided should registration be revoked by the Committee.

**Policy 11.9:** The Committee has established these Watercraft operation procedures with the Associations. The Committee has the ability to deny the operation of individual Watercraft based upon the applicant's failure to adhere to the requirements of this Plan and boater safety guidelines.

1. No Watercraft shall be placed or operated on The Lake unless it is currently registered with the Committee and displays a sticker issued by the Committee.
2. The Committee or its designee shall have the right to stop and cite Watercraft operators and owners for infractions of the conditions and regulations governing the operation of a Watercraft on The Lake.
3. All Watercraft must have the type and number of personal flotation devices required by law.
4. The manufacturer's specified passenger-capacity of the Watercraft shall not be exceeded.
5. All Watercraft shall meet applicable Coast Guard and State of Florida limitations.
6. Motorized Watercraft and sailboats are limited to twenty-three (23) feet or less in overall length (unless otherwise restricted by a governmental authority). Motorized Watercraft and sailboats greater than twenty-three (23) feet in length which have been registered with the Committee on or before the Registration

Deadline may be operated on The Lake during their useful life, but such registration will not be extended or assigned to a replacement or any other Motorized Watercraft or sail boat.

7. Watercraft shall not be used for overnight accommodation. Watercraft equipped with a toilet of any-type, including “porta-potties,” are not allowed on The Lake.
8. Racing of Motorized Watercraft on The Lake shall be prohibited.
9. Watercraft requiring the use of trailers for transportation to or from The Lake shall be launched from authorized facilities only.
10. Non-motorized Watercraft may be launched from Association-maintained lake access areas and from lakefront lots by the applicable lot owner.
11. Launching ramps shall be used on a first-come, first serve basis.
12. Watercraft launched into Lake Nona shall not be permitted to access Red Lake.
13. No Watercraft shall be stored overnight on The Lake, other than in properly maintained boat lifts within a dock. When not in use for longer than a 12 hour period, docked Watercraft shall be stored on boat lifts.
14. Only Non-motorized Watercraft may be launched from New Green Dock Park.
15. Watercraft shall not be operated on The Lake between sunset and sunrise.
16. “No wake” speed shall be observed at all times in areas marked with “No Wake” buoys and in areas within 100 feet of any shore. No Wake speed is defined as five (5) miles per hour (mph) or as otherwise required to maintain steerage.
17. Watercraft shall not be operated at greater than No Wake speed within 100’ of the shoreline, piers, boat ramps, or people in the water.
18. Landing any Watercraft on shore of The Lake shall not be permitted.
19. Motorized Watercraft shall not be operated in areas marked as littoral zones as generally provided in Figure 1.
20. Motorized Watercraft shall keep a safe distance from other Watercraft.

**FIGURE 1**

**The Lake**

[See Attached 1 Page]

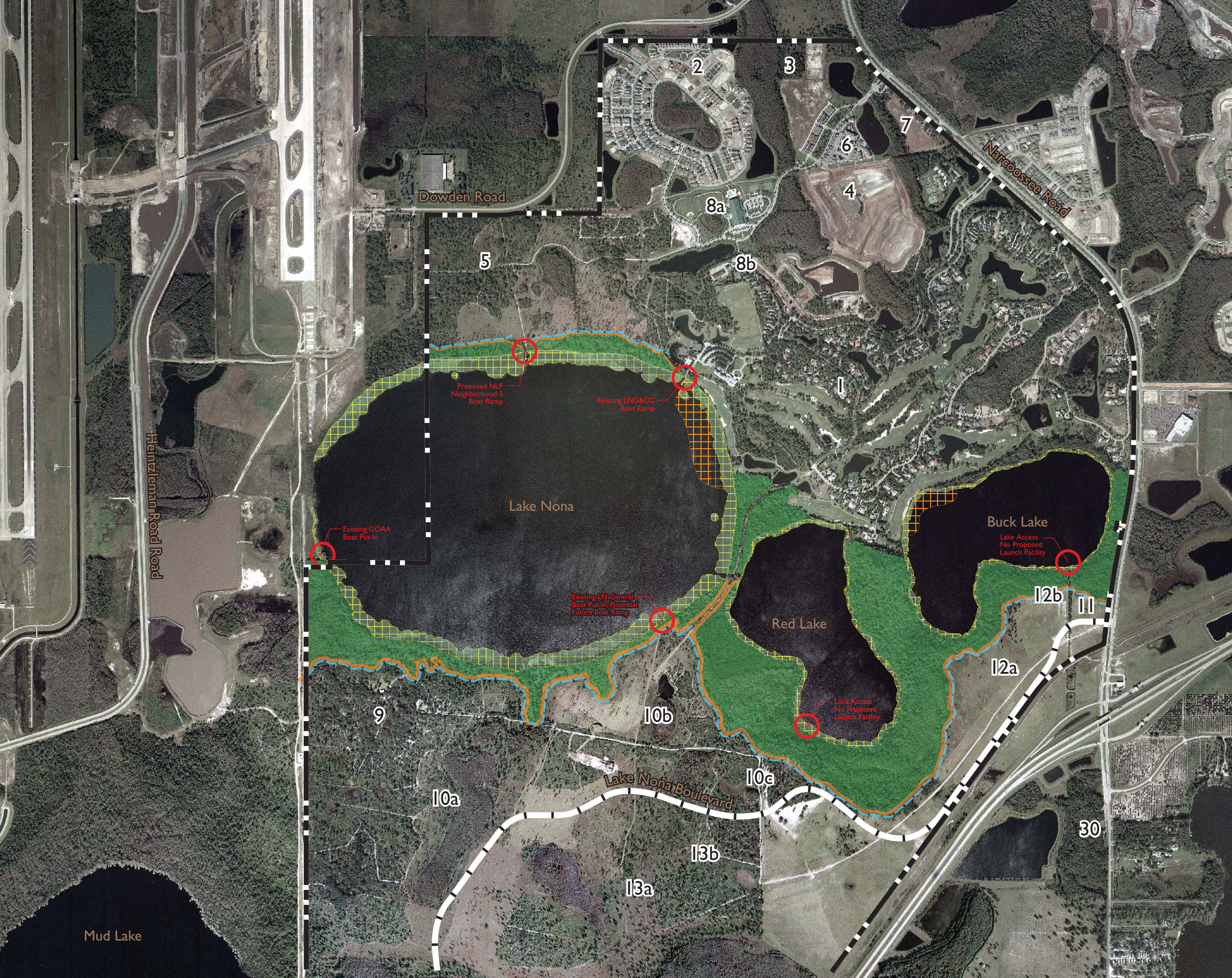
# LAKE NONA

Watercraft Management Plan

Figure 1  
Lake Management Plan

### Legend

-  **Lake Access Points**  
Constructed & Proposed Boat Ramps; Existing Boat Put-Ins
-  **Littoral Zone**  
Motorized Watercraft Prohibited in These Areas
-  **Golf Course Buffer**  
Motorized Watercraft Prohibited in These Areas
-  **Preserved Lake Edge Wetlands**
-  **Preserved Upland/Wetland Buffers**  
Varies - 25 to 50 feet
-  **25' Conveyance Swale**  
Contains Development Stormwater Run-Off
-  **Parcel number**



Date: 05.31.2005  
Scale in Miles



**FIGURE 2**

**Phosphorus-Free Fertilizer Zones**

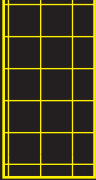
[See Attached 1 Page]

# LAKE NONA

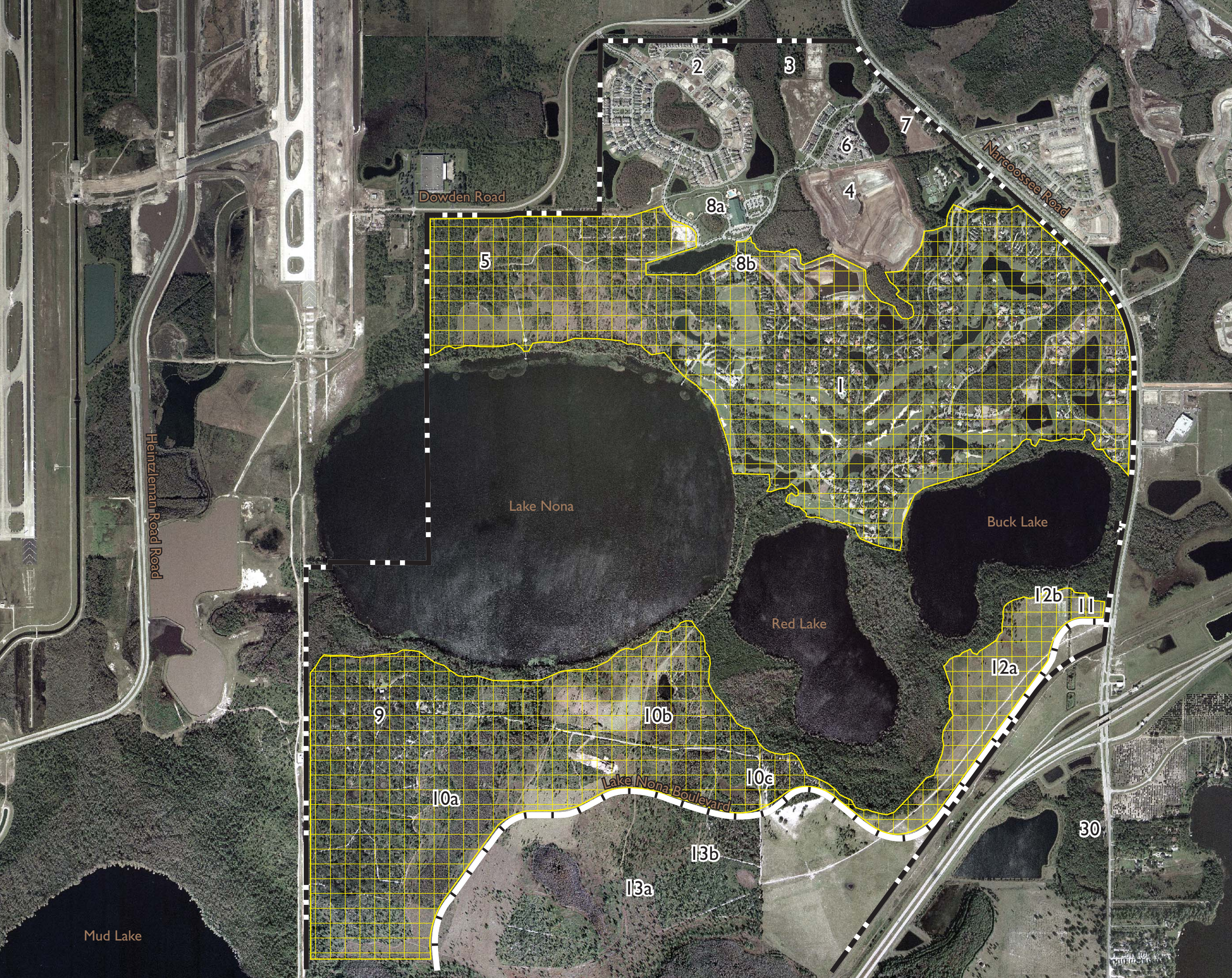
Watercraft Management  
Plan

**Figure 2**  
**Phosphorus-Free Fertilizer**  
**Zones**

### Legend

 Use of Phosphorus Fertilizer Prohibited.  
Use of "slow release" or "time release" chemicals mandatory.

 Parcel number



Date: 05.31.2005  
Scale in Miles



## **APPENDICES**

Appendix A      Watercraft Registration Form

## LAKE NONA DRI/PD WATERCRAFT REGISTRATION

1. Applicant must be the owner of the watercraft and be a resident of a community within the Lake Nona DRI/PD.
2. This application is made with the agreement of the undersigned that the undersigned will keep said watercraft in good repair and working order, and there is no duty on the part of the owners of the land within the DRI/PD, the master developer, Lake Nona Property Holdings, LLC, collectively "LAKE NONA" and the Management and Activity Committee ("LMAC"), to inspect same. The undersigned agrees to hold LAKE NONA harmless against any and all claims, loss, damage, attorney fees, cost or other expenses incurred in connection with said watercraft for which this application is made.
3. Issuance of a registration to operate a watercraft is made subject to the conditions and regulations governing the operation of a watercraft on the waters within the Lake Nona DRI/PD, which are now, or may hereafter be, promulgated by LMAC. Such conditions and regulations, together with conditions set forth below, are made a part of this application.
4. In consideration of the issuance of a registration for the operation of a watercraft on the waters within the Lake Nona DRI/PD as requested in this application, it is understood and agreed that such watercraft shall only be operated for the personal and private use of the applicant, his or her family, and for reasonable accommodations to his or her personal guests.
5. It is agreed that the undersigned fully understands and will comply with all Federal, State and local regulations, laws, and/or ordinances and all instructions and rules, as outlined in the Lake Management Plan issued in conjunction with watercraft registration. It is further understood and agreed that LMAC Security may periodically cause the watercraft to be stopped for safety equipment checks. It is also understood that LMAC is not obliged to conduct such a check of the watercraft or the equipment therein.
6. It is understood and agreed that no vested right of the operation of a watercraft within the Lake Nona DRI/PD accrues through the issuance of said registration.
7. It is understood and agreed that a violation of any of the foregoing conditions and regulations controlling the operation of a watercraft within the Lake Nona DRI/PD which are now, or may hereafter be, promulgated by the LMAC may result in revocation of this registration.
8. The undersigned acknowledges that they have read or received a copy of the Lake Management Plan.

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_ Section: \_\_\_\_ Lot: \_\_\_\_\_