

**FOREST BROOKE
COMMUNITY DEVELOPMENT DISTRICT**

DISTRICT COMMON AREA POLICIES

**DISTRICT OFFICE
RIZZETTA & COMPANY, INC.
9428 Camden Field Parkway
Riverview, FL 33578
(813) 533-2950**

TABLE OF CONTENTS

DEFINITIONS	3
FISHING AND POND POLICIES	3-4
NATURAL BUFFER AREAS POLICY STATEMENT	5

DEFINITIONS

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

“District” – shall mean the Copperstone 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

Patrons and Guests thirteen (13) years of age and older may fish, at their own risk, in the designated lakes/retention ponds within the District. The District accepts no liability for fishing on the designate lakes/retention ponds within the District. A map designating the fishing areas is available from the District Manager. Children under the age of thirteen (13) must be supervised by an adult at all times. Patrons and Guests fishing in these bodies of water shall remove and properly dispose of all garbage, fishing line, hooks and all other materials/supplies. The District requests that everyone respect your fellow neighbor/property owner and access the lakes/retention ponds through the proper access points. No watercraft except maintenance vehicles authorized by the District are allowed in the lake/retention ponds. Any violation of this policy will be reported to the local authorities.

The purpose of the lakes/retention ponds is to help facilitate the District’s natural water system for run off and overflow. The District has a catch and release policy for all fish and any other aquatic wildlife caught in the lakes/retention ponds. Any fish or other aquatic wildlife caught must be returned to the District’s lake/retention ponds from where it was caught immediately.

Swimming and wading is prohibited in all of the lakes/retention ponds within the District. Please use the pool at the Amenity Center for swimming and water related activities.

- 1) Fishing is only permitted from dawn until dusk in District-owned ponds.
- 2) The District operates under a catch and release policy. Removal of fish for personal keep or consumption is not authorized.
- 3) Spear fishing or the use of Spear Guns, Bow & 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. De-Hookers or needle-nose pliers need to be carried by authorized users 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) Authorized Users are not allowed to introduce or stock any of the lakes or ponds.
- 13) Authorized Users 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 user’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 motorized watercrafts of any kind are allowed in any of the ponds on District property.
 - c) Parking along the county 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, residents may fish in the 20 foot buffer during the hours of dawn to dusk. Please be respectful of adjacent resident homes.

NATURAL BUFFER AREAS POLICY STATEMENT

The following is the policy statement of the District as it regards the natural tree protection, wetland and upland buffer areas that are scattered in large numbers throughout the District. The policy statement is consistent with the policies of other governments, including Hillsborough County and Southwest Florida Water Management District (SWFWMD) as it regards their natural, conservation tree protection and wetland conservation/preservation areas:

The natural 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 CDD and all required permits from all authorities having jurisdiction including Hillsborough County, and SWFWMD. Such abutting property owner must initially contact the CDD for permission to address the removal or remediation of the threatening situation and shall then be responsible for any needed permitting or review by Hillsborough County and 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.

In the event that a tree does fall onto another's property, that property owner has the right to cut back or limb the tree as necessary 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 encroach into the natural areas for any reason, from maintenance to placement of personal property of any kind.