

**CEVA LAKE UIHLEIN PARK AND DOCK KEY AGREEMENT  
FOR USE OF PARK, RAMP, DOCK AND RELATED FACILITIES**

In consideration of a Twenty Dollar (\$20.00) fee, I, \_\_\_\_\_, (Name)  
as a Lakewood Ranch resident, acknowledge receipt of a key to access the Country Club/Edgewater Lake Uihlein park and  
boat ramp.

As a key holder, I understand and agree to the following rules and regulations:

1. To sign a Release, Assumption of Risk, and Hold Harmless Agreement, and to provide Proof of Insurance with minimum liability coverage of two hundred and fifty thousand dollars (\$250,000).
2. To not duplicate the key.
3. To use park, ramp, and lake only during daylight hours.
4. To not exceed the boat capacity as permitted on the boat transom.
5. To not permit a child less than 18 years of age to use the boats unless accompanied by an adult and to ensure that all children wear an approved life jacket at all times on the boat.
6. To ensure that there is a life jacket on the boat for every occupant.
7. To notify the management company of any damage to facilities caused by user and to pay for the necessary repairs.
8. To leave the area clean and free of trash.
9. To lock the gate after entering and exiting the area.
10. Keys are for the use of the undersigned only and are not to be lent to others.

It is further understood that the key holder is responsible for knowing the rules of Safe Boating and the Federal and Florida State Boating laws and abiding by them. The rules listed above are basic and do not supersede the Lakewood Ranch or Edgewater Rules and Regulations for boating or boat use. For example, only electric motors not to exceed three (3) horsepower may be used. No gasoline motors are allowed.

*I understand that I am responsible for ensuring that my guests abide by these rules and regulations and will inform them that they must do so.*

By executing this document, I hereby indicate my agreement to abide by the rules and regulations described herein, and I understand that the use of the area is a privilege which can be revoked for violating the above regulations.

\_\_\_\_\_  
Resident Name (Print)

\_\_\_\_\_  
Witness Name (Print)

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Resident Address

\_\_\_\_\_  
Date

**Lakewood Ranch Town Hall**  
8175 Lakewood Ranch Boulevard  
Lakewood Ranch, FL 34202  
Phone (941) 907-0202 Fax (941) 907-0272

## RELEASE, ASSUMPTION OF RISK AND HOLD HARMLESS AGREEMENT

I, \_\_\_\_\_ the undersigned LAKEWOOD RANCH RESIDENT have read and understand, and freely and voluntarily enter into this Release, Assumption of Risk, and Hold Harmless Agreement (the "Agreement") with the COUNTRY CLUB/EDGEWATER VILLAGE ASSOCIATION (CEVA), with the understanding that this Agreement is an assumption of risk and waiver and release of any and all liability(ies) associated with my use of the Association property, including but not limited to THE CEVA LAKE UIHLEIN PARK AND BOAT DOCK AREA.

Now, therefore, in consideration for my use and control of area owned by the Association, as well as use and control by my spouse, my children, relatives, friends, tenants, associates, guests, or invitees, and participation in activity in or around the Association common areas, I agree to hold the Association, Board of Directors, agents, officers and employees (collectively referred to as the "Association"), and the Members, harmless for any and all direct, indirect, special or consequential damages, or costs, legal and otherwise, which I, or individuals using such property incidental to my use as described above, may incur as a result of the use of such property and equipment of the Association by myself or those individuals set forth above even if due to the negligence of the Association or any person serving in the above-identified capacities on behalf of the Association. I agree that I will not institute any action or suit at law or in equity against the Association, its Board of Directors, agents, officers and/or employees, for any damage, disability, injury, or loss resulting from my use of any property which the Association has granted me use.

I understand and recognize that I am responsible for my own well-being and may be responsible for the well-being of those around me. I am fully aware of the potential dangers, hazards and/or risks directly or indirectly associated with the use of any property the Association has granted me use of, whether owned by the Association or not. I am fully aware that dangerous animals such as alligators and poisonous snakes inhabit the lake and the common areas and pose dangers to users. I am fully aware that boats may capsize due to wind gusts or mishandling, may tip due to load shifts or mishandling or otherwise, or possibly sink. I am fully aware of the dangers involved with such activity and people may be injured or drown. I hereby assume all risks associated with such activities. I assume such risks on behalf of myself, my wife, my children, relatives, tenants, friends, associates, guests, or invitees using Association property incidental to my use.

I, for myself, my spouse, legal representative, heirs, and assigns, hereby release, waive and discharge the Association, its Board of Directors, agents, officers and employees from all liability for any loss or damage, injury, or claim resulting from use of such property, whether bodily injury or damage to personal property, whether caused by the negligence of the Association or otherwise. I have read the above terms of this Agreement, and I understand and voluntarily agree to these terms and conditions. This Agreement shall be binding upon my spouse, heirs, administrators, executors, and assigns or successors of the undersigned.

\_\_\_\_\_  
Resident Name (Print)

\_\_\_\_\_  
Witness Name (Print)

\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Resident Address

\_\_\_\_\_  
Date

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## Lake Uihlein Boat Ramp Boating and Fishing Rules

### Boat Ramp Parking, Dock

- This facility is for the use of Country Club, Country Club West, Edgewater, Greenbrook, Riverwalk and Summerfield residents only.
- NO OVERNIGHT PARKING
- Both the island and the Moorings docking area are private property for Moorings residents only.

### Boat Size Restrictions:

| BOAT TYPE     | MAXIMUM LENGTH |
|---------------|----------------|
| Canoe/Kayak   | 16 feet        |
| Sail Boat     | 14 feet        |
| All Other     | 14 feet        |
| Pontoon Boats | Not Permitted  |

- Boaters are restricted from using the lake bank for docking or beaching of boats.
- Boats may be launched only at designated boat ramp.
- Fishing is restricted to one rod/reel or drop/hand line per person fishing. No setlines are allowed.
- No gill or throw netting of any fish is allowed, and fishing with "live bait" is prohibited.
- No fishing is allowed between dusk and dawn.
- Fishing in any lake is subject to all laws of the Florida Game and Fresh Water Game Commission.
- No swimming allowed in any lakes.
- "Catch and Release" is required in Lake Uihlein.

## SAFETY

All use of Water Recreation Areas shall be at the sole risk of residents. User understands that use of the water recreation facilities will be at his or her own risk, and user and his/her guests or invitees, agree to hold harmless and indemnify Schroeder-Manatee Ranch, Country Club/Edgewater Village Association and the Inter-District Authority, as well as its agents, employees and assigns, for all claims of damages arising from the use of the water recreation facilities.

- Caution should be used in all freshwater lakes in Florida due to the risk of alligators, snakes and other native inhabitants.
- **Motor Restrictions:** Electric motors only. Maximum thrust – 47 pounds. (3HP)
- No gasoline motors may be in or on the boat.
- Floatation devices and spare oars are recommended.