

**RESOLUTION NO. 2025-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
OF THE KEYS COVE II COMMUNITY DEVELOPMENT  
DISTRICT, ENACTING THE DISTRICT PARK AND  
OPEN SPACE RULES; AND PROVIDING AN  
EFFECTIVE DATE.**

**WHEREAS**, the Keys Cove II Community Development District (the “District”) was established pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Ordinance No. 05-133; and

**WHEREAS**, the District is the owner of and is responsible for the operation and maintenance of certain public rights-of-way, parks, open spaces and facilities within the boundaries of the District; and

**WHEREAS**, the District Board of Supervisors desires to protect the integrity, operation, safety, and aesthetics associated with the District lands located within the boundaries of the District, and has determined that it is necessary to adopt District Playground Rules (“Rules”); and

**WHEREAS**, the District advertised a public hearing for May 14, 2025, in order to hear and receive comments on the proposed District Playground Rules pursuant to the requirements of Chapter 120, Florida Statutes; and

**WHEREAS**, after a duly advertised public hearing, the District Board of Supervisors finds it to be in the best interests of the District, and the residents and property owners of the District to adopt these District Playground Rules.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The above recitals are true and correct and are incorporated in and adopted as part of this Resolution.

**Section 2.** The Rules are hereby enacted, which Rules are attached hereto and made a part hereof as Exhibit A.

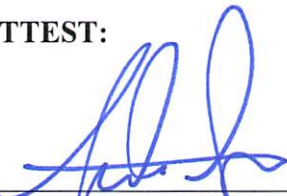
**Section 3.** The Rules apply to District-owned property within the boundaries of the District, which are depicted on the map attached hereto and made a part hereof as Exhibit B.

**Section 4.** The District Manager is hereby directed to distribute this Resolution as required by Chapters 120 and 190, Florida Statutes. The District Manager is further directed to publish these Rules on the District's website, and to generally make copies of such Rules available to inspection or copying by members of the general public pursuant to Florida's Public Records Law.

**Section 5.** This Resolution shall be effective immediately upon adoption.

**PASSED AND ADOPTED THIS 14<sup>th</sup> DAY OF May 2025.**

**ATTEST:**

  
\_\_\_\_\_  
Secretary/Assistant Secretary

**KEYS COVE II  
COMMUNITY DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Chair/Vice Chair

## **EXHIBIT A**

### **KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT PLAYGROUND RULES**

#### **Playground Rules and Regulations**

1. **Definitions.** “District” shall mean the Keys Cove II Community Development District. “Playground” shall refer to the District-owned area designated as the Playground, as depicted on the map attached hereto as Exhibit “B.”

2. **Purpose of Playground Use.** The Playground shall be used solely for its intended recreational purpose, consistent with its design and designation.

3. **Conduct and Compliance.** All persons using the Playground shall conduct themselves in a safe, responsible, and courteous manner and shall comply with all applicable rules, regulations, and ordinances of the District, Miami-Dade County, and the City of Homestead.

4. **Intended Age Group.** Playground equipment is designed for use by children between the ages of 2 and 12.

5. **Hours of Operation.** The Playground shall be open daily from dawn to dusk. The District Manager, or his or her designee, is authorized to temporarily modify the hours of operation or close the Playground as necessary for maintenance, repairs, or in response to emergencies.

6. **Rules and Regulations.** The following rules apply to all Playground users:

- a) Children must be supervised by an adult (18 years or older) at all times.
- b) Pets are not permitted within the Playground.
- c) Dumping of household or commercial waste is prohibited. Users must properly dispose of their own trash, containers, and food packaging.
- d) Fires of any kind are prohibited.
- e) Fireworks are prohibited.

- f) Possession or consumption of alcoholic beverages is prohibited.
- g) Smoking and vaping are prohibited.
- h) Skateboards, bicycles, scooters, roller blades, roller skates, and similar devices are prohibited.
- i) Motorized vehicles, including but not limited to golf carts, mopeds, gopeds, and motorized scooters, are prohibited.
- j) Creating a nuisance or engaging in disruptive behavior is prohibited.
- k) Displaying, selling, or offering goods, services, or items for sale is prohibited.
- l) Glass containers are prohibited.
- m) Firearms and other weapons are prohibited.
- n) Obscene, profane, or abusive language is prohibited.
- o) Roughhousing or overly aggressive play is prohibited.
- p) Gambling is prohibited.
- q) Use of amplified sound systems or noise-generating devices, including radios, stereos, televisions, musical instruments, vehicle sound systems, or public address systems, which may disturb others, is prohibited.
- r) Bounce houses, inflatables, water slides, tents, tarps, or similar items are prohibited.
- s) Private parties, events, or gatherings are not permitted without prior written authorization from the District.

**7. Enforcement.** The District Manager, or his or her designee, shall have full authority to enforce these rules. Violations may result in removal from the Playground and/or suspension or termination of Playground privileges.

**8. Limitation of Liability.** The District shall not be held responsible for loss of or damage to personal property used or stored within the Playground.

**9. Assumption of Risk.** Any person using the Playground or any District-owned equipment or structures does so at their own risk. Each person shall be liable for any property damage or personal injury caused by their actions while at the Playground.

**EXHIBIT B**  
**Keys Cove II Community Development District**  
**Playground Rules Enforcement Areas**



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