

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
REGULAR MEETING
MARCH 2, 2021**

**SPRING LAKE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
MARCH 2, 2021 at 6:30 P.M**

The Clubhouse at Lucaya Lake
11301 Lake Lucaya Drive, Riverview, FL 33579

District Board of Supervisors	Chairman Vice- Chairman Supervisor Supervisor Supervisor	Warren C. Keipper Ruth Brown William Kidwell Chrissy Nieves Thomas Bigelow
District Manager	Meritus	Rick Reidt Brian Lamb
District Attorney	HoppingGreen & Sams, P.A.	Michael Eckert Jere Earlywine
District Engineer	Johnson Engineering, INC	Phil Chang

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:30 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items during the third section called **Audience Questions and Comments on Agenda Items**. Each individual is limited to **three (3) minutes** for such comment. The Board is not required to take action at this time but will consider the comments presented as the agenda progresses. After the public hearing the regular meeting will proceed to the eighth section is called **Business Items**. This section contains items for approval by the District Board of Supervisors that may require discussion, motions, and votes on an item-by-item basis. The ninth section is called **Consent Agenda**. The Consent Agenda section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section will be **Staff Reports**. This section allows the District Manager and Staff to update the Board of Supervisors on any pending issues that are being researched for Board action. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. In the event of a Public Hearing, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion, and vote.

The final section is called **Supervisor Requests and Audience Questions, Comments and Discussion Forum**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet the District's need and where individuals may comment on matters that concern the District. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-700, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, or 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 873-7300 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

March 2, 2021

Board of Supervisors
Spring Lake Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District will be held on **Tuesday, March 2, 2021 at 6:30 pm.** the Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Drive Riverview FL, 33579. Please let us know 24 hours before the meeting if you wish to call in for the meeting. Following is the agenda for the meeting:

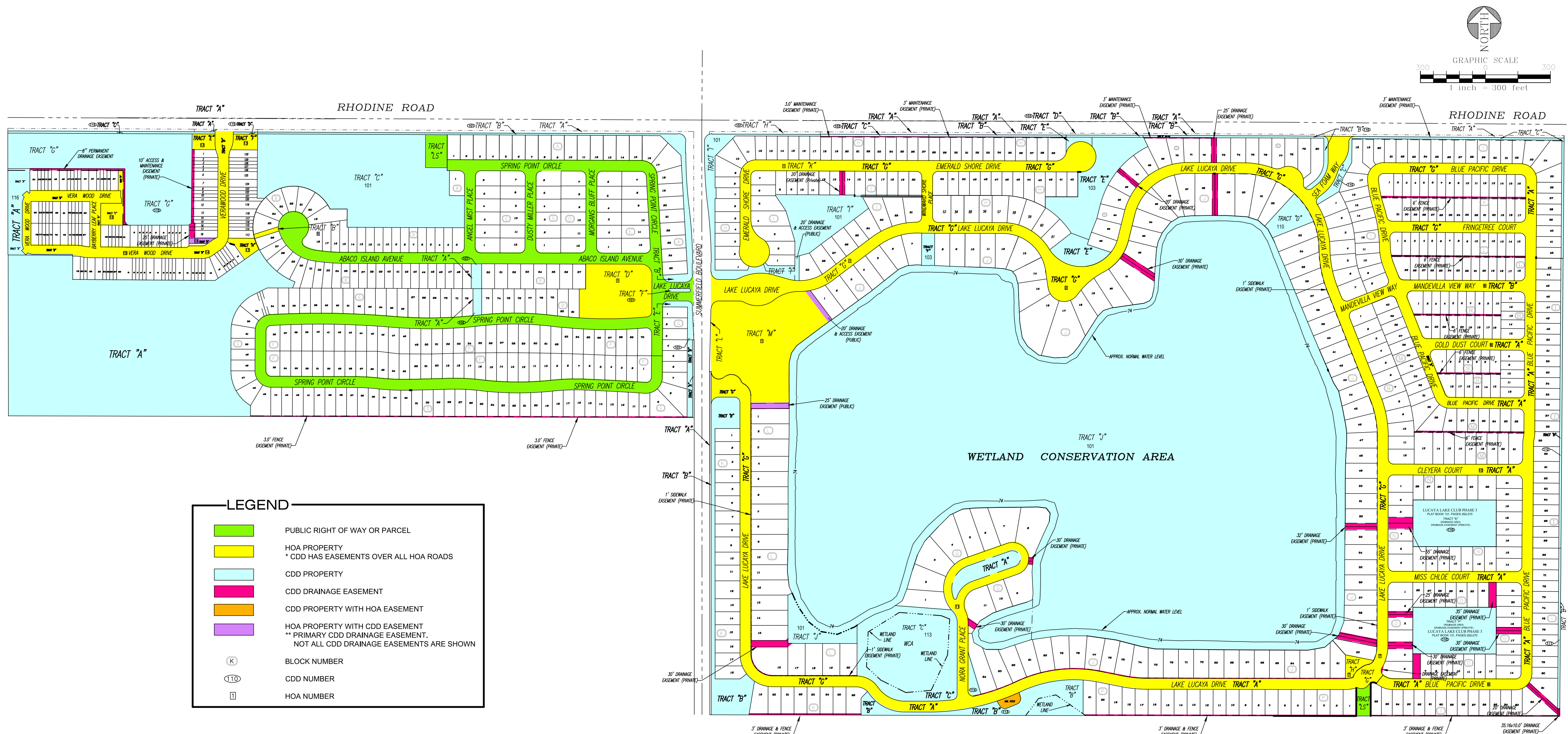
Call In Number: 1-866-906-9330

Access Code: 4863181#

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS**
- 3. STAFF REPORTS**
 - A. District Engineer..... Tab 01 Page 04
 - i. Discussion on Mapping
 - ii. Street Drainage Lake Lucaya
 - iii. 11862 Lake Lucaya Curb Issue
 - iv. Lucaya Lake Outflow M1 to M2
 - B. District Counsel Tab 02 Page 07
 - i. Consideration of Brightview Contract Extension
 - ii. Discussion on Deeds
 - C. District Manager Tab 03 Page 47
 - i. Action Item List
- 4. OLM PRESENTATION Tab 04 Page 49**
 - i. Landscaping Proposal
- 5. BUSINESS ITEM**
 - A. Consideration of Resolution 2021-06; Authorizing the Expenditures of Funds Tab 05 Page 58
 - B. Discussion on Cost Share Agreement with HOA for Maintenance Services..... Tab 06 Page 61
 - C. Discussion on Playground Mulch Proposals Tab 07 Page 68
 - D. Discussion on Emerald Shore Turf Replacement Tab 08 Page 74
- 5. CONSENT AGENDA**
 - A. Consideration of Minutes of the Board of Supervisors Regular Meeting February 2, 2020..... Tab 09 Page 77
 - B. Consideration of Operations and Maintenance Expenditures January 2021 Tab 10 Page 84
 - C. Review of Financial Statements Month Ending January 31, 2021 Tab 11 Page 122
- 6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,
Rick Reidt
District Manager



NOTES

1. ALL COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM, INCLUDING, BUT NOT LIMITED TO LAKES, PONDS, WATER CONTROL STRUCTURES, PIPES AND OTHER WATER CONVEYANCE STRUCTURES, AS WELL AS ALL CATCH-BASINS AND RELATED STORMWATER FACILITIES (INCLUDING WITHOUT LIMITATION CURBS, GUTTERS AND INLETS) PROVIDING DRAINAGE FOR STREETS AND RIGHTS-OF-WAY, AND RELATED SYSTEM COMPONENTS ARE OWNED AND MAINTAINED BY THE CDD.
2. TRACT "LS" IS OWNED BY HILLSBOROUGH COUNTY.

LEGEND

- PUBLIC RIGHT OF WAY OR PARCEL
- HOA PROPERTY
* CDD HAS EASEMENTS OVER ALL HOA ROADS
- CDD PROPERTY
- CDD DRAINAGE EASEMENT
- CDD PROPERTY WITH HOA EASEMENT
- HOA PROPERTY WITH CDD EASEMENT
** PRIMARY CDD DRAINAGE EASEMENT.
NOT ALL CDD DRAINAGE EASEMENTS ARE SHOWN
- BLOCK NUMBER
- CDD NUMBER
- HOA NUMBER

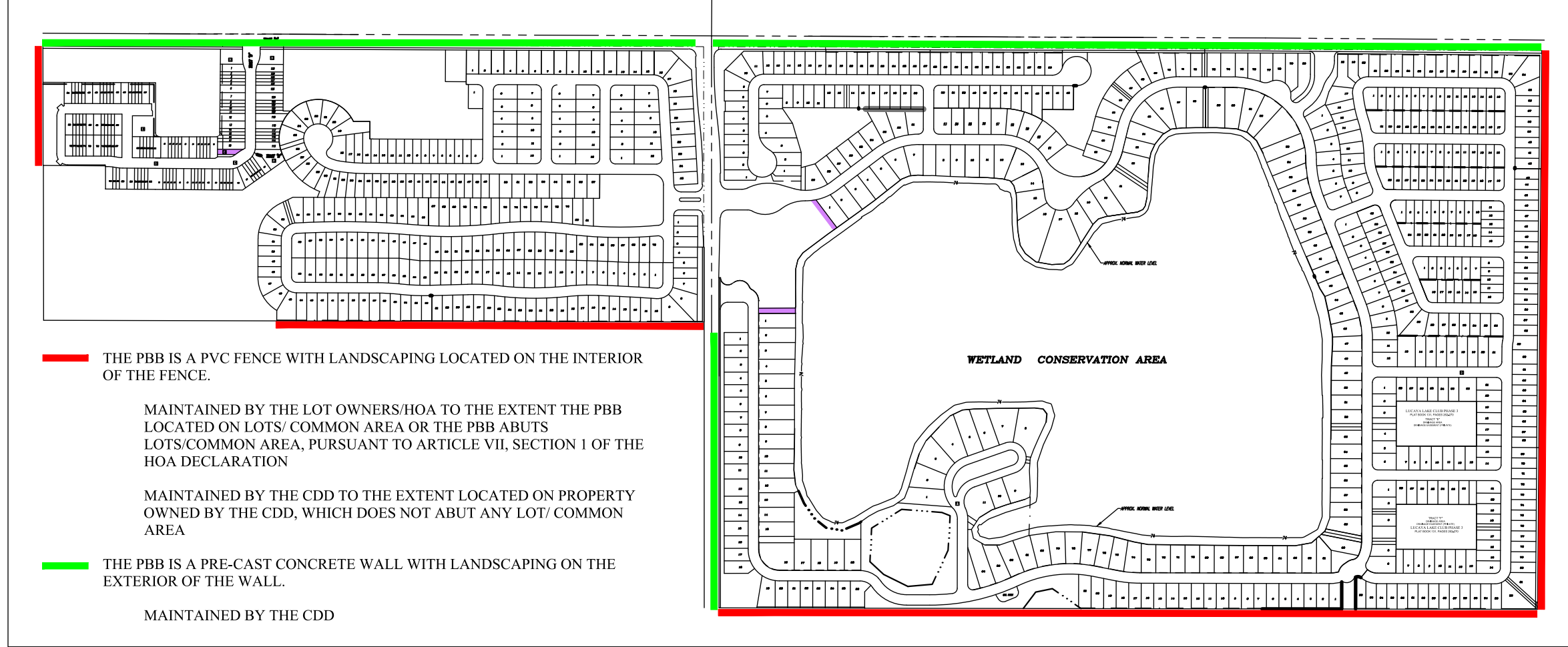
Spring Lake CDD Tracts

Location	Description	Instrument #	OR Book	Pages	Plat	Plat Book	Pages
101	Tracts B, C, E, F and J and A Portion of Tract I	20192976627	26780	1165-1171	Lucaya Lake Club Phase Phase 1A	123	124-135
102	Tract A	2019297628	26780	1172-1178	Lucaya Lake Club Phase Phase 1B	124	243-244
103	Tracts C, D, E and F	2019297629	26780	1179-1185	Lucaya Lake Club Phase 1C	123	209-213
104	Tract A	2019297630	26780	1186-1192	Lucaya Lake Club Phase 2A	126	96-100
105	Tract B	2019297631	26780	1193-1199	Lucaya Lake Club Phase 2B	126	242-245
106	Tract A	2019297632	26780	1200-1206	Lucaya Lake Club Phase 2C	126	284-287
107	Tract A	2019297633	26780	1207-1213	Lucaya Lake Club Phase 2D	128	184-188
108	Tract B	2019297634	26780	1214-1220	Lucaya Lake Club Phase 2E	129	19-22
109	Tract B	2020546328			Lucaya Lake Club Phase 2F	127	256-260
110	Tracts B, C, D, E and F	2020546329			Lucaya Lake Club Phase 3	131	262-279
111	Tract B	2020546330			Lucaya Lake Club 4B	134	70-74
112	Tract B	2020546331			Lucaya Lake Club Phase 4C	135	1-5
113	Tracts B and C	2020546332			Lucaya Lake Club 4D	135	20-25
114	A Portion of Lot 84 Block J	2020546333			Lucaya Lake Club Phase 4D	135	20-25
115	Tracts C, D and G	2020546334			Lucaya Lake Club Townhomes Phase 1	128	267-271
116	Tract A	2020546335			Lucaya Lake Club Townhomes Phase 2B	133	272-277

Lucaya Lake Club HOA Tracts

Location	Description	Instrument #	OR Book	Pages	Plat	Plat Book	Pages
1	Tracts D, G, K and M	2020546337			Lucaya Lake Club Phase 1A	123	124-135
2	Tract G	2020546338			Lucaya Lake Club Phase 1C	123	209-213
3	Tract G	2020546339			Lucaya Lake Club Phase 2B	126	242-245
4	Tract G	2020546340			Lucaya Lake Club Phase 2C	126	284-287
5	Tract B	2020546341			Lucaya Lake Club Phase 2D	128	184-188
6	Tract G	2020546342			Lucaya Lake Club Phase 2F	127	256-260
7	Tracts G and H	2020546343			Lucaya Lake Club Phase 3	131	262-270
8	Tracts A and B	2020546344			Lucaya Lake Club Phase 4A	134	261-264
9	Tract A	2020546345			Lucaya Lake Club Phase 4B	134	70-74
10	Tract A	2020546346			Lucaya Lake Club Phase 4C	135	1-5
11	Tract A	2020546347			Lucaya Lake Club Phase 4D	135	20-25
12	A Portion of Tract B (Mail Kiosk)	2020546336			Lucaya Lake Club Phase 4D	135	20-25
13	Tracts B, E, F and H	2020546348			Lucaya Lake Club Townhomes Phase 1	128	267-271
14	Tracts A and B	2020546349			Lucaya Lake Club Townhomes Phase 2A	131	189-192
15	Tracts B and C	2020546350			Lucaya Lake Club Townhomes Phase 2B	133	272-277

PERIMETER PROPERTY BOUNDARY BUFFER (PBB) MAINTENANCE RESPONSIBILITY



1. **Property Boundary Buffer.** Article II, Section 8 of the Declaration is hereby amended as follows:

Property Boundary Buffer. As part of the Work, Developer may construct privacy fence(s), wall(s) and/or landscaped buffer(s) across some of the Lots, and/or portions of the Common Areas or on property owned by the CDD, to separate the Property or portions thereof from adjoining portions of the Property, right-of-ways or other properties (as applicable, the "Property Boundary Buffer"). The CDD owns the improvements constituting the Property Boundary Buffer, which are located around the outer perimeter of the Development; however, Lot Owners and/or the Association shall maintain, repair and replace the Property Boundary Buffer, except as otherwise set forth in this section. All Lots adjacent to any Property Boundary Buffer or upon which portions of the Property Boundary Buffer are located, are subject to an exclusive perpetual easement for the location of the Property Boundary Buffer. All such Lots are also subject to easements to the Association and the CDD for the maintenance, repair and replacement of the Property Boundary Buffer including the landscaped portion thereof, which may be exercised by the Association or the CDD as provided in this section. Except for any portion of the Property Boundary Buffer, which is not required to be maintained by the abutting Owners or the Association as expressly hereinafter provided, Owners of Lots adjacent to any Property Boundary Buffer, or of Lots on which any portion of the Property Boundary Buffer are located, shall be obligated to maintain, at such Lot Owner's cost and expense, the interior of such Property Boundary Buffer facing such Owner's Lot, and the Association shall maintain the exterior of the Property Boundary Buffer, and replace the Property Boundary Buffer as required. If any Lot Owner fails to maintain any portion of the Property Boundary Buffer that it is required to maintain, then the Association shall have the right to perform such maintenance at the Owner's expense. All such costs shall be charged to the Owner as a Specific Assessment. If both the Owner and the Association fail to maintain any portion of the Property Boundary Buffer, which is located around the outer perimeter of the Development, then the CDD, as the owner of such portion of the Property Boundary Buffer, shall have the right (without obligation) to maintain such portions of the Property Boundary Buffer at the Association's expense. All such Association expenses shall be charged to the Owner as a Specific Assessment, if resulting from Owner's failure to perform its maintenance obligations set forth herein.

Notwithstanding anything to the contrary in this section, Owners and the Association shall not be required to maintain any portion of the Property Boundary Buffer located around the outer perimeter of the Development, which is comprised of the pre-cast concrete wall and associated landscaping along Rhodine Road or Summerfield Boulevard, or which is located entirely within property owned by the CDD and does not abut Lots or Common Area.

SPRING LAKE CDD
LUCAYA LAKE CLUB HOA
OWNERSHIP MAP
HILLSBOROUGH COUNTY, FLORIDA

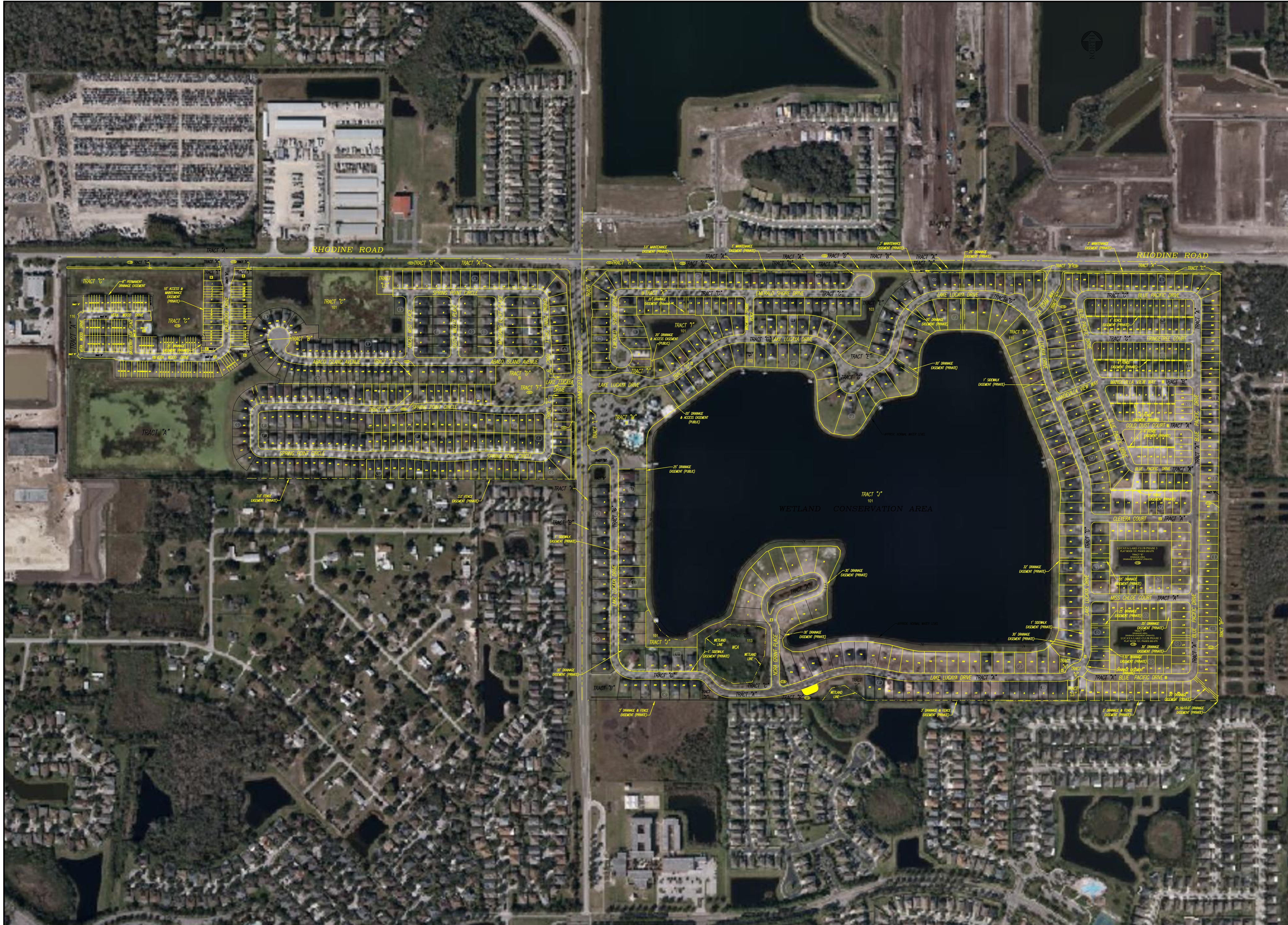
SPRING LAKE CDD
2005 PAN AM CIRCLE
SUITE 300, TAMPA FL 33607
(813) 873-7300

LANDMARK
Engineering & Surveying Corporation
8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 621-6761 (fax)
www.lescc.com | C.A. # 28014

E. EVERETT MORROW, No. 36693
PROFESSIONAL ENGINEER

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
Conversion from NAVD88 to NGVD29 = +0.0x Feet

JOB NO.: 2150085
DATE: 11/11/2024
DRAFT
DRAWN BY: JMD
CHECKED BY: EEM
JOB NO.: 2150085



REVISIONS:

DATE:	DRAWN BY:	CHECKED BY:	JOB NO.:
	JMD	EEM	2150085

**SPRING LAKE CDD
LUCAYA LAKE CLUB HOA
OWNERSHIP MAP**
HILLSBOROUGH COUNTY, FLORIDA

SPRING LAKE CDD
2005 PAN AM CIRCLE
SUITE 300, TAMPA FL 33607
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1 / 1

E. EVERETT MORROW, No. 30693
PROFESSIONAL ENGINEER

Elevations based on
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)
Conversion from NAVD88 to NGVD29 = +0.xx Feet

PROPOSAL

Spring Lake CDD

OCS Weir 100 Remediation

2/26/2021

**Remediate erosion and undermining of OCS Weir 100
located between WMA's M1 and M2.**

RESTORATION TO ORIGINAL CONSTRUCTION

Fill void under weir footer

- Remove collapsed rip-rap bags on upstream side of weir
- Remove rubble rip-rap on downstream side of weir
- Set forms to contain grout material under weir footer
- Pump concrete grout to fill void under weir footer

Restore erosion on south side of weir

- Provide, place, grade, and compact clay soil to fill eroded bank

Restore pad/rip-rap on both sides of weir

- Construct 3" thick concrete pad in upstream side of weir
- Replace 5' wide rip-rap on downstream side of weir

Surface Restoration

- Remove downstream soil deposits
- Sod all disturbed areas with Bahia sod

SUB-TOTAL \$10,000

REMEDIAL MODIFICATIONS

Construct wall extensions

- Excavate 8' at each of weir to extend footer and wall
- Install steel dowels (@ 2' o.c.) in both ends of footer and wall
- Construct steel reinforcement (@ 12" o.c.e.w.) for extensions
- Form and pour concrete footer and wall extensions

Construct "seepage cut-off" wall

- install shallow wellpoint system on upstream side of weir
- excavate for 2' deep x 6" wide cut-off wall along length of weir
- install steel dowels (12" x 12" "L" shape @2'o.c.) in weir footer
- pump concrete to construct seepage cut-off wall

SUB-TOTAL \$14,000

TOTAL \$24,000

FIRST EXTENSION TO THE LANDSCAPE & IRRIGATION MAINTENANCE SERVICES AGREEMENT BETWEEN THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT AND BRIGHTVIEW LANDSCAPE SERVICES, INC.

THIS FIRST EXTENSION is effective as of the 1st day of October, 2020, by and between:

Spring Lake Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated in Hillsborough County, Florida, and whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “District”); and

BrightView Landscape Services, Inc., a Florida corporation, with a mailing address at 9713 Palm River Road, Tampa, Florida 33619 (the “Contractor”).

RECITALS

WHEREAS, the District was established by ordinance of the Hillsborough County Board of County Commissioners pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (the “Act”), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the District is presently responsible for certain landscape maintenance within the District; and

WHEREAS, on July 1, 2019, the District and Contractor (the “Parties”) entered into a Landscape & Irrigation Maintenance Services Agreement, as amended (“Maintenance Agreement”); and

WHEREAS, pursuant to Section 7.a. of the Maintenance Agreement the District’s Board of Supervisors and the Contractor tacitly approved the extension of the Maintenance Agreement for the first optional renewal with a term ending September 30, 2021; and

WHEREAS, each of the Parties hereto has the authority to execute this First Extension and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this First Extension so that this First Extension constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. The Maintenance Agreement is hereby affirmed and continues to constitute a valid and binding agreement between the Parties. Except as described in Section 2 of this First Extension, nothing herein shall modify the rights and obligations of the parties under the Maintenance Agreement.

SECTION 2. The effective term of the Maintenance Agreement is hereby extended until September 30, 2021. All remaining terms and conditions of the Maintenance Agreement are hereby adopted, reaffirmed and incorporated as if restated herein.

IN WITNESS WHEREOF, the parties execute this First Extension to be effective the day and year first written above.

Attest:

**Spring Lake
Community Development District**

Secretary / Assistant Secretary

Chairperson, Board of Supervisors

Attest:

BrightView Landscape Services, Inc.,
a Florida corporation

Witness

By: _____
Its: _____

MEMORANDUM

TO: Board of Supervisions of the Spring Lake CDD
FROM: Michael C. Eckert
DATE: February 22, 2021
RE: Conveyance of a Portion of Tract I, Phase 1A

Questions arose at the last Board meeting regarding the proposed conveyance of Tract I. The purpose of this memorandum and the attachments are to answer the Board's questions.

History

- Tract I was platted in September of 2014, and is included in the "Lucaya Lake Club Phase 1A" plat ("Phase 1A Plat"). See excerpts from Phase 1A Plat, attached.
- Tract I consists of four general areas.
- The first area runs east/west along Rhodine Road. See yellow area on Sheet 7 of Phase 1A Plat.
- The second area runs north/south along Summerfield Boulevard. See yellow area on Sheets 7 and 8 of Phase 1A Plat.
- The third area runs east/west along Lake Lucaya Drive. See yellow area on Sheet 8 of Phase 1A Plat.
- These three areas were conveyed to the District through the Special Warranty Deed dated June 20, 2019. See attached Special Warranty Deed. We know it was only these three areas because Exhibit A to the Special Warranty Deed limits the portion of Tract I being conveyed to the portion designated as "Open Green Space." (Although the Special Warranty Deed references a portion of Tract I that is replatted in the Phase 1C Plat, it is a very minor portion of Tract I that was excluded. See yellow area of Sheet 2 of Phase 1C Plat, attached.)
- Therefore, the CDD has owned the first three areas of Tract I since 2019.
- The fourth area of Tract I is a lake tract. It was approved for conveyance by the Board on December 1, 2020.
- This fourth area of Tract I was not included in the 2019 Special Warranty Deed. We know this because it is not identified on the Phase 1A Plat as "Open Green Space." Instead, it is identified on the Phase 1A Plat as "Drainage Area." See blue area on Sheets 7 and 8 of the Phase 1A Plat.
- This is the portion of Tract I that was presented to the District Board for consideration at the December 2020 Board meeting and discussed again at the February 2021 Board meeting.

Questions

At the February 2021 Board meeting, the Board had the following questions:

1. How can Ryan Homes be using Tract I as a turnaround? The Special Warranty Deed dated June 20, 2019, reserved an easement for the developer and its successors and assigns to use Tract I. See page 2 of Special Warranty Deed under "RESERVATION OF EASEMENT," attached. It is likely

that the developer assigned its easement rights to Ryan Homes. Further research would be necessary to confirm, but it would be customary for the developer to assign this right. We do not recommend further research on this issue.

2. Does the portion of Tract I being conveyed require littoral plantings? According to the District Engineer, no.

Please contact me with any questions.

4pgs.
\$ 36.20
Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and when
recorded return to:
Jessica Paz Mahoney, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Folio No: Portion of 077436-3464

THIS IS A CONVEYANCE OF LAND BY THE ASSOCIATION TO THE DEVELOPER PURSUANT TO ARTICLE II, SECTION 5.B. OF THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUCAYA LAKE CLUB, RECORDED IN O.R. BOOK 22724, PAGE 491, ET SEQ., OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (THE "DECLARATION"). THE LAND DESCRIBED HEREIN IS PART OF THE SURFACE WATER MANAGEMENT SYSTEM (AS DEFINED IN THE DECLARATION) MAINTAINED BY THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT, AND IS BEING WITHDRAWN FROM THE COMMON AREA (AS DEFINED IN THE DECLARATION) PURSUANT TO ARTICLE II, SECTION 5.B. OF THE DECLARATION. THE WITHDRAWAL OF THE LAND DESCRIBED HEREIN FROM THE COMMON AREA DOES NOT MATERIALLY AND ADVERSELY AFFECT ACCESS OR DRAINAGE TO OR FROM ANY LOT. ONLY NOMINAL CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

SPECIAL WARRANTY DEED

(Withdrawal of Private Drainage Area Lucaya Lake Club Phase 4D)

THIS SPECIAL WARRANTY DEED ("Deed") is made this ____ day of January, 2021, by **LUCAYA LAKE CLUB HOMEOWNERS ASSOCIATION, INC.**, a Florida corporation not-for-profit ("Grantor"), whose address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, in favor of **OK RHODINE ROAD LLC**, a Florida limited liability company ("Grantee"), whose address is 105 NE 1st Street, Delray Beach, Florida 33444.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida ("**Property**"):

See attached **Exhibit A**

Together with all rights of Grantor, if any, in all components of the stormwater management systems, including, but not limited to lakes, ponds, water control structures, pipes and other water conveyance structures, as well as catch basins and related stormwater facilities (including without limitation curbs, gutters and inlets) providing drainage for streets and rights-of-way, and related system components, located on, under or within the Property.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

This conveyance is made subject to the following (collectively, the “**Permitted Exceptions**”): (a) taxes for the year 2021 and subsequent years; (b) governmental requirements and restrictions (including, without limitation, zoning and land use ordinances); (c) all easements, covenants, conditions, restrictions, reservations and other matters of record, including, without limitation, all covenants, conditions, restrictions and easements set forth in the Declaration of Covenants, Conditions and Restrictions for Lucaya Lake Club recorded in Official Records Book 22724, Page 491, of the Public Records of Hillsborough County, Florida, as it has and may be further amended and supplemented (the “**Declaration**”); (d) perpetual non-exclusive easements in favor of the Spring Lake Community Development District (the “**District**”) for maintenance, access, utility and drainage purposes, as applicable, but only to the extent necessary for the District to access, install, operate, maintain, remove and replace the District’s improvements; and (e) the Plat.

Subject to the Permitted Exceptions, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[Signature page follows]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

GRANTOR:

Signed, sealed and delivered
in the presence of:

**LUCAYA LAKE CLUB HOMEOWNERS
ASSOCIATION, INC.,**
a Florida corporation not-for-profit



Signature of Witness

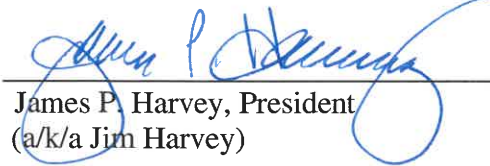
MATTHEW ALFONSO
Printed Name of Witness



Signature of Witness

BRYON T. LOPRESTE
Printed Name of Witness

By:


James P. Harvey, President
(a/k/a Jim Harvey)

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 15th day of January, 2021, by James P. Harvey, as President of Lucaya Lake Club Homeowners Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation. He is personally known to me.



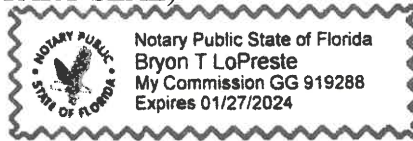
NOTARY PUBLIC

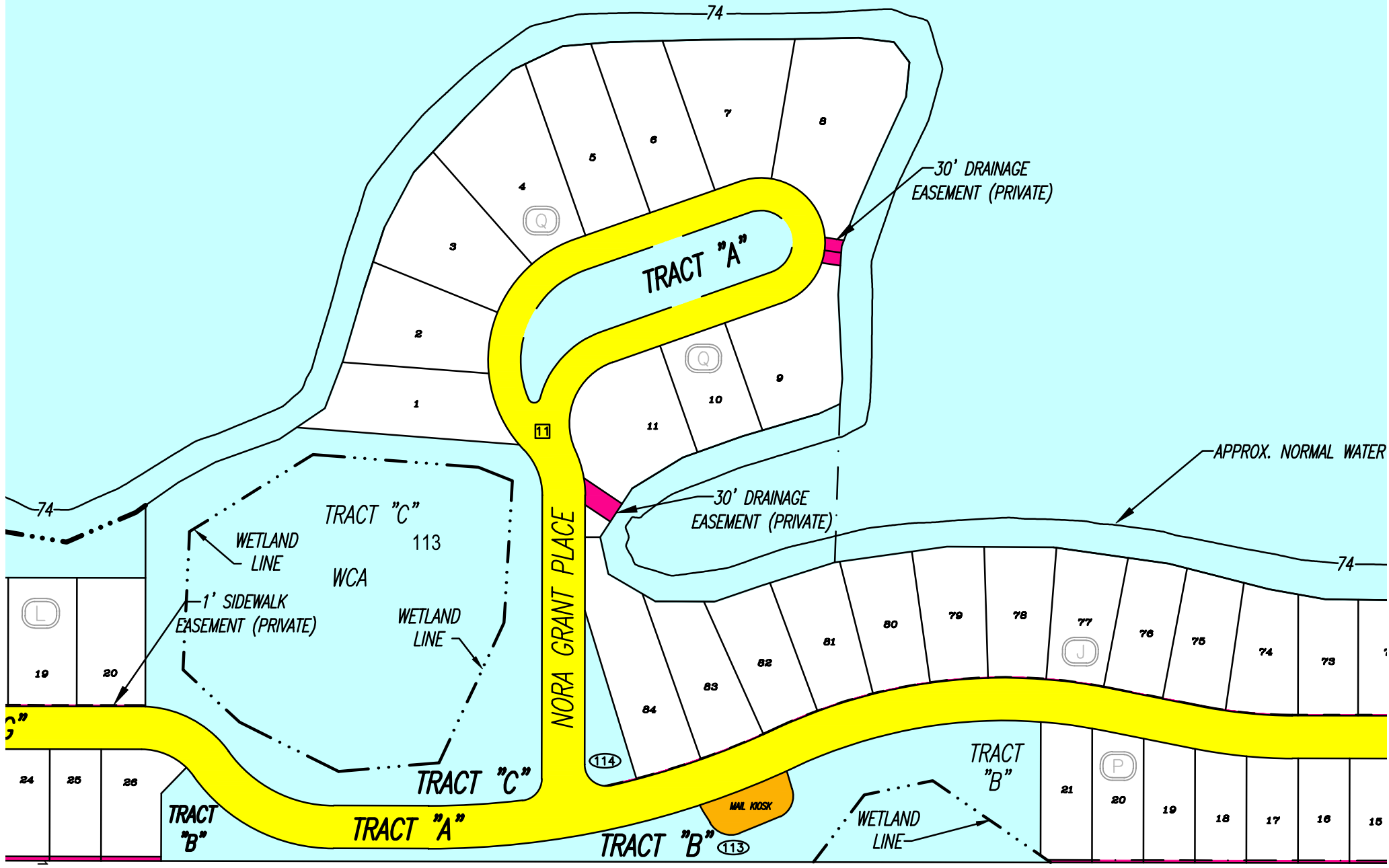
Bryon T. LoPreste

Print or Stamp Name

My Commission Expires: 01-27-24

(NOTARY SEAL)





3' DRA
EASEM

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 20

DEDICATION:

The undersigned, as owner of the lands platted herein does hereby dedicate this plot of Lucaya Lake Club Phase 4D for record. Further, the owner does hereby dedicate to public use all those easements designated on the plat as "public". The undersigned further makes the following dedications and reservations:

Fee interest in Tracts "A", "B" and "C" is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

The private road and right of way shown hereon as Tract "A" is not dedicated to the public, but is hereby reserved by the owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development lying East of Summerfield Boulevard.

Owner hereby grants to Hillsborough County government and all providers of law enforcement, fire, emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private road and right of way within Tract "A" as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to all providers of telephone, electric, cable television, cable data, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private road and right of way within Tract "A" and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

The Private Access & Utility Easement, Private Drainage Easements, Private Sidewalk Easements and Private Fence Easements are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision. Said easements are not dedicated to the public and maintenance of said private easements will be the responsibility of the owner, its successors and assigns in title.

Said Tracts "B" and "C", Private Sidewalk Easements, Private Drainage Easements and Private Fence Easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

The maintenance of Owner-reserved tracts and areas and private easements reserved by Owner will be the responsibility of the Owner, its assigns and its successors in title

DESCRIPTION:

A portion of Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 4; thence S.00°34'03"W., 2721.58 feet along the Easterly boundary line of the Northeast 1/4 of said Section 4 to the Southeast corner thereof; thence N.89°53'58"W., 2259.03 feet along the Southerly boundary line of the Northeast 1/4 of said Section 4 and the Southerly boundary line of LUCAYA LAKE CLUB PHASE 3, as recorded in Plat Book 131, Pages 262-270, of the Public Records of Hillsborough County, Florida, to the Southwest corner of Tract "LS" in said LUCAYA LAKE CLUB PHASE 3 and to the POINT OF BEGINNING; thence continue N.89°53'58"W., 380.63 feet along said Southerly boundary line of the Northeast 1/4 of said Section 4, said boundary line also being the Northerly boundary line of PANTHER TRACE PHASE 2A-2 UNIT 2, as recorded in Plat Book 105, Pages 240-269, of the Public Records of Hillsborough County, Florida, to the Southwest corner of the Northeast 1/4 of said Section 4; thence N.89°54'01"W., 1904.44 feet along the Southerly boundary line of the Northwest 1/4 of said Section 4, the Northerly boundary line of said PANTHER TRACE PHASE 2A-2 UNIT 2, and the Northerly boundary line of WORTHINGTON, as recorded in Plat Book 119, Pages 11-20, of the Public Records of Hillsborough County, Florida, to the Southeast corner of LUCAYA LAKE CLUB PHASE 2F, as recorded in Plat Book 127, Pages 256-260, of the Public Records of Hillsborough County, Florida; thence along the Easterly boundary line of said LUCAYA LAKE CLUB PHASE 2F the following three courses and one curve: N.00°05'59"E., 78.88 feet; thence N.44°03'18"E., 91.83 feet to the beginning of a non-tangent curve concave to the Southwest having a radius of 125.00 feet; thence Northwestery, 91.71 feet along said curve through a central angle of 42°02'14" (chord bears N.66°57'49"W., 89.67 feet); thence N.00°05'59"E., 234.67 feet to the Southerly boundary line of LUCAYA LAKE CLUB PHASE 1A, as recorded in Plat Book 123, Pages 124-135, of the Public Records of Hillsborough County, Florida; thence along said Southerly boundary line the following forty-six (46) courses: N.54°44'08"E., 46.92 feet; thence N.61°21'14"E., 48.97 feet; thence N.70°28'09"E., 79.13 feet; thence N.55°41'37"E., 84.23 feet; thence N.20°49'51"E., 59.99 feet; thence N.16°19'11"E., 87.87 feet; thence N.18°10'16"E., 74.11 feet; thence N.28°01'40"E., 73.05 feet; thence N.43°11'46"E., 88.07 feet; thence N.44°58'01"E., 77.67 feet; thence N.64°35'12"E., 84.59 feet; thence N.84°49'14"E., 56.22 feet; thence N.88°32'23"E., 107.37 feet; thence N.89°36'41"E., 105.65 feet; thence N.89°00'03"E., 76.21 feet; thence S.83°26'21"E., 41.66 feet; thence S.37°04'03"E., 29.73 feet; thence S.05°30'45"W., 40.50 feet; thence S.24°45'58"W., 78.48 feet; thence S.23°41'39"W., 63.58 feet; thence S.20°27'01"W., 47.63 feet; thence S.04°02'14"W., 56.81 feet; thence S.02°48'15"E., 98.20 feet; thence S.05°22'23"W., 29.39 feet; thence S.64°53'55"W., 26.95 feet; thence S.73°37'50"W., 93.34 feet; thence S.70°30'44"W., 73.41 feet; thence S.58°28'08"W., 69.24 feet; thence S.33°19'51"W., 68.01 feet; thence S.12°20'46"E., 43.97 feet; thence S.59°50'18"E., 63.66 feet; thence S.89°42'02"E., 68.76 feet; thence N.71°16'56"E., 58.00 feet; thence N.72°17'03"E., 89.68 feet; thence N.82°04'26"E., 131.77 feet; thence S.89°37'23"E., 124.03 feet; thence S.82°00'52"E., 135.98 feet; thence S.75°38'50"E., 120.45 feet; thence S.79°50'55"E., 67.14 feet; thence S.89°18'57"E., 145.60 feet; thence S.89°17'20"E., 149.56 feet; thence S.89°36'09"E., 141.43 feet; thence S.89°44'07"E., 150.18 feet; thence S.89°43'00"E., 117.85 feet; thence N.79°58'47"E., 79.86 feet; thence N.48°45'35"E., 48.11 feet to the Westernmost corner of Lot 60, Block "J" of said LUCAYA LAKE CLUB PHASE 3; thence along the Westerly boundary line of said LUCAYA LAKE CLUB PHASE 3 the following four courses and one curve: S.41°14'25"E., 88.98 feet along the Westerly boundary line of said Lot 60, Block "J" to the Northernmost corner of Tract "H" of said LUCAYA LAKE CLUB PHASE 3; thence S.00°05'59"W., 109.75 feet along the Westerly boundary line of said Tract "H" to the Southwest corner thereof and to the beginning of a non-tangent curve concave to the Northwest having a radius of 150.00 feet; thence along the Southerly boundary line of said Tract "H", Northeastery, 36.02 feet along said curve through a central angle of 13°45'32" (chord bears N.81°35'02"E., 35.93 feet); thence S.16°54'40"E., 50.01 feet to the Northwest corner of said Tract "LS"; thence S.00°06'02"W., 129.56 feet along the Westerly boundary line of said Tract "LS" to the POINT OF BEGINNING.

Containing 24.56 Acres, more or less.

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.

 CHAIRMAN
DATE 4/6/19



PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.
REVIEWED BY: Daniel Joseph Sullivan
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # 56540
GEOMATICS SECTION, PUBLIC WORKS DEPARTMENT, HILLSBOROUGH COUNTY

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM, OF CHAPTER 177 PART 1 OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 135, PAGES 20 - 25 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY Pat Frank CLERK OF CIRCUIT COURT
BY Christina Boud DEPUTY CLERK

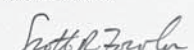
THIS 4 DAY OF April, 2019 TIME 2:53

CLERK FILE NUMBER 2019141493



SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 15TH DAY OF DECEMBER, 2018, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.



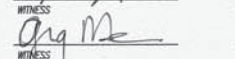

SCOTT R. FOWLER, LS 5185
FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913



8515 Palm River Road | Tampa, Florida 33619
(813) 621-7841 | (813) 664-1832 (fax)
www.lesc.com | LB # 3913

OWNER:

OK RHODINE ROAD LLC

JAMES P. HARVEY, VICE PRESIDENT

WITNESS

WITNESS



Jacob Libbert
PRINT
GREG MEATH
PRINT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY, THAT ON March 7 2019, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES P. HARVEY, VICE PRESIDENT OF OK RHODINE ROAD LLC, WHO IS [x] / IS NOT [...] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND GENERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DID/DID NOT TAKE AN OATH.

4015 EVERETT DR
STE 775
WITNESS MY HAND AND OFFICIAL SEAL AT TAMPA, FLORIDA, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Bonnie W. W. W.
PRINTED NAME
01-27-20
MY COMMISSION EXPIRES

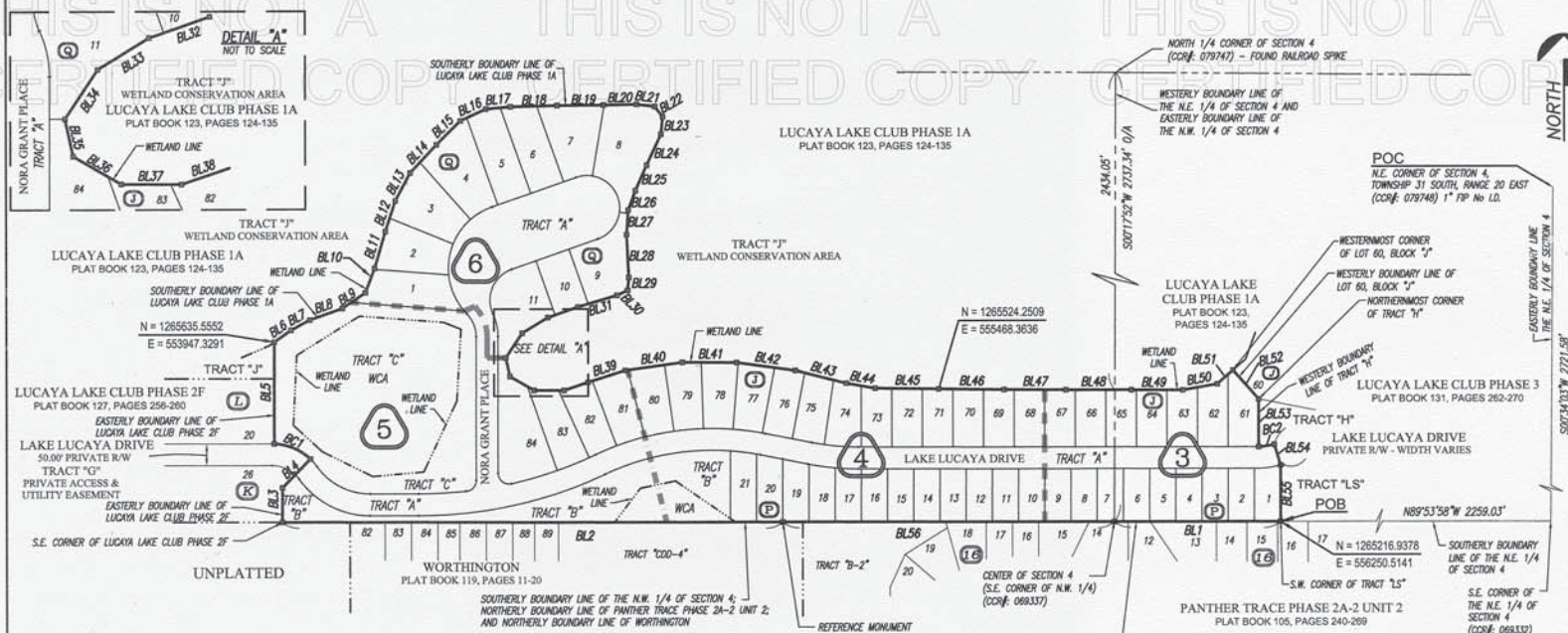
FF 943050
COMMISSION #


NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 21



PLAT NOTES:

- NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1990 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY. ORIGINATING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINTS "DIXON" AND "DIXON B"
- BASIS OF BEARINGS: THE SOUTHERLY BOUNDARY LINE OF THE N.E. 1/4 OF SECTION 4, BEARS N.89°53'58"W, (GRID).
- ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
- THIS PRIVATE SUBDIVISION CONTAINS RIGHTS-OF-WAYS, EASEMENTS, AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 6044, PAGE 673.
- THIS SUBDIVISION IS A PORTION OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 17487, PAGE 997.
- THIS SUBDIVISION IS SUBJECT TO THE NOTICE OF ASSESSMENTS RECORDED IN OFFICIAL RECORDS BOOK 19008, PAGE 407.
- THIS SUBDIVISION IS SUBJECT TO THE DEVELOPMENT AGREEMENT FOR DESIGN, PERMITTING AND CONSTRUCTION OF A SEGMENT OF U.S. HIGHWAY 301 RECORDED IN OFFICIAL RECORDS BOOK 18562, PAGE 823, AMENDED IN OFFICIAL RECORDS BOOK 22989, PAGE 673.
- THIS SUBDIVISION IS SUBJECT TO THE CONSENT TO SPECIAL ASSESSMENT RECORDED IN OFFICIAL RECORDS BOOK 18684, PAGE 362.
- THIS SUBDIVISION IS SUBJECT TO THE AMENDED CONSENT TO ORDER RECORDED IN OFFICIAL RECORDS BOOK 22157, PAGE 1886, AS SUPPLEMENTED AND AFFECTED BY OFFICIAL RECORDS BOOK 22731, PAGE 544.
- THE PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE SUBJECT TO THE TERMS OF THE EASEMENT AND MEMORANDUM OF AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 22702, PAGE 1508.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE TRUE-UP AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 24969, PAGE 842.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LUCAYA LAKE CLUB RECORDED IN OFFICIAL RECORDS BOOK 22724, PAGE 491.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE COLLATERAL ASSIGNMENT AND ASSUMPTION AGREEMENT (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24969, PAGE 816.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE NOTICE OF SPECIAL ASSESSMENTS/GOVERNMENT LIEN OF RECORD (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24969, PAGE 829.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT DISCLOSURE OF PUBLIC FINANCE (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24969, PAGE 833.
- THIS SUBDIVISION IS SUBJECT TO THE TERMS OF THE DECLARATION OF CONSENT (ASSESSMENT AREA TWO) RECORDED IN OFFICIAL RECORDS BOOK 24969, PAGE 854.
- THIS SUBDIVISION IS SUBJECT TO THE NOTICE OF ASSESSMENT RECORDED IN OFFICIAL RECORDS BOOK 25647, PAGE 1837.
- THIS SUBDIVISION IS SUBJECT TO THE NOTICE OF ASSESSMENT RECORDED IN OFFICIAL RECORDS BOOK 26247, PAGE 1824.

KEY MAP

TRACT DESIGNATION TABLE	
TRACT	DESIGNATION
"A"	PRIVATE ROAD AND RIGHT-OF-WAY; PRIVATE ACCESS & UTILITY EASEMENT; PRIVATE DRAINAGE AREA
"B"	OPEN AREA (PRIVATE); WETLAND CONSERVATION AREA (PRIVATE); UTILITY EASEMENT (PUBLIC)
"C"	OPEN AREA (PRIVATE); WETLAND CONSERVATION AREA (PRIVATE); UTILITY EASEMENT (PUBLIC); SIDEWALK EASEMENT (PRIVATE)

CURVE TABLE				
Curve	Radius	Delta	Arc/Length	Chord
BC1	125.00'	42°02'14"	91.71'	86.67'
BC2	150.00'	13°45'52"	36.02'	35.93'

LINE TABLE		
Line #	Bearing	Distance
BL1	N89°53'58"W	380.63'
BL2	N89°54'01"W	1904.44'
BL3	N00°05'59"E	78.88'
BL4	N44°03'16"E	91.83'
BL5	N00°05'59"E	234.67'
BL6	N54°44'08"E	46.92'
BL7	N61°21'12"E	46.97'
BL8	N07°28'08"E	78.13'
BL9	N55°41'57"E	64.23'
BL10	N20°49'51"E	59.99'
BL11	N16°19'11"E	87.87'
BL12	N18°10'16"E	74.11'
BL13	N26°01'40"E	73.05'
BL14	N43°11'46"E	88.07'
BL15	N44°58'01"E	77.67'
BL16	N64°35'12"E	64.59'
BL17	N64°49'14"E	56.22'
BL18	N88°32'21"E	102.37'
BL19	N89°38'41"E	105.65'
BL20	N89°00'03"E	78.21'
BL21	S83°29'21"E	41.86'
BL22	S37°04'13"E	28.73'
BL23	S05°30'45"W	40.50'
BL24	S24°45'58"W	78.48'
BL25	S23°41'39"W	63.58'
BL26	S02°27'04"W	47.63'
BL27	S04°02'14"W	58.81'
BL28	S02°48'15"E	98.20'

LINE TABLE		
Line #	Bearing	Distance
BL29	S05°22'23"W	29.39'
BL30	S54°53'05"W	26.95'
BL31	S73°33'50"W	83.34'
BL32	S70°30'44"W	73.41'
BL33	S58°28'08"W	69.24'
BL34	S33°19'51"W	68.01'
BL35	S72°20'48"E	43.97'
BL36	S35°50'18"E	63.68'
BL37	S89°42'02"E	68.76'
BL38	N71°16'56"E	58.00'
BL39	N72°17'03"E	89.88'
BL40	N82°04'28"E	131.77'
BL41	S89°57'21"E	74.03'
BL42	S82°00'52"E	135.98'
BL43	S75°38'50"E	120.45'
BL44	S79°30'55"E	87.14'
BL45	S89°18'57"E	145.60'
BL46	S89°17'20"E	148.56'
BL47	S89°38'09"E	141.43'
BL48	S89°44'07"E	150.16'
BL49	S89°43'00"E	117.85'
BL50	N78°54'47"E	78.89'
BL51	N48°45'35"E	48.11'
BL52	S41°14'29"E	88.98'
BL53	S00°05'59"W	109.75'
BL54	S16°54'40"E	50.07'
BL55	S87°08'02"W	129.56'
BL56	S00°08'02"W	759.36'



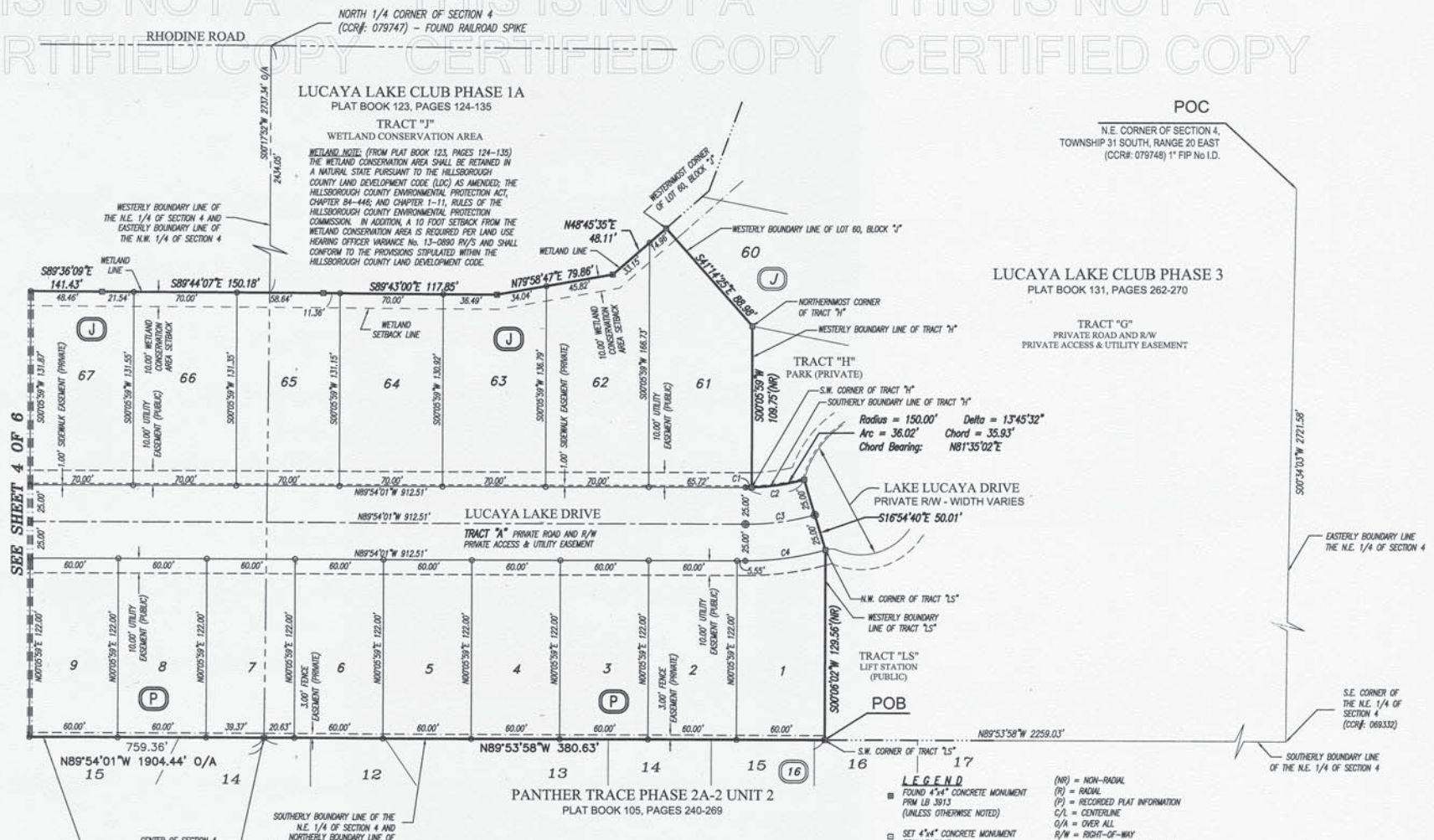
8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1632 (fax)
www.lamsc.com L.B. # 3913

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 22

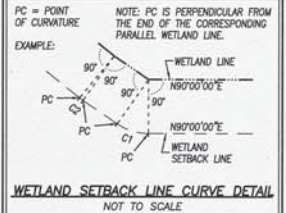
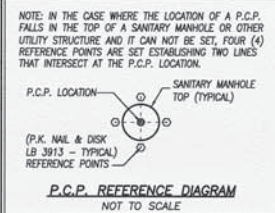
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SEE SHEET 4 OF 6

CURVE TABLE

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C1	150.00'	01°38'10"	4.28'	4.28'	N89°16'54"E
C2	150.00'	15°23'42"	40.30'	40.18'	N82°24'07"E
C3	175.00'	15°37'54"	47.73'	47.58'	N82°17'12"E
C4	200.00'	15°47'57"	55.15'	54.97'	N82°12'00"E



LEGEND

- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT FROM LB 3913
- SET PK NAIL & DISK FROM LB 3913
- FOUND PK NAIL & DISK FROM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT FROM LB 3913 PK NAIL & DISK
- POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- MATCH LINE
- - - - - 100'00'00"E (R) --- RADIAL BEARING TO UTILITY EASEMENT = DRAINAGE EASEMENT = WALL EASEMENT
- ⊙ = BLOCK NUMBER

(NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION (UNLESS OTHERWISE NOTED)
C/L = CENTERLINE
O/A = OVER ALL
R/W = RIGHT-OF-WAY
CCR = CERTIFIED CORNER RECORD
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE
FIR = FOUND IRON ROD
FPK = FOUND PK NAIL
FND = FOUND NAIL & DISK
LB = LICENSED BUSINESS
HSA = HOMEOWNERS ASSOCIATION
NAD83 = NORTH AMERICAN DATUM 1983
N.T.S. = NOT TO SCALE
O.R. = OFFICIAL RECORDS
PCB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PCP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R.M. = REFERENCE MONUMENT
SEC = SECTION
SNAD = SET NAIL & DISK LB 3913
SWMFD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TYP = TYPICAL

Scale: 1" = 50'
GRAPHIC SCALE (IN FEET)

LANDMARK
Engineering & Surveying Corporation

8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)
www.lesoc.com L.B. # 3913

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

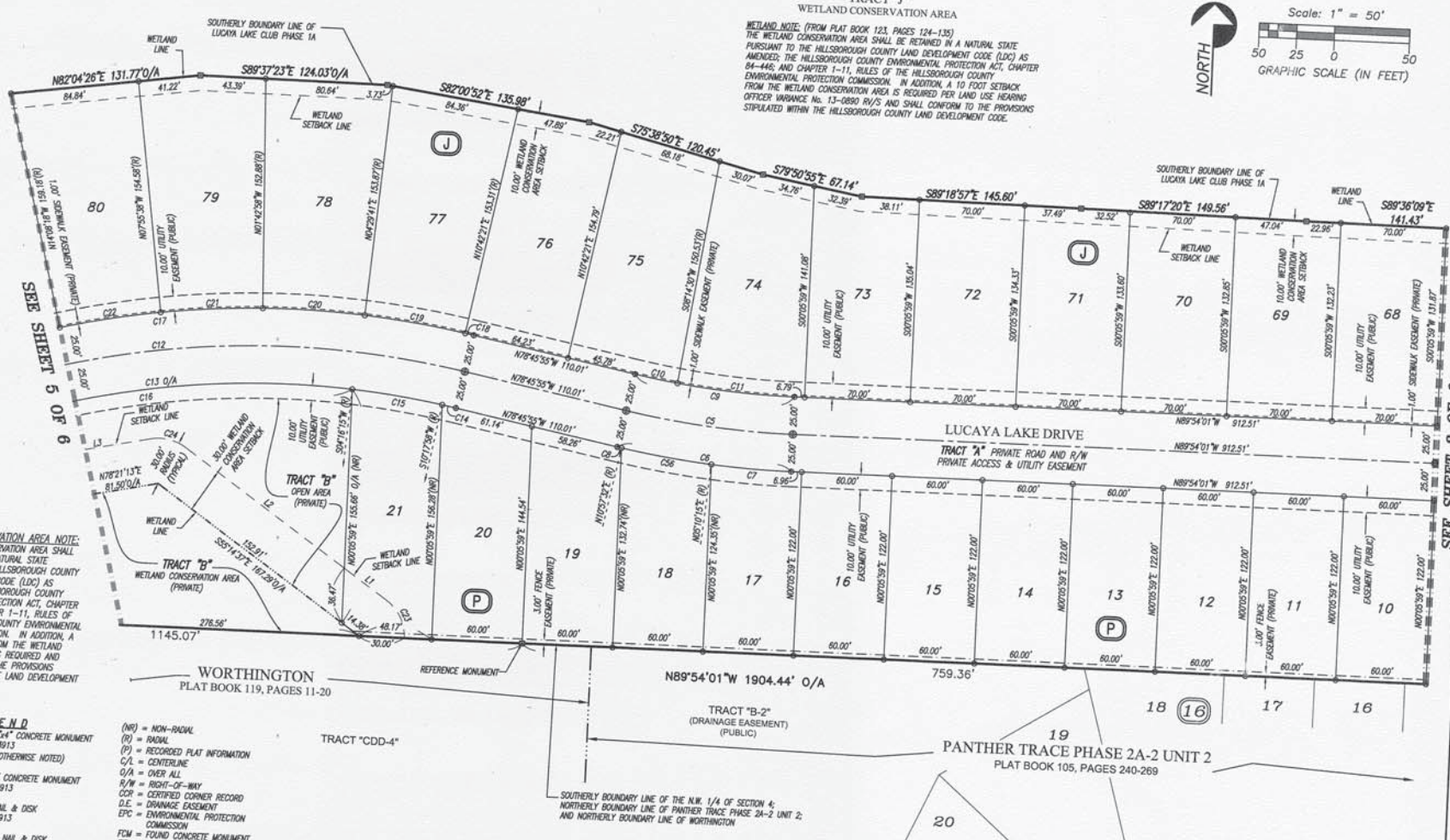
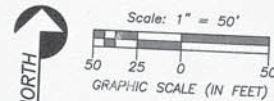
PLAT BOOK: 135 PAGE: 23

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LUCAYA LAKE CLUB PHASE 1A
PLAT BOOK 123, PAGES 124-135

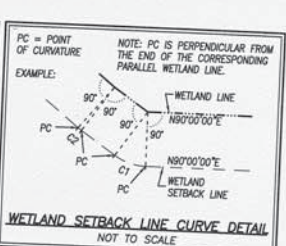
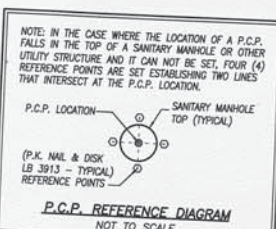
TRACT "J"
WETLAND CONSERVATION AREA

WETLAND NOTE: (FROM PLAT BOOK 123, PAGES 124-135)
THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 10 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED PER LAND USE HEARING OFFICER WARRANT NO. 13-0890 RV/S AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.



WETLAND CONSERVATION AREA NOTE:
THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT PER LB 3913 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT PER LB 3913
 - SET PK NAIL & DISK PER LB 3913
 - FOUND PK NAIL & DISK PER LB 3913
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT
 - LB SET LB 3913 PK NAIL & DISK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - MATCH LINE
 - RACIAL BEARING THE MONUMENT
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - WALL EASEMENT
 - BLOCK NUMBER
- (NR) = NON-RADIAL
(R) = RADIAL
(P) = RECORDED PLAT INFORMATION
C/L = CENTERLINE
O/A = OVER ALL
R/W = RIGHT-OF-WAY
CCP = CERTIFIED CORNER RECORD
D.E. = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
FCM = FOUND CONCRETE MONUMENT
FIP = FOUND IRON PIPE
FR = FOUND IRON ROD
FPK = FOUND PK NAIL
FHAD = FOUND NAIL & DISK
LB = LICENSED BUSINESS
HOA = HOMEOWNERS ASSOCIATION
NAD83 = NORTH AMERICAN DATUM 1983
N.T.S. = NOT TO SCALE
O.C. = OFFICIAL RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PPC = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R.M. = REFERENCE MONUMENT
SEC = SECTION
SH&D = SET NAIL & DISK LB 3913
SWFLWD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TYP = TYPICAL



CURVE TABLE

Curve	Radius	Delta	Arc/Length	Chord	Chord Bearing
C2	575.00	11708.08'	111.75'	111.52'	S84°19'53"E
C6	600.00	11708.08'	116.61'	116.42'	S84°19'58"E
C7	600.00	09703.52'	53.10'	53.08'	S87°21'46"E
C8	606.50'	007213.31'	2.89'	2.89'	S78°54'12"E
C9	550.00	11708.08'	106.80'	106.72'	S84°19'58"E
C10	550.00	02739.38'	28.74'	28.74'	S87°15'44"E
C11	550.00	08768.28'	78.15'	78.08'	S85°49'42"E
C12	600.00	36222.50'	365.05'	358.89'	S83°02'50"W
C13	575.00	36222.50'	365.05'	358.89'	N79°11'54"W
C14	575.00	00756.06'	9.38'	9.38'	N79°11'54"W
C15	575.00	08701.44'	60.50'	60.47'	N82°45'53"W
C16	575.00	29744.60'	295.16'	291.83'	S79°43'58"W
C17	625.00	36222.50'	396.79'	390.18'	S83°02'50"W
C18	625.00	00731.44'	5.77'	5.77'	N79°11'54"W
C19	625.00	08712.40'	67.75'	67.72'	N82°21'59"W
C20	625.00	08712.39'	67.75'	67.72'	N86°56'39"W
C21	625.00	08712.39'	67.75'	67.72'	S85°10'42"W
C22	625.00	08712.40'	67.75'	67.72'	S79°58'02"W
C23	30.00	55270.36'	28.88'	27.88'	N78°28'42"W
C24	30.00	46241.10'	24.30'	23.64'	N78°28'42"W
C25	600.00	02477.16'	60.61'	60.58'	S81°56'08"E

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Engineering & Surveying Corporation

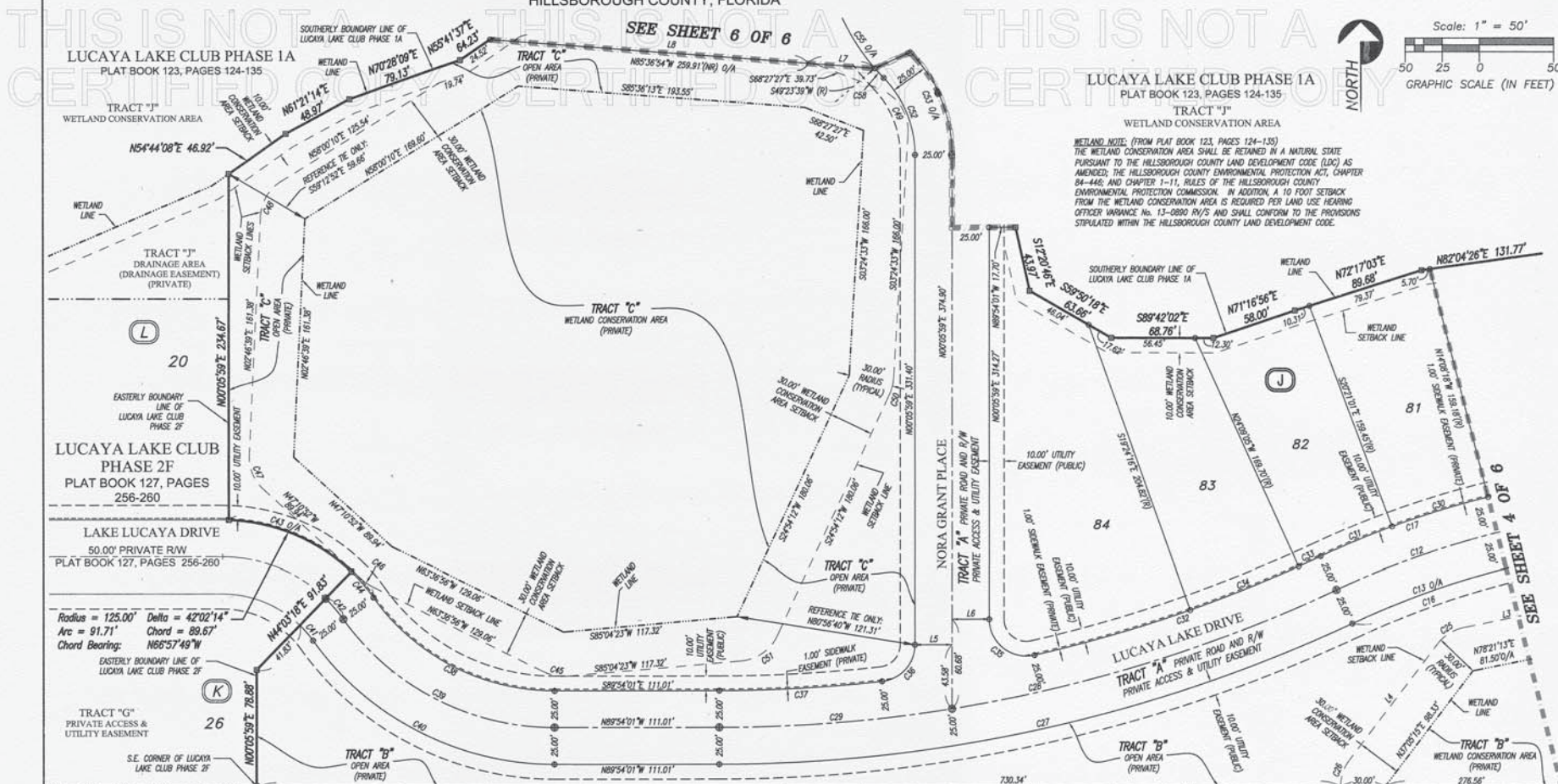
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(813) 621-7841 (813) 664-1832 (fax)

www.lescc.com L.B. # 19

LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 24



UNPLATTED

LEGEND

- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
- SET 4"x4" CONCRETE MONUMENT FROM LB 3913
- SET PK NAIL & DISK FROM LB 3913
- FOUND PK NAIL & DISK FROM LB 3913
- SET 5/8" IRON ROD LB 3913
- PERMANENT CONTROL POINT FROM LB 3913 PK NAIL & DISK
- POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
- MATCH LINE
- RADIAL BEARING TO
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- WELL EASEMENT
- (J) = BLOCK NUMBER

(NR) = NON-RADIAL
(R) = RADIAL
R/S = RECORDED PLAT INFORMATION
C/L = CENTERLINE
O/A = OVER ALL
R/W = RIGHT-OF-WAY
COR = CERTIFIED CORNER RECORD
D/E = DRAINAGE EASEMENT
EPC = ENVIRONMENTAL PROTECTION COMMISSION
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FR = FOUND IRON ROD
FPK = FOUND PK NAIL
FND = FOUND NAIL & DISK
LB = LICENSED BUSINESS
HOA = HOMEOWNERS ASSOCIATION
NAD83 = NORTH AMERICAN DATUM 1983
N.E.S. = NOT TO SCALE
O.S. = OFFICIAL RECORDS
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
POP = PERMANENT CONTROL POINT
PRM = PERMANENT REFERENCE MONUMENT
R.M. = REFERENCE MONUMENT
SEC = SECTION
S/NAD = SET NAIL & DISK LB 3913
SFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
TYP = TYPICAL

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

82	83	84	85	86	87	88	89
N89°54'01"W 1904.44' O/A							

WORTHINGTON
PLAT BOOK 119, PAGES 11-20

WETLAND CONSERVATION AREA NOTE:
THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-44S; AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 30 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE LAND DEVELOPMENT CODE.

CURVE TABLE

Curve	Radius	Delta	Arc/Length	Chord	Chord Bearing			
C12	600.00	36°22'30"	380.92	374.55	S84°02'30"W			
C13	575.00	36°22'30"	365.05	358.95	S84°02'30"W			
C14	575.00	29°24'40"	295.16	291.83	S79°33'55"W			
C17	625.00	36°22'30"	399.79	390.16	S84°02'30"W			
C25	30.00	41°15'58"	21.61	21.14	S87°43'14"W			
C26	30.00	36°59'16"	19.37	19.03	S78°35'37"W			
C27	1000.00	25°14'24"	440.52	436.91	N77°28'47"E			
C28	975.00	25°14'24"	429.51	426.04	N77°28'47"E			
C29	975.00	09°15'09"	157.45	157.28	N88°28'24"E			
C30	625.00	06°12'44"	67.78	67.73	S79°45'20"W			
C31	625.00	04°27'54"	52.25	52.23	S67°15'17"W			
C32	950.00	12°19'24"	204.33	203.94	N71°01'17"E			
C33	100.00	11°17'12"	19.03	18.97	N85°21'15"E			
C34	950.00	09°59'20"	16.40	16.40	N85°21'15"E			
L6	S85°36'54"E	45.03	C34	950.00	04°44'49"	78.71	78.69	N88°13'20"E
L8	S85°36'54"E	198.88	C35	25.00	102°55'00"	44.91	38.11	S51°21'31"E

LINE TABLE

Line	Bearing	Distance
L3	N78°21'13"E	81.50
L4	N37°05'15"E	38.33
L5	N80°00'00"E	25.00
L6	N80°00'00"W	25.00
L7	S85°36'54"E	45.03
L8	S85°36'54"E	198.88

P.C.P. REFERENCE DIAGRAM
NOTE: IN THE CASE WHERE THE LOCATION OF A P.C.P. FALLS IN THE TOP OF A SANITARY MANHOLE OR OTHER UTILITY STRUCTURE AND IT CAN NOT BE SET, FOUR (4) REFERENCE POINTS ARE SET ESTABLISHING TWO LINES THAT INTERSECT AT THE P.C.P. LOCATION.
NOT TO SCALE

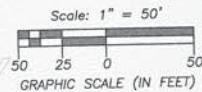
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LUCAYA LAKE CLUB PHASE 4D

A SUBDIVISION OF A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 135 PAGE: 25



- LEGEND**
- (NR) = NON-RADIAL
 - (R) = RADIAL
 - (P) = RECORDED PLAT INFORMATION
 - C/A = CENTERLINE
 - O/A = OVER ALL
 - SET 4"x4" CONCRETE MONUMENT FROM LB 3913 (UNLESS OTHERWISE NOTED)
 - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
 - SET PK NAIL & DISK FROM LB 3913
 - FOUND PK NAIL & DISK FROM LB 3913
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT
 - SET LB 3913 PK NAIL & DISK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - MATCH LINE
 - MATCH BEARING (R)
 - UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - WALL EASEMENT
 - (J) = BLOCK NUMBER

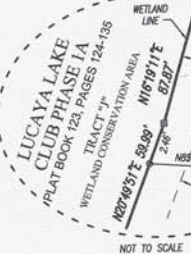
- (NW) = NON-RADIAL
- (R) = RADIAL
- (P) = RECORDED PLAT INFORMATION
- C/A = CENTERLINE
- O/A = OVER ALL
- R/W = RIGHT-OF-WAY
- CR = CENTERED CORNER RECORD
- D.E. = DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FW = FOUND PK NAIL
- FN+D = FOUND NAIL & DISK
- LB = LICENSED BUSINESS
- HOA = HOMEOWNERS ASSOCIATION
- NADES = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- R.M. = REFERENCE MONUMENT
- SEC = SECTION
- SHW+D = SET NAIL & DISK LB 3913
- SWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TYP = TYPICAL

LUCAYA LAKE CLUB PHASE 1A

PLAT BOOK 123, PAGES 124-135

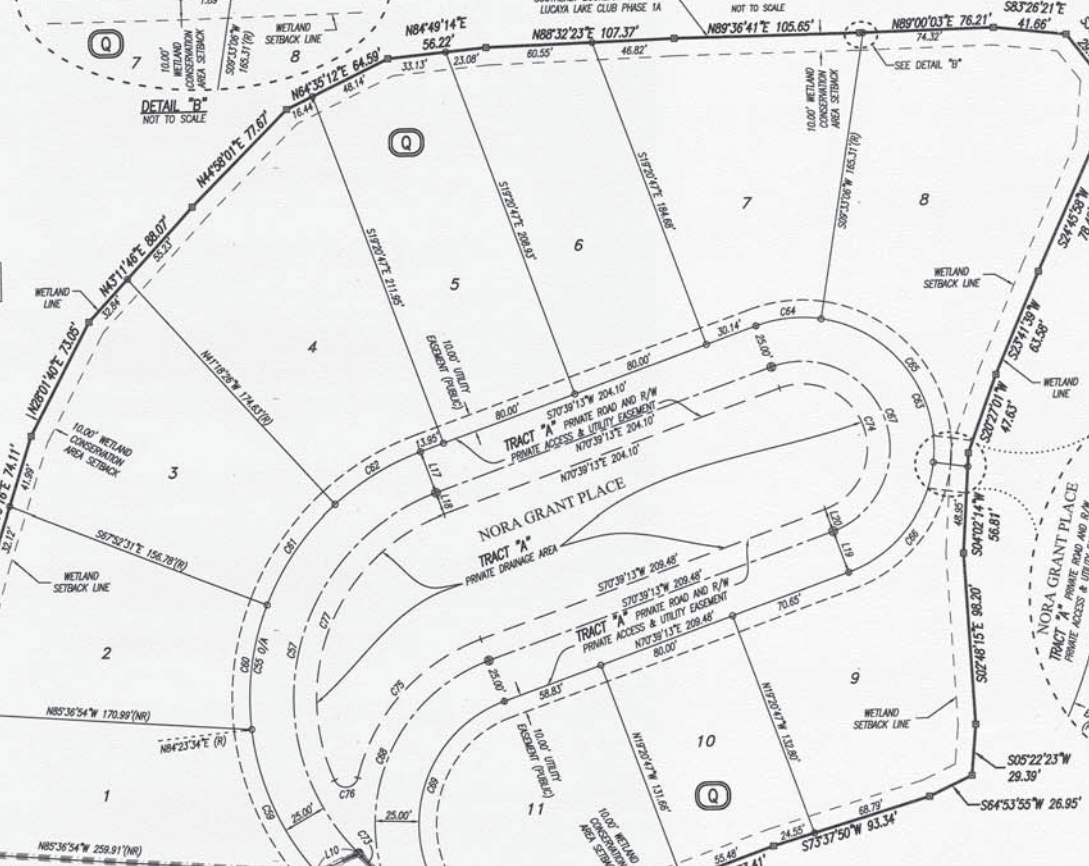
TRACT "J" WETLAND CONSERVATION AREA

WETLAND NOTE: (FROM PLAT BOOK 123, PAGES 124-135) THE WETLAND CONSERVATION AREA SHALL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446, AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 10 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED PER LAND USE HEARING OFFICER VARIANCE NO. 13-0880 R/V/S AND SHALL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.



LUCAYA LAKE CLUB PHASE 1A

PLAT BOOK 123, PAGES 124-135



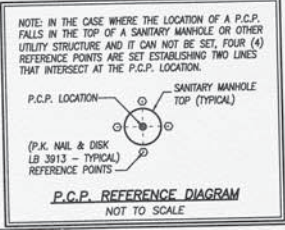
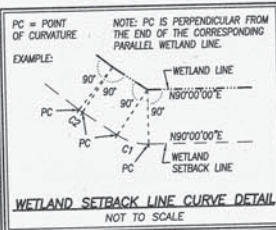
SEE SHEET 5 OF 6

LINE TABLE

Line #	Bearing	Distance
L9	S85°14'54"W	25.00'
L10	S65°43'48"W	26.28'
L11	N00°05'59"E	11.36'
L12	S33°19'51"W	21.38'
L13	S33°19'51"W	25.00'
L14	S33°19'51"W	21.63'
L15	S56°00'20"E	53.85'
L16	S56°00'20"E	35.44'

LINE TABLE

Line #	Bearing	Distance
L17	S19°20'47"E	25.00'
L18	S19°20'51"E	13.00'
L19	N19°20'47"W	13.00'
L20	N19°20'47"W	13.00'



CURVE TABLE

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C51	100.00'	44°05'44"	76.96'	75.08'	N21°36'53"W
C54	100.00'	24°31'05"	43.37'	43.03'	N17°15'24"W
C55	150.00'	114°38'58"	300.15'	292.52'	S15°19'44"W
C57	125.00'	114°38'58"	250.13'	210.44'	S13°19'44"W
C59	150.00'	34°58'28"	91.60'	90.19'	S23°06'39"E
C60	150.00'	27°44'28"	72.62'	71.92'	S08°15'16"E
C61	150.00'	28°34'05"	68.56'	68.83'	S39°24'24"E
C62	150.00'	21°52'58"	57.49'	57.14'	S59°40'23"W
C63	75.00'	180°00'00"	235.62'	150.00'	N19°20'47"W
C64	75.00'	28°33'53"	37.83'	37.43'	S85°06'09"W
C65	75.00'	87°45'12"	114.87'	103.87'	N08°54'18"W
C66	75.00'	63°02'55"	88.92'	78.76'	N38°58'45"E
C67	50.00'	180°00'00"	157.08'	100.00'	N19°20'47"W
C68	100.00'	92°24'18"	166.51'	147.93'	S22°57'03"W
C69	75.00'	92°24'18"	124.89'	110.95'	S22°57'03"W
C70	125.00'	84°29'05"	54.22'	53.79'	N12°19'24"W
C71	125.00'	20°07'33"	19.91'	19.89'	N04°27'48"W
C72	125.00'	19°43'52"	34.31'	34.20'	N16°53'20"W
C73	100.00'	19°14'39"	33.59'	33.43'	N34°22'28"W

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8515 Palm River Road Tampa, Florida 33619
(813) 621-7841 (813) 664-1832 (fax)

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Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and after recording
return to:

Jessica Paz Mahoney, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Folio No: Portion of 077426-7912

SPECIAL WARRANTY DEED
(Lucaya Lake Club Phase 1A, Tract I)

THIS SPECIAL WARRANTY DEED (“**Deed**”) is made this ____ day of _____, 2021 by **OK RHODINE ROAD LLC**, a Florida limited liability company (“**Grantor**”), whose address is 105 NE 1st Street, Delray Beach, Florida 33444, in favor of **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (“**Property**”):

See **Exhibit “A”** attached hereto and incorporate herein by this reference.

Together with the tenements, hereditaments, and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

SUBJECT TO the matters set forth on **Exhibit “B”** (the “**Permitted Exceptions**”).

And, subject to the Permitted Exceptions, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THIS IS A CONVEYANCE OF PROPERTY TO A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

OK RHODINE ROAD LLC,
a Florida limited liability company

Print Name: _____

By: _____
James P. Harvey, Vice President

Print Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of /___/ physical presence or /___/ online notarization this _____ day of _____, 2021, by James P. Harvey, as Vice President of OK RHODINE ROAD LLC, a Florida limited liability company, on behalf of the company, [CHECK ONE] /___/who is personally known to me or /___/who has produced a _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____
My Commission Expires: _____

NOTARY SEAL:

[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

Signed, sealed and delivered
in the presence of:

Print Name: _____

Print Name: _____

ACCEPTED BY GRANTEE:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special purpose government, organized and existing
under Chapter 190, Florida Statutes,

By: _____

Printed Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of /___/ physical presence or
/___/ online notarization this ____ day of _____, 2021, by _____, as
_____ of SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit
of special purpose government, organized and existing under Chapter 190, Florida Statutes, [CHECK
ONE] /___/ who is personally known to me or /___/who has produced a
_____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name _____

My Commission Expires: _____

NOTARY SEAL:

EXHIBIT "A"

ALL TRACT "I" designated as "Drainage Area", according to the plat of LUCAYA LAKE CLUB PHASE 1A, as recorded in Plat Book 123, Pages 124 through 135, inclusive, of the Public Records of Hillsborough County, Florida (the "**Plat**").

LESS AND EXCEPT, the portion of said TRACT "I", which is replatted by the plat of Lucaya Lake Club Phase 1C, recorded in Plat Book 123, Pages 209 through 213, inclusive, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH a perpetual non-exclusive easement over the areas designated on the Plat as "Drainage & Access Easement," "Maintenance Easement", "Maintenance and Access Easement", and "Private Access & Utility Easement" on the Plat, for maintenance, access, and utility purposes, as applicable, as designated on said Plat, but only to the extent necessary for the District to access, install, operate, maintain, remove and replace the District's improvements (and not private lot other private improvements).

Exhibit “B” - Permitted Exceptions

The following matters to the extent they affect title to the Property:

1. Taxes for 2021 and subsequent years.
2. Notice of Assessments, recorded in Official Records Book 22594, Page 1891; Official Records Book 23906, Page 684; and Official Records Book 24873, Page 386, all of the Public Records of Hillsborough County, Florida.
3. Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area One Project recorded in Official Records Book 22712, Page 723, of the Public Records of Hillsborough County, Florida.
4. Agreement between the Spring Lake Community Development District and OK Rhodine Road, LLC Regarding True-Up as to Series 2014 Assessments recorded in Official Records Book 22712, Page 736, of the Public Records of Hillsborough County, Florida.
5. Spring Lake Community Development District Notice of Lien of Special Assessments for Series 2014 Bonds (Assessment Area One) recorded in Official Records Book 22712, Page 753, of the Public Records of Hillsborough County, Florida.
6. Spring Lake Community Development District Disclosure of Public Finance recorded May 25, 2017, in Official Records Book 24969, Page 833, of the Public Records of Hillsborough County, Florida.
7. Spring Lake Community Development District Omnibus Supplement to 2014 Bond Documents recorded in Official Records Book 25001, Page 1673.
8. Mitigation Agreement recorded August 2, 1990 in Official Records Book 6044, Page 673 and Mitigation Agreement recorded December 30, 1993 in Official Records Book 7239, Page 173; both affected by Amended Consent Order recorded September 23, 2013 in Official Records Book 22157, Page 1986; as amended and superseded by Environmental Protection Commission of Hillsborough County Wetland Approval and Mitigation Agreement recorded August 11, 2014 in Official Records Book 22731, Page 544, all of the Public Records of Hillsborough County, Florida.
9. Notice of Establishment of the Spring Lake Community Development District recorded February 19, 2007 in Official Records Book 17487, Page 997; as supplemented by Final Judgment validating and confirming the Spring Lake CDD Special Assessment Bonds recorded in Official Records Book 22535, Page 439; and Declaration of Consent to Jurisdiction of Spring Lake Community Development District and to Imposition of Special Assessments recorded in Official Records Book 22712, Page 748; all of the Public Records of Hillsborough County, Florida.
10. Development Agreement for the Design, Permitting and Construction of Segment of U.S. Highway 301 recorded in Official Records Book 18562, Page 823; as affected by Consent to Special Assessment recorded in Official Records Book 18684, Page 362; and First Amendment to Development Agreement for the Design, Permitting and Construction of a Segment of U.S. Highway 301 recorded in Official Records Book 22589, Page 673, all of the Public Records of Hillsborough County, Florida.
11. Deed of Conservation Easement recorded April 4, 2011 in Official Records Book 20441, Page 1850; as affected by that Amended Deed of Conservation Easement recorded August 11, 2014 in Official Records Book 22731, Page 590, all of the Public Records of Hillsborough County, Florida.
12. Easement and Memorandum of Agreement recorded July 25, 2014 in Official Records Book 22702, Page 1508, which supersedes and terminates the previously recorded Easement and Memorandum of Agreement recorded February 20, 2014 in Official Records Book 22423, Page 1775, of the Public Records of Hillsborough County, Florida.
13. Mortgagee Special Assessment Acknowledgment recorded July 30, 2014 in Official Records Book 22712, Page 718, of the Public Records of Hillsborough County, Florida.
14. Landowner Special Assessment Acknowledgment recorded July 30, 2014 in Official Records Book 22712, Page 732, of the Public Records of Hillsborough County, Florida.

15. Declaration of Covenants, Conditions and Restrictions for Lucaya Lake Club recorded August 5, 2014 in Official Records Book 22724, Page 491, as supplemented and amended.
16. Resolution Number RI4-102 recorded September 2, 2014 in Official Records Book 22771, Page 1384 of the Public Records of Hillsborough County, Florida.
17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LUCAYA LAKE CLUB PHASE IA, recorded in Plat Book 123, Page 124 through 135, inclusive, of the Public Records of Hillsborough County, Florida.
18. License Agreement (Fence Installation) recorded March 23, 2016 in Official Records Book 23959, Page 471, of the Public Records of Hillsborough County, Florida.
19. Declaration of Dock Easement, Covenants and Restrictions for Lucaya Lake Hillsborough County, Florida recorded June 17, 2016, in Official Records Book 24168, Page 794; Supplemental Declaration of Declaration of Dock Easement, Covenants and Restrictions for Lucaya Lake (Phase 2F) recorded in Official Records Book 24459, Page 1947; as corrected by Corrective Supplemental Declaration of Declaration of Dock Easement, Covenants and Restrictions for Lucaya Lake (Phase 2F) recorded in Official Records Book 24512, Page 388, all of the Public Records of Hillsborough County, Florida.
20. License Agreement (Fence Installation) recorded August 9, 2016, in Official Records Book 24291, Page 1377, of the Public Records of Hillsborough County, Florida.
21. License Agreement (Fence Installation) recorded September 27, 2016, in Official Records Book 24413, Page 1163, of the Public Records of Hillsborough County, Florida.

TRACT "I"

EMERALD SHORE DRIVE

TRACT "K"

TRACT "G"

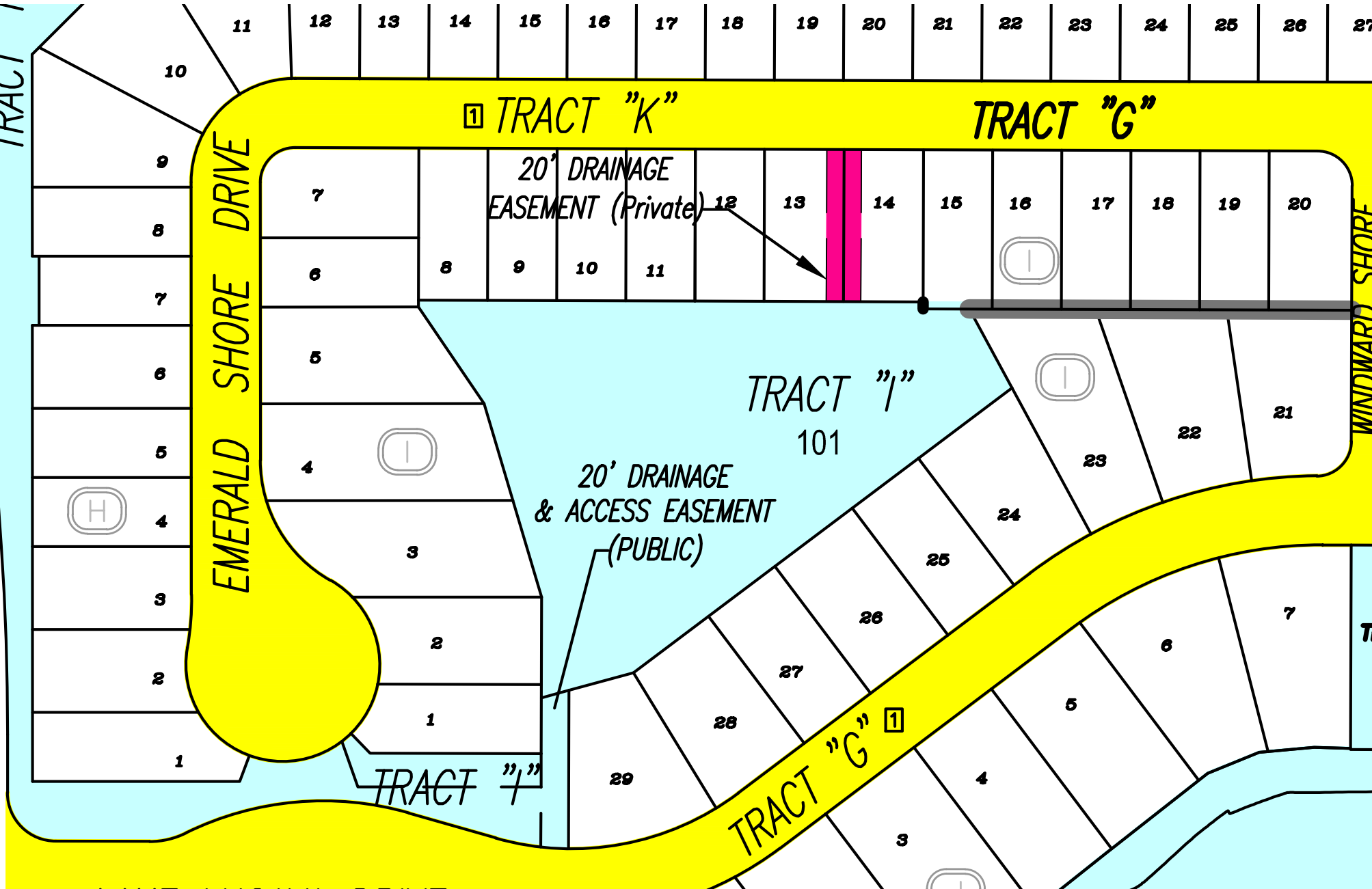
20' DRAINAGE EASEMENT (Private)

TRACT "I" 101

20' DRAINAGE & ACCESS EASEMENT (PUBLIC)

TRACT "G"

WINDWARD SHORE



LUCAYA LAKE CLUB PHASE 1A

A SUBDIVISION OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 124

DESCRIPTION: (EAST PARCEL)

A portion of Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 4; thence S.00°01'07"E, 51.23 feet along the Westerly boundary line of said Section 4 to the Southerly right-of-way line of Rhodine Road; thence S.89°48'35"E, 36.00 feet along said Southerly right-of-way line to the POINT OF BEGINNING; thence continue along Southerly right-of-way line S.89°48'35"E, 512.16 feet; thence S.00°11'25"W, 132.00 feet; thence S.08°05'35"W, 50.48 feet; thence S.00°11'25"W, 110.00 feet; thence S.89°48'35"E, 475.00 feet; thence S.00°11'25"W, 100.03 feet; thence S.00°03'16"W, 74.97 feet; thence S.00°11'25"W, 147.08 feet; thence S.88°37'27"E, 39.73 feet; thence S.87°04'34"E, 79.40 feet; thence S.87°45'17"E, 94.91 feet; thence S.88°29'23"E, 95.32 feet; thence S.85°25'05"E, 69.72 feet; thence S.76°20'31"E, 38.53 feet; thence S.37°59'31"E, 30.08 feet; thence S.14°56'35"E, 45.11 feet; thence S.02°00'33"E, 60.80 feet; thence S.02°35'06"E, 110.38 feet; thence S.09°00'08"E, 71.97 feet; thence S.31°56'51"E, 46.99 feet; thence S.51°53'52"E, 65.01 feet; thence S.80°11'47"E, 76.58 feet; thence N.86°29'20"E, 58.66 feet; thence N.53°53'45"E, 32.38 feet; thence N.38°15'38"E, 43.11 feet; thence N.31°58'48"E, 71.35 feet; thence N.12°03'13"E, 91.17 feet; thence N.45°10'39"E, 35.99 feet; thence N.72°36'26"E, 36.90 feet; thence N.81°37'18"E, 66.75 feet; thence N.81°56'20"E, 86.70 feet; thence N.65°08'15"E, 28.82 feet; thence N.33°06'19"E, 19.98 feet; thence N.11°53'39"E, 44.08 feet; thence N.03°02'20"E, 95.39 feet; thence N.04°13'44"E, 81.27 feet; thence N.12°03'13"E, 37.01 feet; thence N.25°08'35"E, 45.64 feet; thence N.38°14'50"E, 58.64 feet; thence N.58°03'03"E, 49.76 feet; thence N.84°17'18"E, 52.29 feet; thence N.88°51'25"E, 63.03 feet; thence N.89°48'51"E, 101.70 feet; thence S.86°34'03"E, 95.87 feet; thence S.71°59'58"E, 54.11 feet; thence S.48°07'42"E, 59.82 feet; thence S.27°26'02"E, 69.44 feet; thence S.21°38'01"E, 51.94 feet; thence S.22°57'41"E, 99.05 feet; thence S.22°10'20"E, 95.40 feet; thence S.22°52'51"E, 96.27 feet; thence S.22°25'26"E, 94.58 feet; thence S.23°02'23"E, 100.59 feet; thence S.23°14'30"E, 96.85 feet; thence S.21°44'36"E, 7.24 feet; thence S.23°16'42"E, 59.80 feet; thence S.31°54'42"E, 45.01 feet; thence S.12°29'51"E, 86.78 feet; thence S.10°45'37"E, 72.98 feet; thence S.08°10'40"E, 32.25 feet; thence S.00°11'30"E, 40.42 feet; thence S.03°00'09"W, 106.65 feet; thence S.00°35'29"W, 124.09 feet; thence S.00°08'23"E, 111.08 feet; thence S.00°46'36"W, 116.14 feet; thence S.00°23'28"W, 110.45 feet; thence S.00°12'03"W, 129.17 feet; thence S.01°14'01"W, 136.35 feet; thence S.20°12'38"W, 66.05 feet; thence S.48°45'35"W, 86.68 feet; thence S.79°58'47"W, 79.86 feet; thence N.89°43'00"W, 117.85 feet; thence N.89°44'07"W, 150.18 feet; thence N.89°36'09"W, 141.43 feet; thence N.89°17'20"W, 149.56 feet; thence N.89°18'57"W, 145.60 feet; thence N.79°50'55"W, 67.14 feet; thence N.75°38'50"W, 120.45 feet; thence N.82°00'52"W, 135.90 feet; thence N.89°37'23"W, 124.03 feet; thence S.82°04'26"W, 131.77 feet; thence S.72°17'03"W, 89.68 feet; thence S.71°16'56"W, 58.00 feet; thence N.89°42'02"W, 68.76 feet; thence N.59°50'18"W, 63.66 feet; thence N.12°20'46"W, 43.97 feet; thence N.33°19'51"E, 68.01 feet; thence N.58°28'08"E, 69.24 feet; thence N.70°30'44"E, 73.41 feet; thence N.73°37'50"E, 93.34 feet; thence N.64°53'55"E, 26.95 feet; thence N.05°22'23"E, 29.39 feet; thence N.02°48'15"W, 98.20 feet; thence N.04°02'14"E, 56.81 feet; thence N.20°27'01"E, 47.63 feet; thence N.23°41'39"E, 63.58 feet; thence N.24°45'58"E, 78.48 feet; thence N.05°30'45"E, 40.50 feet; thence N.37°04'03"W, 29.73 feet; thence N.83°26'21"W, 41.66 feet; thence S.89°00'03"W, 76.21 feet; thence S.89°36'41"W, 105.65 feet; thence S.88°32'23"W, 107.37 feet; thence S.84°49'14"W, 56.22 feet; thence S.64°35'12"W, 64.59 feet; thence S.44°58'01"W, 77.67 feet; thence S.43°11'46"W, 88.07 feet; thence S.28°01'40"W, 73.05 feet; thence S.18°10'16"W, 74.11 feet; thence S.16°19'11"W, 87.87 feet; thence S.20°49'51"W, 59.99 feet; thence S.55°41'37"W, 64.23 feet; thence S.70°28'09"W, 79.13 feet; thence S.612°11'4"W, 48.97 feet; thence S.54°44'08"W, 46.92 feet; thence S.00°05'59"W, 84.60 feet; thence N.89°54'01"W, 319.93 feet; thence N.00°01'19"W, 222.94 feet; thence N.66°05'56"E, 21.02 feet; thence N.23°54'04"W, 33.67 feet; thence N.06°37'40"W, 70.22 feet; thence N.01°25'14"E, 101.90 feet; thence N.00°38'57"E, 97.28 feet; thence N.00°02'45"W, 118.66 feet; thence N.00°08'16"W, 100.75 feet; thence N.01°26'56"E, 117.35 feet; thence N.01°08'23"E, 110.15 feet; thence N.00°06'58"E, 104.97 feet; thence S.89°58'41"W, 177.51 feet; thence N.00°01'19"W, 60.60 feet to the beginning of a curve concave to the Southwest having a radius of 60.00 feet; thence Northwest, 65.98 feet along said curve through a central angle of 63°00'21" (chord bears N.31°31'30"W, 62.70 feet) to the beginning of a reverse curve concave to the Northeast having a radius of 25.00 feet; thence Northwest, 17.77 feet along said curve through a central angle of 40°43'05" (chord bears N.42°40'07"W, 17.40 feet) to the beginning of a reverse curve concave to the South having a radius of 49.00 feet; thence Northwest, 85.21 feet along said curve through a central angle of 99°30'11" (chord bears N.72°07'40"W, 74.87 feet); thence S.58°03'14"W, 16.00 feet to the beginning of a curve concave to the Northeast having a radius of 35.00 feet; thence Northwest, 74.48 feet along said curve through a central angle of 121°55'27" (chord bears N.60°59'03"W, 61.20 feet); thence S.89°58'41"W, 6.90 feet to the Easterly right-of-way line of the right-of-way dedicated to Hillsborough County in Official Records Book 6299, Page 97 of the Public Records of Hillsborough County, Florida; thence N.00°01'07"W, 671.54 feet along said Easterly right-of-way line to the beginning of a non-tangent curve concave to the Southwest having a radius of 2126.00 feet; thence Northwest, 88.66 feet along said curve through a central angle of 02°21'21" (chord bears N.05°49'17"W, 88.65 feet) to the point of reverse curvature of a curve concave to the East, having a radius of 2040.00 feet; thence Northwest, 249.02 feet along said curve through a central angle of 06°59'39" (chord bears N.03°31'08"W, 248.87 feet); thence N.00°01'19"W, 53.00 feet to the beginning of a curve concave to the Southeast having a radius of 35.00 feet; thence Northeast, 43.96 feet along said curve through a central angle of 71°57'53" (chord bears N.35°57'37"E, 41.13 feet); thence N.00°01'07"W, 13.76 feet to the POINT OF BEGINNING.

Containing 107.35 Acres, more or less.

TOGETHER WITH the following:

(WEST PARCEL)

A portion of Section 5, Township 31 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 5; thence S.00°01'07"E, 51.23 feet along the Easterly boundary line of said Section 5 to the Southerly right-of-way line of Rhodine Road; thence N.89°44'38"W, 36.00 feet along said Southerly right-of-way line to the Westerly right-of-way line of the right-of-way dedicated to Hillsborough County in Official records Book 6299, Page 97, of the Public Records of Hillsborough County, Florida and the POINT OF BEGINNING; thence S.00°01'07"E, 961.91 feet along said Westerly right-of-way line; thence N.89°48'35"W, 146.06 feet; thence S.00°11'25"W, 74.49 feet; thence N.89°48'35"W, 215.00 feet to the beginning of a curve concave to the Southwest having a radius of 9665.00 feet; thence Northwest, 250.18 feet along said curve through a central angle of 01°28'59" (chord bears N.87°41'56"W, 250.17 feet); thence N.00°11'25"E, 119.93 feet to the beginning of a curve concave to the Northeast having a radius of 2025.00 feet; thence Northwest, 19.67 feet along said curve through a central angle of 00°33'24" (chord bears N.83°48'11"W, 19.67 feet); thence N.00°01'19"W, 175.62 feet; thence S.89°48'35"E, 129.92 feet; thence N.00°11'25"E, 115.00 feet; thence N.89°48'35"W, 115.67 feet; thence N.00°15'22"E, 428.28 feet; thence N.89°44'38"W, 515.00 feet; thence S.00°15'22"W, 115.00 feet; thence S.89°44'38"E, 70.00 feet; thence S.00°15'22"W, 147.80 feet; thence N.89°48'35"W, 526.50 feet to the beginning of a curve concave to the North having a radius of 284.00 feet; thence Northwest, 14.86 feet along said curve through a central angle of 02°59'51" (chord bears N.88°18'40"W, 14.86 feet); thence N.00°15'22"E, 83.80 feet; thence S.89°44'31"W, 78.96 feet to the beginning of a curve concave to the South having a radius of 187.00 feet; thence Northwest, 356.97 feet along said curve through a central angle of 109°22'21" (chord bears N.80°26'03"W, 305.18 feet); thence N.89°31'05"W, 34.68 feet; thence N.00°25'09"E, 317.43 feet to said Southerly right-of-way line; thence S.89°44'38"E, 2013.06 feet along said right-of-way line to the POINT OF BEGINNING.

Containing 24.31 Acres, more or less.

All containing 131.66 Acres, more or less.

CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT MEETS THE REQUIREMENTS, IN FORM OF CHAPTER 177 PART 1 OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 123, PAGES 67-123 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY PAT FRANK CLERK OF CIRCUIT COURT BY Charleya Bay DEPUTY CLERK

THIS 3rd DAY OF September 2014 TIME 3:56pm

CLERK FILE NUMBER 2014290826

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.
Mark Shyne 3 SEP 14
CHAIRMAN DATE

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMANCE. THE DEFINITIVE COPY HAS NOT BEEN VERIFIED.
REVIEWED BY: Scott R. Fowler
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE 16038
SURVEYING AND MAPPING SECTION
HILLSBOROUGH COUNTY REAL ESTATE DEPARTMENT

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE, THAT PERMANENT REFERENCE MONUMENTS (PPMS) WERE SET ON THE 23RD DAY OF JUNE, 2014, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

Scott R. Fowler
SCOTT R. FOWLER, LS 5185
FLORIDA REGISTERED SURVEYOR



LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesc.com

LANDMARK
ENGINEERING & SURVEYING CORPORATION

8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

SHEET 1 OF 12

LUCAYA LAKE CLUB PHASE 1A

A SUBDIVISION OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 125

DEDICATION:

The undersigned, as owner and mortgagees of the lands platted herein do hereby dedicate this plat of Lucaya Lake Club Phase 1A for record. Further, the owner does hereby dedicate to public use all streets, roads and rights of way lying West of Summerfield Boulevard; Tracts "A", "H", "L" (Additional Rights-Of-Way) and "LS" (Lift Station), and all those easements designated on the plat as "public".

Owner hereby reserves unto Owner, its assigns and successors in title, a perpetual non-exclusive easement over, across and under all (Public) streets, roads and rights-of-way, 10' Utility Easements, and Tracts "A", "H", "L" and "LS", shown on this plat for ingress and egress and for the purpose of installing, constructing, operating, maintaining, repairing and replacing water and sewer lines or pipes, fire hydrants, wells, lift stations, pumping stations and other sewer, water and fire protection facilities, underground utility conduits, sidewalks, and related facilities, as applicable, to accommodate whatever facilities and improvements that the Owner or its successors and assigns elects to install, until such time as the ownership, operation and maintenance of said facilities is assumed by the County, subject to applicable permitting requirements.

Private Drainage Easements, Sidewalk Easements, Maintenance Easements, Maintenance and Access Easements and Access and Utility Easements are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

Fee interest in Tracts "B", "C", "D", "E", "F", "G", "I", "J", "K" and "M" is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

Said Tracts "B", "C", "D", "E", "F", "G", "I", "J", "K" and "M" and Private Drainage Easements, Sidewalk Easements, Maintenance Easements, Maintenance and Access Easements and Access and Utility Easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

The private roads and rights of way shown hereon as Tracts "G" and "K" and the Private Access and Utility Easement within Tract "I" are not dedicated to the public, but are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners East of Summerfield Boulevard within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development lying East of Summerfield Boulevard.

Owner hereby grants to Hillsborough County government and all providers of fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and rights of way within Tracts "G" and "K" and the Private Access and Utility Easement within Tract "I" as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to all providers of telephone, electric, cable television, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and rights of way within Tracts "G" and "K", and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

Tract "D" (Private Park) is for the exclusive use of the Lot owners, their guests and invitees only.

OWNER:

OK PONDONE ROAD LLC, a Florida limited liability company

James H. Harey
NAME/TITLE: JAMES H. HAREY, VICE PRESIDENT
GOEK MEARN
WITNESS
Troy E. Simpson
WITNESS



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

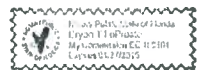
THIS IS TO CERTIFY THAT ON August 15, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES HAREY, VICE PRESIDENT OF OK PONDONE ROAD LLC, WHO IS / IS NOT PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND ADVISED ME THAT THEY WERE NOT UNDER ANY LEGAL OBLIGATION TO EXECUTE SAID INSTRUMENT, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Diane S. Gaudet
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Diane S. Gaudet
PRINTED NAME

EE160101
COMMISSION #

01-27-16
MY COMMISSION EXPIRES



OWNER:

MWR, INC., a Virginia corporation

Robert Lattanzi
NAME/TITLE: ROBERT LATTANZI, VICE PRESIDENT
Benjamin A. Wilson
WITNESS
Scott Kalman
WITNESS



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY THAT ON August 19, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Robert Lattanzi, VP OF MWR, INC., WHO IS / IS NOT PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND ADVISED ME THAT THEY WERE NOT UNDER ANY LEGAL OBLIGATION TO EXECUTE SAID INSTRUMENT, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Diane S. Gaudet
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Diane S. Gaudet
PRINTED NAME

EE027000
COMMISSION #

June 12, 2017
MY COMMISSION EXPIRES



MORTGAGEE:

MWR, INC., a Virginia corporation

Robert Lattanzi
NAME/TITLE: ROBERT LATTANZI, VICE PRESIDENT
Benjamin A. Wilson
WITNESS
Scott Kalman
WITNESS



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY THAT ON August 19, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Robert Lattanzi, VP OF MWR, INC., WHO IS / IS NOT PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DECLARATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND ADVISED ME THAT THEY WERE NOT UNDER ANY LEGAL OBLIGATION TO EXECUTE SAID INSTRUMENT, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Diane S. Gaudet
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Diane S. Gaudet
PRINTED NAME

EE027000
COMMISSION #

June 12, 2017
MY COMMISSION EXPIRES



Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.lesc.com

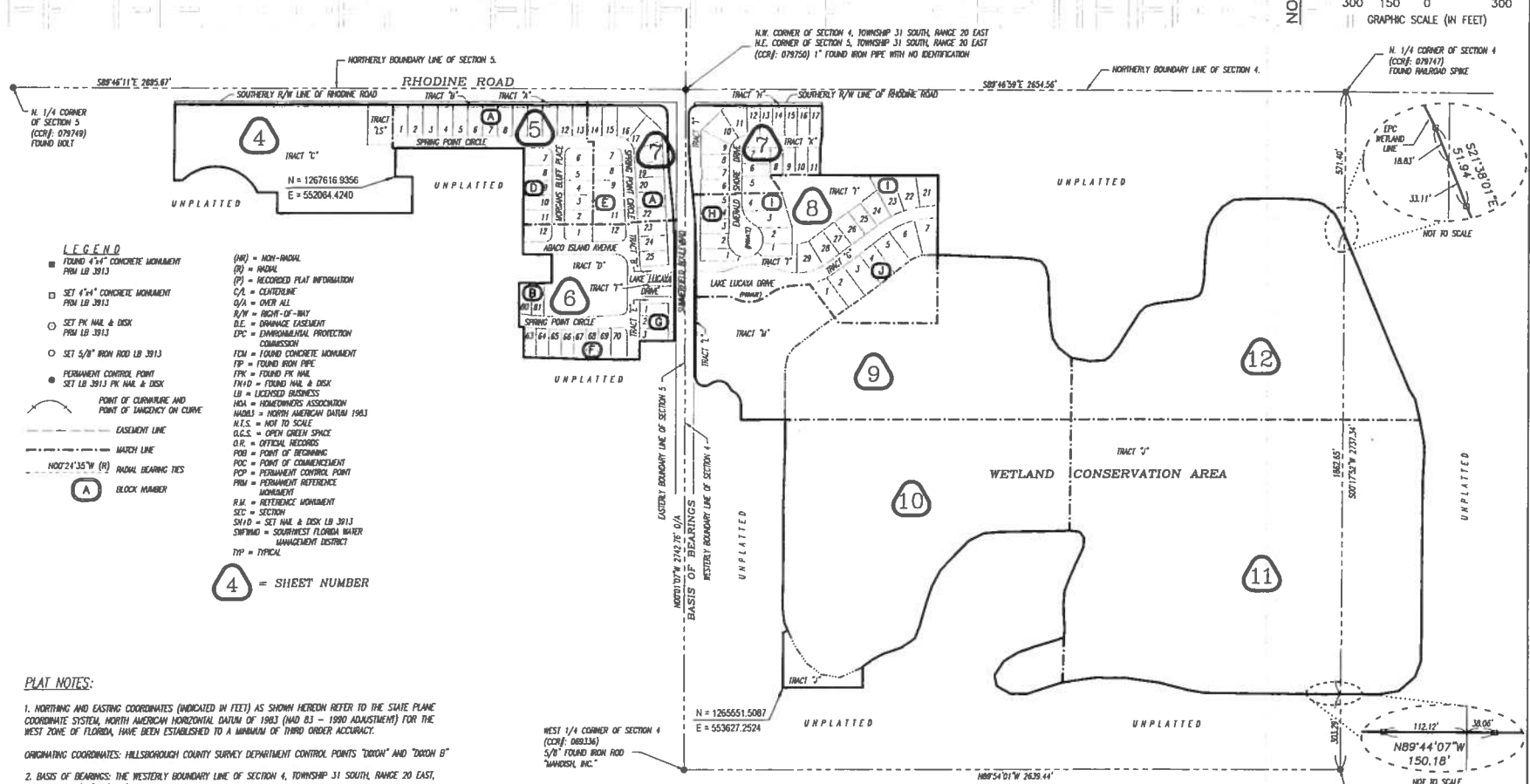
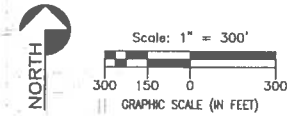


8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LH 3913

LUCAYA LAKE CLUB PHASE 1A

A SUBDIVISION OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 126



- LEGEND**
- FOUND 4"x4" CONCRETE MONUMENT FROM LB 3913
 - SET 4"x4" CONCRETE MONUMENT FROM LB 3913
 - SET PK NAIL & DISK FROM LB 3913
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
 - ⤵ POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - EASEMENT LINE
 - MATCH LINE
 - N00°24'35"W (R) RADIAL BEARING TIES
 - (A) BLOCK NUMBER
 - (4) = SHEET NUMBER
- (NH) = NON-INHAL
 - (R) = RADIAL
 - (P) = RECORDED PLAT INFORMATION
 - C/L = CENTERLINE
 - O/A = OVER-ALL
 - R/W = RIGHT-OF-WAY
 - D.E. = DRAINAGE EASEMENT
 - EPC = ENVIRONMENTAL PROTECTION COMMISSION
 - FCM = FOUND CONCRETE MONUMENT
 - FP = FOUND IRON PIPE
 - FRK = FOUND PK NAIL
 - FWID = FOUND NAIL & DISK
 - LB = LICENSED BUSINESS
 - MA = HOMEOWNERS ASSOCIATION
 - MAHS = NORTH AMERICAN DATUM 1983
 - N.T.S. = NOT TO SCALE
 - O.G.C.S. = OPEN GREEN SPACE
 - O.R. = OFFICIAL RECORDS
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - R.M. = REFERENCE MONUMENT
 - SEC = SECTION
 - SH10 = SET NAIL & DISK LB 3913
 - SWFLWD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 - TP = TYPICAL

- PLAT NOTES:**
- NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 1980 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA, HAVE BEEN ESTABLISHED TO A MINIMUM OF THIRD ORDER ACCURACY.
ORIGINATING COORDINATES: HILLSBOROUGH COUNTY SURVEY DEPARTMENT CONTROL POINTS "DORON" AND "DORON B"
 - BASES OF BEARINGS: THE WESTERLY BOUNDARY LINE OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST, BEARS N.00°01'07"W. (GRID).
 - ALL PLATTED UTILITY EASEMENTS WILL PROVIDE THAT SUCH EASEMENTS WILL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING. THE DEVELOPMENT SERVICES DIVISION HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
 - DRAINAGE EASEMENTS WILL NOT CONTAIN PERMANENT IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRIVEWAYS, IMPERVIOUS SURFACES, PATIOS, DECKS, POOLS, AIR CONDITIONERS, STRUCTURES, UTILITY SHEDS, POLES, FENCES, SPRINKLER SYSTEMS, TREES, SHRUBS, FENCES, AND LANDSCAPING PLANTS OTHER THAN GRASS, EXCEPT FOR LANDSCAPING OF STABILIZED DETENTION AND RETENTION PONDS AS REQUIRED BY THE LAND DEVELOPMENT CODE. THIS NOTE SHALL APPEAR ON EACH AFFECTED DEED.
 - THIS SUBDIVISION IS A PORTION OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN OFFICIAL RECORDS BOOK 17487, PAGE 997.
 - THIS PRIVATE SUBDIVISION CONTAINS RIGHTS-OF-WAY, EASEMENTS AND OTHER COMMON AREAS WHICH ARE NEITHER OWNED NOR MAINTAINED BY HILLSBOROUGH COUNTY.

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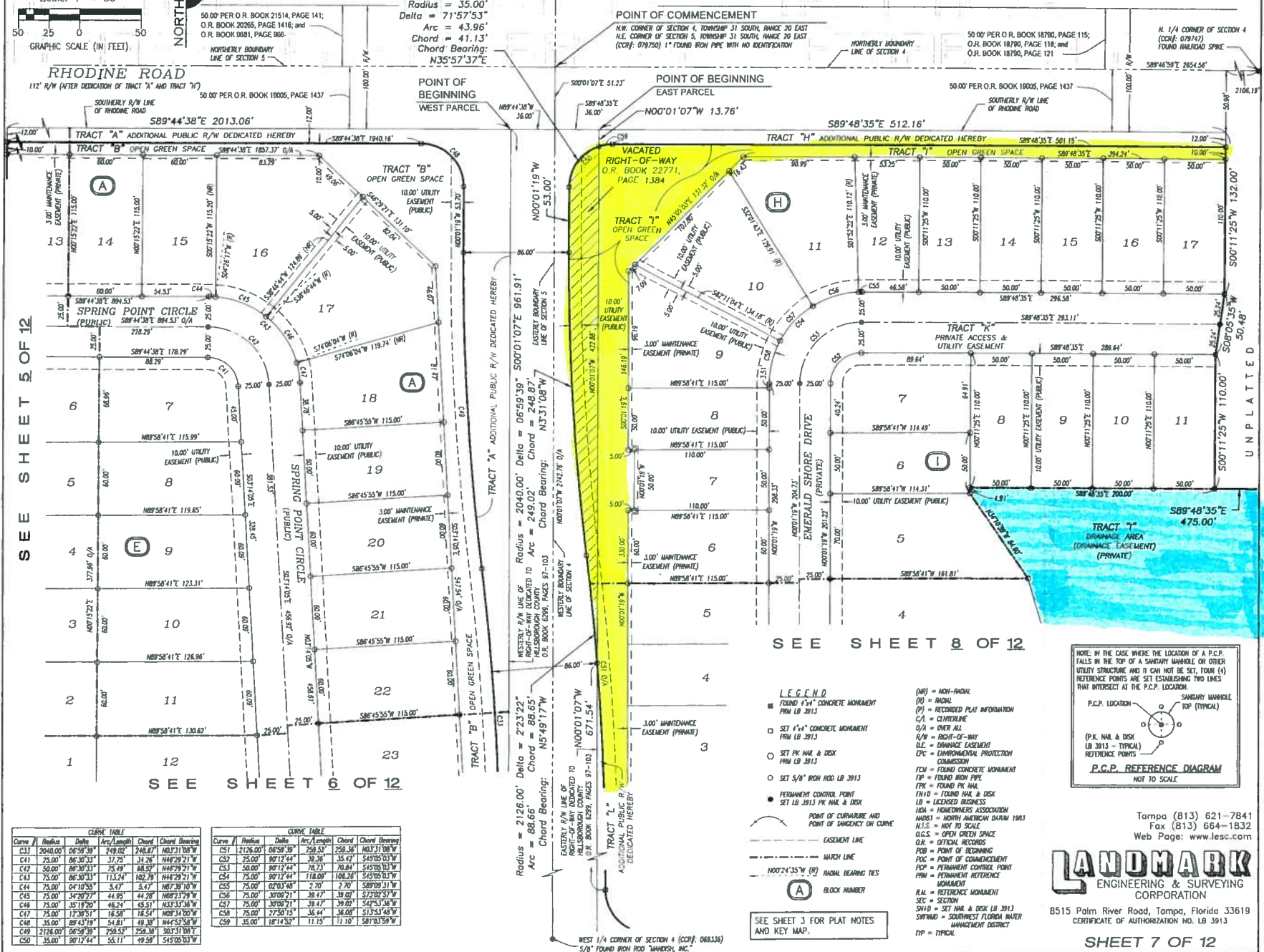
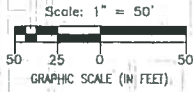
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SHEET 3 OF 12

LUCAYA LAKE CLUB PHASE 1A

A SUBDIVISION OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 130



SEE SHEET 5 OF 12

SEE SHEET 8 OF 12

SEE SHEET 6 OF 12

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C13	2040.00	06°59'39"	749.02'	248.87'	N03°31'20"W
C14	25.00	06°30'33"	37.25'	31.26'	N46°29'21"W
C12	50.00	06°30'33"	75.49'	68.52'	N46°29'21"W
C13	75.00	06°30'33"	113.24'	102.79'	N46°29'21"W
C14	75.00	04°10'53"	5.47'	5.47'	N87°39'10"W
C15	75.00	3°42'07"	4.99'	4.47'	N88°25'29"W
C16	75.00	3°19'50"	46.24'	45.51'	N33°33'58"W
C17	75.00	17°30'51"	16.50'	16.54'	N08°34'00"W
C18	35.00	89°43'19"	54.81'	49.38'	N44°52'58"W
C19	2126.00	06°59'39"	758.53'	258.30'	S03°11'10"E
C20	35.00	90°12'44"	55.17'	49.59'	S45°05'53"W

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C51	2126.00	06°59'39"	758.53'	258.30'	N03°11'10"E
C52	75.00	90°12'44"	39.36'	35.42'	S45°05'53"W
C53	50.00	90°12'44"	78.73'	70.84'	S45°05'53"W
C54	75.00	90°12'44"	118.09'	108.26'	S45°05'53"W
C55	75.00	60°03'48"	2.70'	2.70'	S89°09'31"W
C56	75.00	30°09'21"	39.47'	39.02'	S27°02'57"W
C57	75.00	30°09'21"	39.47'	39.02'	S42°53'36"W
C58	75.00	27°50'15"	36.44'	36.08'	S17°53'48"W
C59	35.00	18°14'52"	11.19'	11.10'	S81°03'58"W

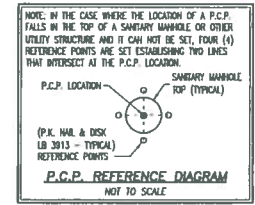
Radius = 2126.00'
Delta = 2°23'22"
Arc = 88.66'
Chord = 88.65'
Chord Bearing: N5°49'17"W

Radius = 2040.00'
Delta = 06°59'39"
Arc = 248.87'
Chord = 248.87'
Chord Bearing: N3°31'06"W

Radius = 35.00'
Delta = 71°57'53"
Arc = 43.96'
Chord = 41.13'
Chord Bearing: N35°57'37"E

- LEGEND**
- FOUND 4" x 4" CONCRETE MONUMENT PER LB 3913
 - SET 4" x 4" CONCRETE MONUMENT PER LB 3913
 - SET 5/8" IRON ROD PER LB 3913
 - PERMANENT CONTROL POINT SET LB 3913 PER INAL & DESK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - EASEMENT LINE
 - MARCH LINE
 - NOD24°35'W (R) RADIAL BEARING TIES
 - BLOCK NUMBER

- (NB) = NON-NADAL
- (R) = RIGHT-OF-WAY
- (P) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
- O/A = OVER ALL
- R/W = RIGHT-OF-WAY
- D/E = DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FR = FOUND IRON ROD
- FN/D = FOUND NAIL & DESK
- LB = LICENSED BUSINESS
- INA = HOMEOWNERS ASSOCIATION
- NAD83 = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.G.S. = OPEN GREEN SPACE
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- R.L. = REFERENCE MONUMENT
- SEC = SECTION
- SH/D = SET NAIL & DESK LB 3913
- SH/MD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TP = TYPICAL



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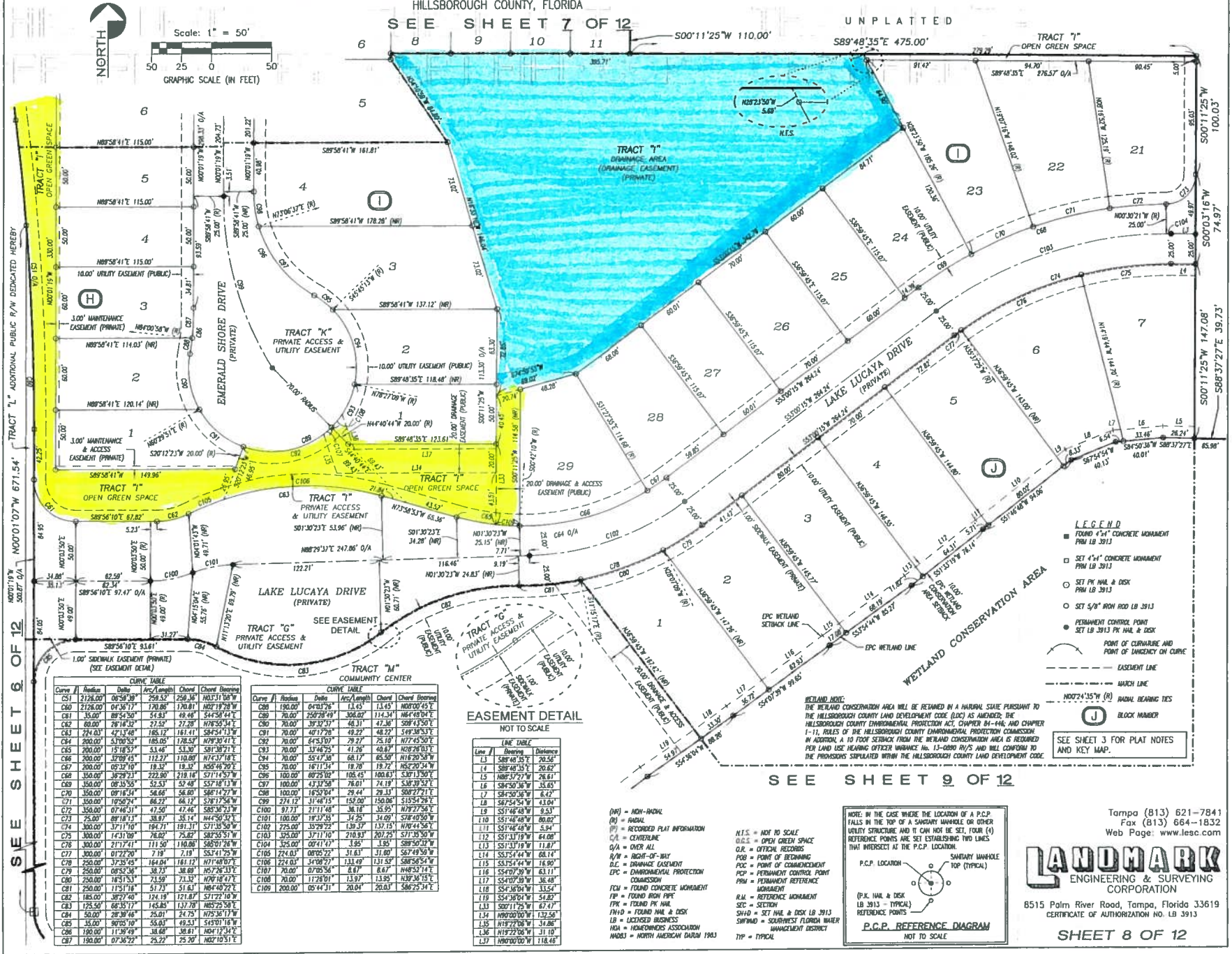
8515 Palm River Road, Tampa, Florida 33619
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33

LUCAYA LAKE CLUB PHASE 1A

A SUBDIVISION OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 131



SEE SHEET 6 OF 12

SEE SHEET 7 OF 12

UNPLATTED

SEE SHEET 9 OF 12

CURVE TABLE

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C51	2126.00	06°58'39"	258.52	258.36	N03°31'08"W
C60	2126.00	04°36'37"	170.86	170.81	N02°19'28"W
C81	35.00	89°53'39"	54.83	46.48	N84°48'01"W
C82	80.00	26°18'32"	27.52	27.28	N76°55'34"E
C83	224.03	42°13'48"	185.12	161.41	S84°54'13"W
C84	200.00	57°00'54"	185.05	128.54	N79°30'41"E
C85	200.00	15°18'53"	53.44	53.30	N85°08'27"E
C86	200.00	57°00'54"	112.27	110.00	N73°37'14"E
C87	200.00	05°32'10"	18.32	18.32	N55°46'20"E
C88	100.00	36°29'23"	222.80	219.16	S71°14'57"W
C89	350.00	08°35'55"	55.53	52.48	S57°10'13"W
C90	350.00	09°15'14"	58.65	56.80	S58°14'22"W
C91	350.00	10°50'54"	66.72	64.12	S78°15'54"W
C92	350.00	07°46'31"	47.50	47.46	S83°30'23"W
C93	75.00	89°18'13"	38.87	35.14	N44°50'55"E
C94	200.00	37°17'10"	194.71	191.78	S71°56'54"E
C95	200.00	16°31'50"	70.82	70.82	S82°53'51"E
C96	200.00	21°17'41"	111.50	110.06	S80°01'26"W
C97	300.00	01°22'20"	7.19	7.19	S53°41'29"W
C98	250.00	37°35'45"	184.04	181.12	N71°40'07"E
C99	250.00	08°52'04"	38.73	38.68	N52°28'13"E
C00	250.00	16°51'53"	73.59	73.32	N49°18'47"E
C01	250.00	11°51'18"	51.73	51.63	N84°40'22"E
C02	185.00	38°27'40"	124.19	121.87	S71°22'10"W
C03	175.00	46°33'17"	145.83	133.78	N85°35'54"E
C04	50.00	28°30'46"	25.01	24.75	N75°36'17"W
C05	35.00	90°05'10"	55.63	49.53	S14°01'18"W
C06	180.00	11°39'49"	38.68	38.61	N04°12'34"E
C07	180.00	07°36'22"	29.72	29.20	N02°10'51"E

CURVE TABLE

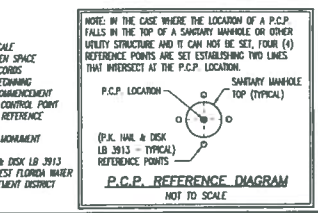
Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C08	190.00	04°43'26"	13.45	13.45	N00°00'45"E
C09	70.00	26°28'24"	30.02	28.14	N84°48'01"W
C04	70.00	30°32'51"	46.31	47.36	S89°43'50"E
C01	70.00	40°17'28"	49.22	48.27	S49°38'53"E
C02	70.00	64°53'09"	79.27	75.18	N77°45'50"E
C03	70.00	33°42'25"	41.26	40.87	N52°28'13"E
C04	70.00	55°14'40"	68.17	65.50	N16°20'58"W
C05	70.00	16°11'54"	18.78	18.72	N52°20'54"W
C06	100.00	80°25'02"	105.45	100.63	S30°13'50"E
C07	100.00	43°32'58"	76.81	74.19	S48°39'52"E
C08	100.00	16°28'24"	29.44	29.13	N02°22'14"E
C09	274.12	31°48'15"	152.00	150.06	S135°24'28"E
C100	97.73	21°11'48"	36.16	35.95	N78°27'56"E
C101	100.00	18°32'35"	34.25	34.01	S74°40'50"W
C102	125.00	32°29'22"	63.59	63.51	N104°41'56"E
C103	353.00	37°11'10"	210.93	207.25	S71°35'50"W
C104	325.00	00°41'49"	3.95	3.95	S89°50'18"W
C105	274.03	08°05'22"	31.63	31.60	S67°49'50"W
C106	224.83	34°00'27"	134.49	131.57	S88°58'54"E
C107	70.00	07°05'56"	8.81	8.81	N89°53'14"E
C108	70.00	11°28'51"	13.97	13.95	N39°36'15"E
C109	200.00	05°41'31"	20.04	20.03	S86°25'34"E

EASEMENT DETAIL
NOT TO SCALE

LINE TABLE

Line #	Bearing	Distance
L1	S89°48'35"E	20.54'
L2	S89°48'35"E	20.62'
L3	N89°50'36"W	26.61'
L4	S89°50'36"W	35.65'
L5	S89°50'36"W	4.22'
L6	S89°50'36"W	4.22'
L7	S89°50'36"W	4.22'
L8	S89°50'36"W	4.22'
L9	S51°48'48"W	9.53'
L10	S51°48'48"W	80.22'
L11	S51°48'48"W	24.94'
L12	S51°48'48"W	61.00'
L13	S51°48'48"W	11.87'
L14	S51°48'48"W	68.14'
L15	S51°48'48"W	76.90'
L16	S51°48'48"W	63.11'
L17	S51°48'48"W	36.48'
L18	S54°36'04"W	13.54'
L19	S54°36'04"W	54.82'
L20	S00°11'25"W	67.43'
L21	N00°00'00"W	132.50'
L22	S11°22'06"W	31.10'
L23	N11°22'06"W	31.10'
L24	N00°00'00"W	118.46'

- (NR) = NON-RADIAL
- (R) = RADIAL
- (PI) = RECORDED PLAT INFORMATION
- C/A = CENTERLINE
- O/A = OVER ALL
- R/W = RIGHT-OF-WAY
- D.E. = DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FR = FOUND IRON PIPE
- FM = FOUND F.W. MARK
- FNH = FOUND NAIL & DISK
- NS = NICHOLS ASSOCIATION
- NA03 = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.G.S. = OPEN GREEN SPACE
- C.R. = CROWN ROOF
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.C.P. = PERMANENT CONTROL POINT
- PRM = PERMANENT RETRIEVAL MONUMENT
- R.M. = RETRIEVAL MONUMENT
- SEC = SECTION
- SHW = SET NAIL & DISK LB 3913
- SHW-D = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- S.M. = SANITARY MANHOLE
- P.P.L. = P.C.P. REFERENCE DIAGRAM NOT TO SCALE



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SHEET 8 OF 12

LUCAYA LAKE CLUB PHASE 1C

A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST AND A REPLAT OF A PORTION OF TRACT "I", LUCAYA LAKE CLUB PHASE 1A, AS RECORDED IN PLAT BOOK 123, PAGES 124-135, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 209

DEDICATION:

The undersigned, as owner and mortgagees of the lands platted herein do hereby dedicate this plot of Lucaya Lake Club Phase 1C for record. Further, the owner does hereby dedicate to public use Tracts "A" and "B" and all those easements designated on the plot as "public."

Private Drainage Easements, Access and Utility Easements, Sidewalk Easements and Maintenance Easements are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

Fee interest in Tracts "C", "D", "E", "F" and "G" is hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of this plat, for the benefit of the lot owners within the subdivision.

Said Tracts "C", "D", "E", "F" and "G" and Private Drainage Easements, Access and Utility Easements and Sidewalk Easements are subject to any and all easements dedicated to public use as shown on this plat. The maintenance of tracts, parcels, and private easements reserved by owner will be the responsibility of the owner, its assigns and its successors in title.

The private roads and rights of way shown hereon as Tract "G" are not dedicated to the public, but are hereby reserved by owner for conveyance to a Homeowners' Association, Community Development District, or other custodial and maintenance entity subsequent to the recording of the plat, for the benefit of the lot owners within the subdivision, as access for ingress and egress of lot owners and their guests and invitees. Said right of access for ingress and egress will extend to lot owners within all phases and units, both existing and future, of this development lying East of Summerfield Boulevard.

Owner hereby grants to Hillsborough County government and all providers of fire emergency, emergency medical, mail, package delivery, solid waste/sanitation, and other similar governmental and quasi-governmental services, a non-exclusive access easement over and across the private roads and rights of way within Tract "G" as shown hereon for ingress and egress for the performance of their official duties.

Owner hereby grants to all providers of telephone, electric, cable television, water and sewer, and other public and quasi-public utilities, a non-exclusive access easement over and across and a non-exclusive utility easement over, across and under the private roads and rights of way within Tract "G", and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and the areas designated hereon as utility easements, for ingress and egress and for the construction, installation, and maintenance of utilities and related purposes.

DESCRIPTION:

A portion of Section 4, Township 31 South, Range 20 East, Hillsborough County, Florida, TOGETHER WITH a portion of Tract "I", LUCAYA LAKE CLUB PHASE 1A, as recorded in Plat Book 123, Pages 124-135, of the Public Records of Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 4; thence S.00°01'07"E, 51.23 feet along the Westerly boundary line of said Section 4 to the Southerly right-of-way line of RHODNE ROAD; thence S.89°48'35"E, 548.16 feet along said Southerly right-of-way line to the POINT OF BEGINNING; thence continue S.89°48'35"E, 500.00 feet along said Southerly right-of-way line; thence S.00°11'25"W, 132.00 feet; thence S.89°48'35"E, 18.06 feet; thence S.00°11'25"W, 160.00 feet; thence S.89°48'35"E, 324.50 feet to the beginning of a curve concave to the Southwest having a radius of 375.00 feet; thence Southeasterly, 205.66 feet along said curve through a central angle of 31°25'18" (chord bears S.74°05'56"E, 203.09 feet); thence N.00°11'25"E, 49.99 feet; thence S.89°48'35"E, 150.00 feet to the Northwest corner of said Lot 7; thence S.89°48'35"E, 13.46 feet to the beginning of a curve concave to the Southwest having a radius of 70.00 feet; thence Northwesterly, 312.18 feet along said curve through a central angle of 255°31'21" (chord bears N.37°34'15"W, 110.68 feet); thence N.30°43'21"W, 110.14 feet to the said Southerly right-of-way line of said RHODNE ROAD; thence S.89°48'35"E, 402.98 feet along said right-of-way line; thence S.25°58'03"E, 71.07 feet to the beginning of a curve concave to the Southeast having a radius of 415.79 feet; thence Southwesterly, 365.21 feet along said curve through a central angle of 50°19'35" (chord bears S.38°52'10"W, 353.59 feet); thence S.13°48'29"W, 107.93 feet; thence S.22°27'14"W, 55.45 feet; thence S.64°25'47"E, 114.20 feet to the beginning of a curve concave to the Northwest having a radius of 175.00 feet; thence Southwesterly, 142.77 feet along said curve through a central angle of 46°44'31" (chord bears S.58°48'44"W, 138.84 feet); thence S.32°46'27"E, 227.33 feet; thence S.81°37'18"W, 8.50 feet; thence S.72°36'26"W, 36.90 feet; thence S.45°10'39"W, 35.99 feet; thence S.32°35'33"W, 91.17 feet; thence S.31°58'48"W, 71.35 feet; thence S.38°15'38"W, 43.11 feet; thence S.53°53'45"W, 32.38 feet; thence S.86°29'20"W, 58.66 feet; thence N.80°11'47"W, 76.58 feet; thence N.51°53'52"W, 65.01 feet; thence N.31°56'51"W, 46.99 feet; thence N.09°00'08"W, 71.97 feet; thence N.02°35'06"W, 110.38 feet; thence N.02°00'33"W, 60.80 feet; thence N.14°56'35"W, 45.11 feet; thence N.37°59'31"W, 30.08 feet; thence N.76°20'31"W, 38.53 feet; thence N.85°25'05"W, 69.72 feet; thence N.88°29'23"W, 95.32 feet; thence N.87°45'17"W, 94.91 feet; thence N.87°04'34"W, 79.40 feet; thence N.88°37'27"W, 39.73 feet to the Southeast corner of Lot 7, Block "J" of said LUCAYA LAKE CLUB PHASE 1A; thence N.00°11'25"E, 147.08 feet along the Easterly boundary line of said Lot 7, to the Northeast corner thereof; thence N.00°03'16"E, 74.97 feet to the Easterly boundary line of Lot 21, Block "I" of said LUCAYA LAKE CLUB PHASE 1A; thence N.00°11'25"E, 95.03 feet along said Easterly boundary line to the Northeast corner of said Lot 21, Block "I" and the Southerly boundary line of said Tract "I"; thence N.89°48'35"W, 310.00 feet along said Southerly boundary line and Northerly boundary line of Lots 21, 22 and 23, Block "I" and the Westerly extension thereof; thence N.00°11'25"E, 5.00 feet to the Northerly boundary line of said Tract "I"; thence N.89°48'35"W, 165.00 feet along said Northerly boundary line to the Southeast corner of Lot 11, Block "I", of said LUCAYA LAKE CLUB PHASE 1A; thence N.00°11'25"E, 110.00 feet along the Easterly boundary line of said Lot 11 to the Northeast corner thereof said point being on the Southerly right-of-way line of EMERALD SHORE DRIVE; thence N.08°05'35"E, 50.48 feet to the Northerly right-of-way line of said EMERALD SHORE DRIVE and the Southeast corner of Lot 17, Block "I" of said LUCAYA LAKE CLUB PHASE 1A; thence N.00°11'25"E, 132.00 feet along the Easterly boundary line of said Lot 17, to the POINT OF BEGINNING.

Containing 14.12 Acres, more or less

OWNER:

OK RHODNE ROAD LLC, a Florida limited liability company

James H. Warkel
JAMES H. WARKEL, VICE PRESIDENT
WITNESS: *Chris Thompson*
Chris Thompson
WITNESS: *Greg Meath*
Greg Meath
PRINT



MORTGAGEE:

WHR, INC., a Virginia corporation

Robert J. Warkel
NAME/TITLE: Robert J. Warkel, Vice President
WITNESS: *Shirley Collins*
Shirley Collins
WITNESS: *Kimberly Capano*
Kimberly Capano
PRINT



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THIS IS TO CERTIFY, THAT ON SEPTEMBER 10, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED JAMES H. WARKEL, VICE PRESIDENT OF OK RHODNE ROAD LLC, WHO IS [X] IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DAY/DO NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT 578 180 TAMPA, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

Brian T. Lofeste
BRIAN T. LOFESTE
PRINTED NAME
EE 160101
COMMISSION #
01-27-16
MY COMMISSION EXPIRES



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

THIS IS TO CERTIFY, THAT ON September 19, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED Robert J. Warkel, VICE PRESIDENT OF WHR, INC., WHO IS [X] IS NOT [] PERSONALLY KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED FOR THE USES AND PURPOSES THEREIN EXPRESSED, AND DAY/DO NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL AT _____, HILLSBOROUGH COUNTY, FLORIDA, THE DAY AND YEAR AFORESAID.

Kimberly Kaminer
KIMBERLY KAMINER
PRINTED NAME
FF 001805
COMMISSION #
08-04-17
MY COMMISSION EXPIRES



CLERK OF CIRCUIT COURT COUNTY OF HILLSBOROUGH STATE OF FLORIDA:

I HEREBY CERTIFY THAT THIS SUBMISSION PLAT MEETS THE REQUIREMENTS IN FORM OF CHAPTER 177 PART I OF FLORIDA STATUTES, AND HAS BEEN FILED FOR RECORD IN PLAT BOOK 123, PAGES 209 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY PAT FRANK BY Chaleya Wolf
CLERK OF CIRCUIT COURT DEPUTY CLERK

THIS 9th DAY OF October 2014 TIME 10:14 am
CLERK FILE NUMBER 2014335310

BOARD OF COUNTY COMMISSIONERS:

THIS PLAT HAS BEEN APPROVED FOR RECORDATION.
Mark Shupe
CHAIRMAN DATE 6 OCT 14

PLAT APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH THE FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.
REVIEWED BY J. Fletcher Swanson
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # 6038
SURVEYING AND MAPPING SECTION
HILLSBOROUGH COUNTY



SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED SURVEYOR, HEREBY CERTIFY THAT THIS PLATTED SUBDIVISION IS A CORRECT REPRESENTATION OF THE LAND BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE; THAT PERMANENT REFERENCE MONUMENTS (PRMS) WERE SET ON THE 23RD DAY OF JULY, 2014, AS SHOWN HEREON; AND THAT PERMANENT CONTROL POINTS (PCPS) AND LOT CORNERS WILL BE SET PER REQUIREMENTS OF FLORIDA STATUTE OR IN ACCORDANCE WITH CONDITIONS OF BONDING.

Scott R. Fowler
SCOTT R. FOWLER, LS 5185
FLORIDA REGISTERED SURVEYOR

LANDMARK ENGINEERING & SURVEYING CORPORATION
8515 PALM RIVER ROAD, TAMPA, FLORIDA 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913



Tampa (813) 621-7841
Fax (813) 664-1832
Web Page: www.leac.com



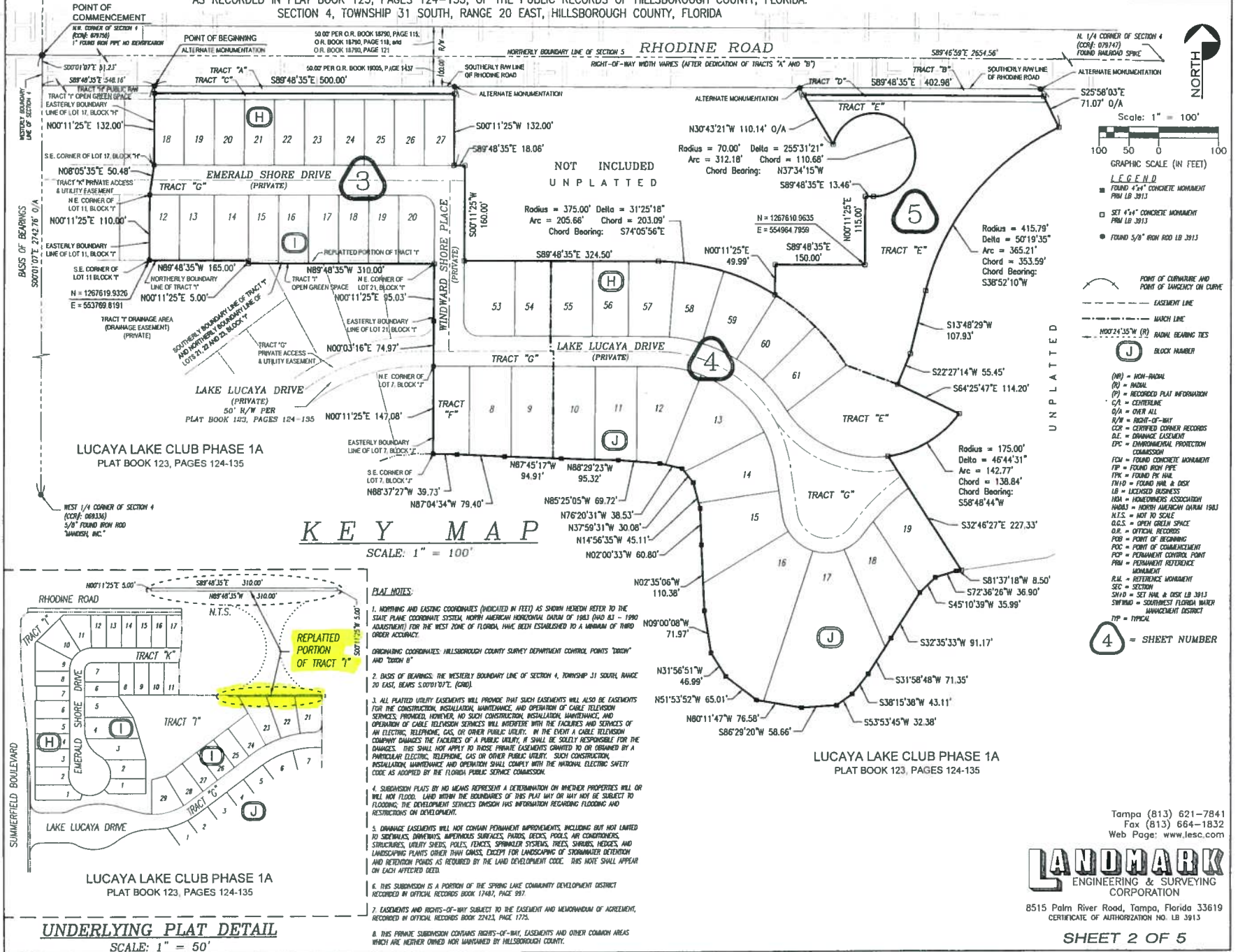
8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DESCRIPTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LUCAYA LAKE CLUB PHASE 1C

A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST AND A REPLAT OF A PORTION OF TRACT "I", LUCAYA LAKE CLUB PHASE 1A, AS RECORDED IN PLAT BOOK 123, PAGES 124-135, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 210



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 Web Page: www.lmsc.com

LANDMARK
 ENGINEERING & SURVEYING CORPORATION

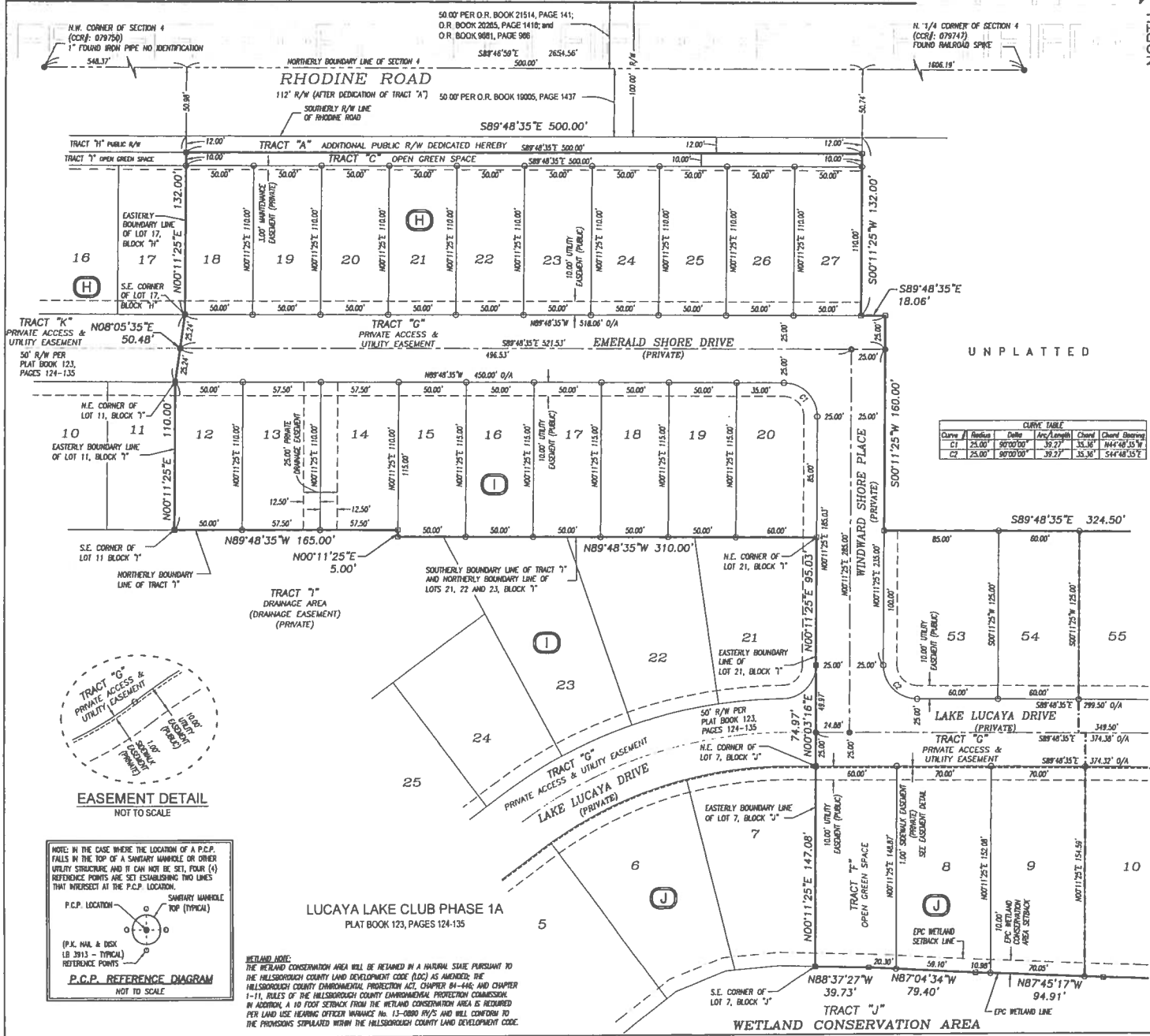
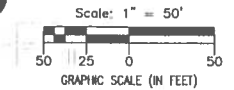
8515 Palm River Road, Tampa, Florida 33619
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SHEET 2 OF 5

LUCAYA LAKE CLUB PHASE 1C

A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST AND A REPLAT OF A PORTION OF TRACT "I", LUCAYA LAKE CLUB PHASE 1A, AS RECORDED IN PLAT BOOK 123, PAGES 124-135, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA. SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

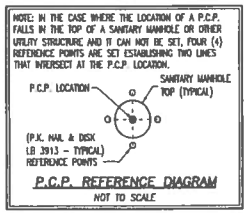
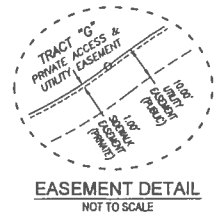
PLAT BOOK: 123 PAGE: 211



- LEGEND**
- FOUND 4" x 4" CONCRETE MONUMENT PER LB 3913
 - SET 4" x 4" CONCRETE MONUMENT PER LB 3913
 - SET PK NAIL & DISK PER LB 3913
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT SET LB 3913 PK NAIL & DISK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - EASEMENT LINE
 - HATCH LINE
 - 100' x 15' (R) RADIAL BEARING TIES
 - (J) BLOCK NUMBER

CURVE TABLE

Curve #	Radius	Delta	Arc Length	Chord	Chord Bearing
C1	25.00'	90°00'00"	39.27'	35.36'	144°48'35"W
C2	25.00'	90°00'00"	39.27'	35.36'	54°48'35"E



WETLAND NOTE:
THE WETLAND CONSERVATION AREA WILL BE RETAINED IN A NATURAL STATE PURSUANT TO THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE (LDC) AS AMENDED; THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION ACT, CHAPTER 84-446 AND CHAPTER 1-11, RULES OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION. IN ADDITION, A 10 FOOT SETBACK FROM THE WETLAND CONSERVATION AREA IS REQUIRED PER LAND USE HEARING CRITERIA INVOICE NO. 13-0880 10/15 AND WILL CONFORM TO THE PROVISIONS STIPULATED WITHIN THE HILLSBOROUGH COUNTY LAND DEVELOPMENT CODE.

- (NR) = NON-RADIAL
- (R) = RADIAL
- (P) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
- O/A = OVER ALL
- R/W = RIGHT-OF-WAY
- D.E. = DRAINAGE EASEMENT
- EPC = ENVIRONMENTAL PROTECTION COMMISSION
- FCM = FOUND CONCRETE MONUMENT
- FP = FOUND IRON PIPE
- FK = FOUND PK NAIL
- FRD = FOUND NAIL & DISK
- LB = LICENSED BUSINESS
- HA = HOMEOWNERS ASSOCIATION
- HADES = NORTH AMERICAN DRAIN 1983
- N.T.S. = NOT TO SCALE
- O.G.S. = OPEN GREEN SPACE
- O.R. = OFFICIAL RECORDS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PCP = PERMANENT CONTROL POINT
- PRM = PERMANENT REFERENCE MONUMENT
- R.M. = REFERENCE MONUMENT
- SET = SECTION
- SNAIL = SET NAIL & DISK LB 3913
- SRWAD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- TIP = TYPICAL

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

SEE SHEET 4 OF 5

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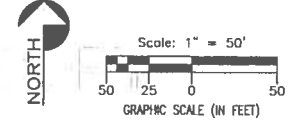
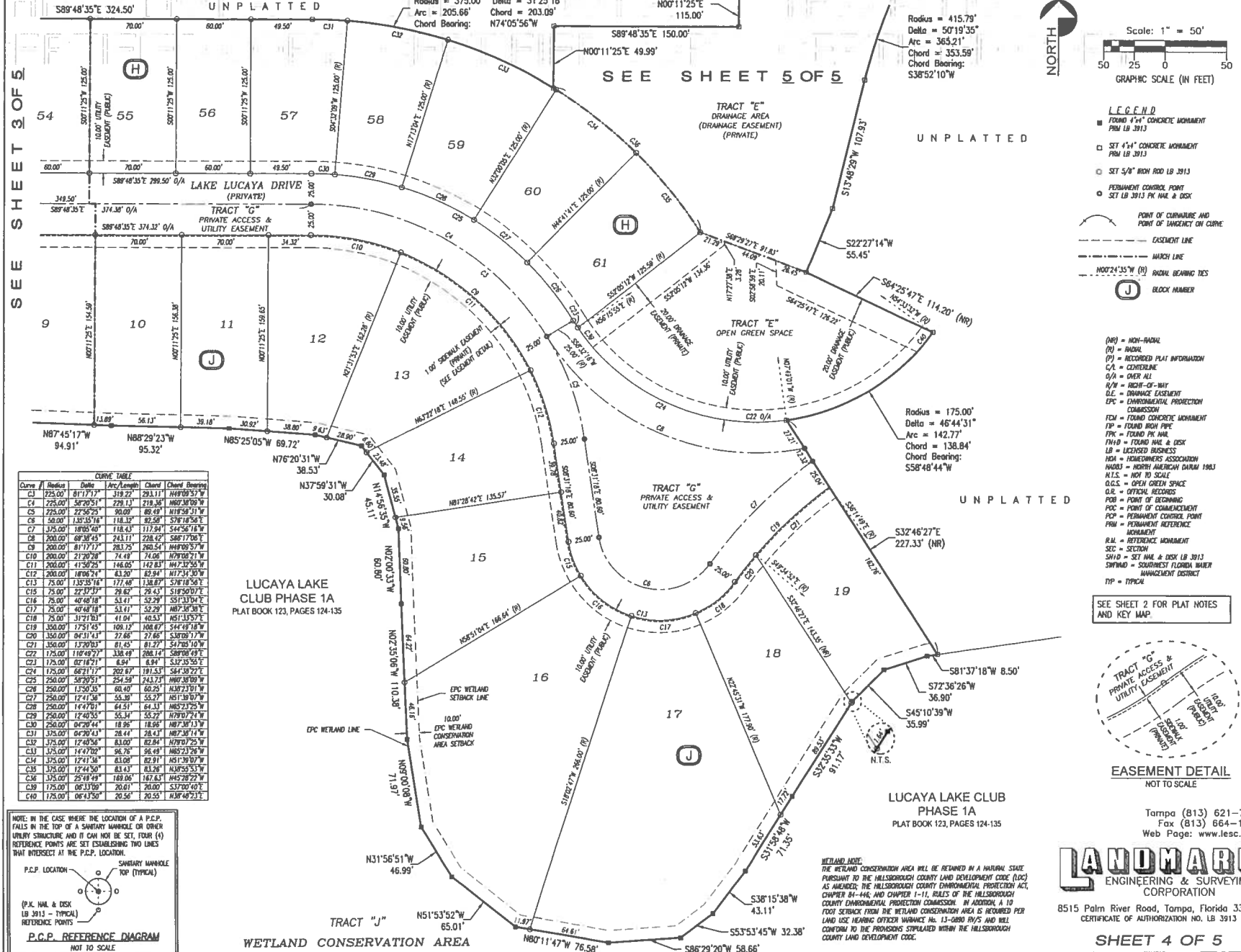


8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

LUCAYA LAKE CLUB PHASE 1C

A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST AND A REPLAT OF A PORTION OF TRACT "I", LUCAYA LAKE CLUB PHASE 1A, AS RECORDED IN PLAT BOOK 123, PAGES 124-135, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

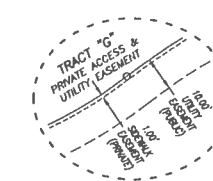
PLAT BOOK: 123 PAGE: 212



- LEGEND**
- FOUND 4" x 4" CONCRETE MONUMENT FROM LB 3913
 - SET 4" x 4" CONCRETE MONUMENT FROM LB 3913
 - SET 5/8" IRON ROD LB 3913
 - PERMANENT CONTROL POINT
 - SET LB 3913 PK NAIL & DISK
 - POINT OF CURVATURE AND POINT OF TANGENCY ON CURVE
 - - - EASEMENT LINE
 - - - HATCH LINE
 - - - NORTH 24° 35' W (H) RADIAL BEARING DEGS
 - (J) BLOCK NUMBER

- (NR) = NON-RADIAL
- (R) = RADIAL
- (PI) = RECORDED PLAT INFORMATION
- C/L = CENTERLINE
- O/A = OVER ALL
- N/W = NORTH-OF-WAY
- O.E. = DRAINAGE EASEMENT
- E.P.C. = ENVIRONMENTAL PROTECTION COMMISSION
- F.M. = FOUND CONCRETE MONUMENT
- F.P. = FOUND IRON PIPE
- F.P.K. = FOUND PK NAIL
- F.P.W. = FOUND NAIL & DISK
- L.B. = LOCATED BUSINESS
- H.A. = HOMEOWNERS ASSOCIATION
- N.A.D. = NORTH AMERICAN DATUM 1983
- N.T.S. = NOT TO SCALE
- O.G.S. = OPEN GREEN SPACE
- O.R. = OFFICIAL RECORDS
- P.O.D. = POINT OF BEGINNING
- P.C. = POINT OF COMMENCEMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- R.L. = REFERENCE MONUMENT
- SEC. = SECTION
- S.N.W. = SET NAIL & DISK LB 3913
- S.W. = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
- T.P. = TYPICAL

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.



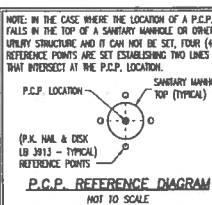
EASEMENT DETAIL
NOT TO SCALE

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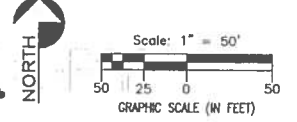
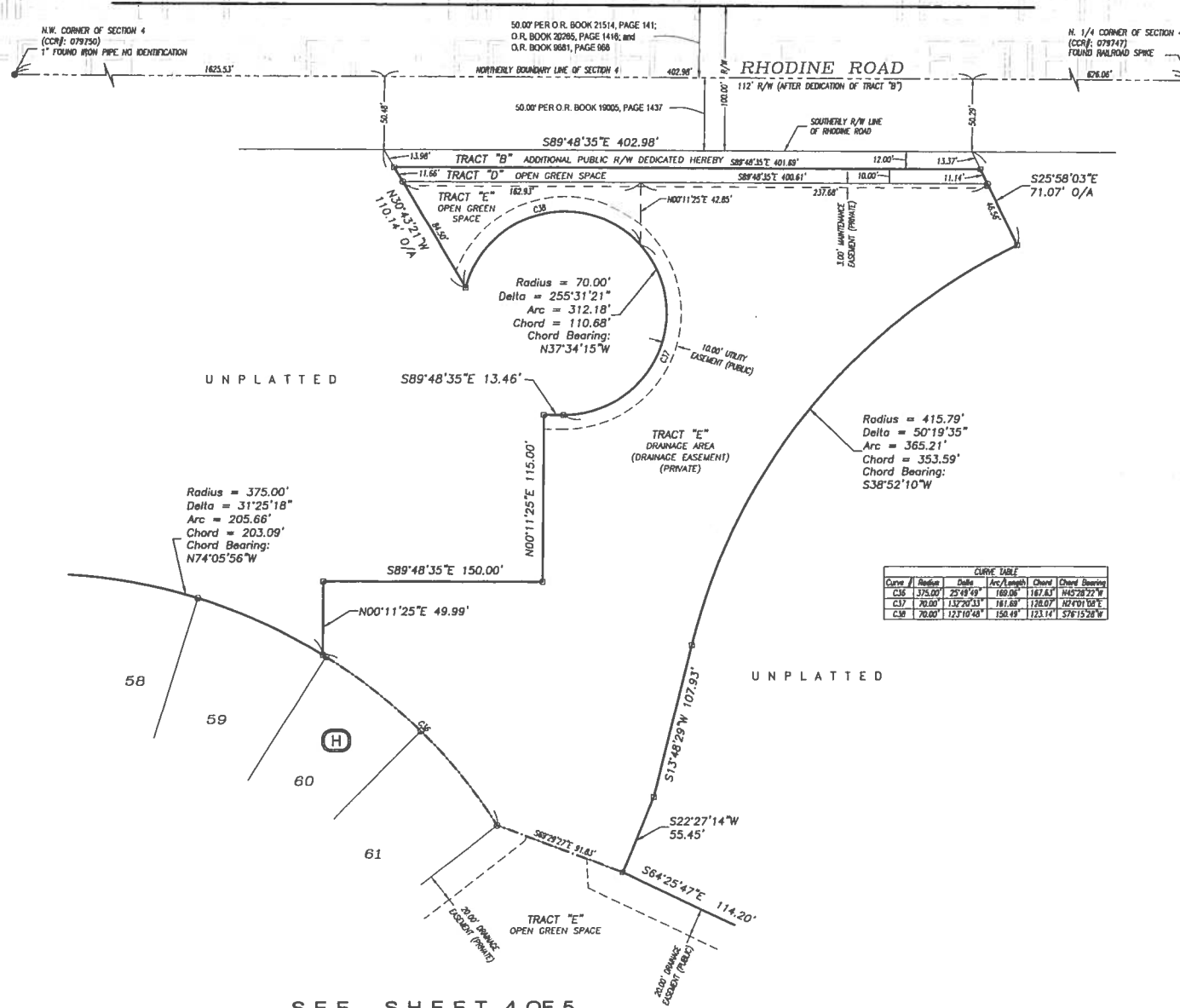
Curve #	Radius	Delta	P/C Length	Chord	Chord Bearing
C3	225.00'	81°17'17"	319.22'	293.11'	N49°09'57"W
C4	225.00'	58°20'51"	279.13'	218.38'	N67°30'09"W
C5	225.00'	22°36'25"	90.00'	89.47'	N118°58'51"W
C6	50.00'	118°15'16"	118.32'	92.59'	S76°18'56"E
C7	375.00'	10°05'40"	118.43'	117.94'	S44°56'18"W
C8	200.00'	68°38'43"	243.11'	228.42'	S68°17'08"E
C9	200.00'	81°17'17"	283.25'	260.54'	N49°09'57"W
C10	200.00'	21°20'28"	74.49'	74.02'	N79°50'07"E
C11	200.00'	41°50'25"	146.05'	142.83'	N17°32'50"W
C12	200.00'	18°06'24"	83.20'	82.94'	N17°31'30"W
C13	75.00'	139°35'16"	177.48'	138.87'	S76°18'56"E
C14	75.00'	22°13'57"	29.82'	29.43'	S18°50'07"E
C15	75.00'	40°48'18"	53.41'	52.29'	S51°31'04"E
C16	75.00'	40°48'18"	53.41'	52.29'	N67°30'30"E
C17	75.00'	31°21'03"	41.04'	40.53'	N51°15'57"E
C18	350.00'	17°51'45"	108.12'	108.07'	S44°48'18"W
C19	350.00'	17°51'45"	108.12'	108.07'	S44°48'18"W
C20	350.00'	17°51'45"	108.12'	108.07'	S44°48'18"W
C21	350.00'	17°51'45"	108.12'	108.07'	S44°48'18"W
C22	175.00'	110°49'27"	338.49'	288.14'	S89°00'49"E
C23	175.00'	02°16'21"	8.94'	8.94'	S12°35'58"E
C24	175.00'	02°16'21"	202.89'	191.53'	S44°30'22"E
C25	250.00'	58°20'51"	254.59'	243.73'	N67°30'09"W
C26	250.00'	13°50'35"	60.40'	60.25'	N48°23'01"W
C27	250.00'	12°41'38"	55.39'	55.27'	N51°39'07"W
C28	250.00'	14°41'01"	64.51'	64.33'	N65°23'25"W
C29	250.00'	12°40'55"	55.34'	55.22'	N78°01'24"W
C30	250.00'	04°20'44"	18.96'	18.86'	N87°30'13"W
C31	375.00'	04°20'43"	28.44'	28.43'	N87°30'14"W
C32	375.00'	12°40'56"	83.00'	82.84'	N79°01'25"W
C33	375.00'	14°41'00"	96.76'	96.49'	N65°23'26"W
C34	375.00'	12°41'58"	83.06'	82.91'	N51°39'07"W
C35	375.00'	12°44'50"	83.43'	83.26'	N48°55'53"W
C36	375.00'	25°48'49"	168.06'	167.63'	N45°28'22"W
C37	175.00'	08°13'08"	20.61'	20.60'	S37°00'40"E
C40	175.00'	08°43'56"	20.55'	20.55'	N38°48'21"E



LUCAYA LAKE CLUB PHASE 1C

A PORTION OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST AND A REPLAT OF A PORTION OF TRACT "I", LUCAYA LAKE CLUB PHASE 1A, AS RECORDED IN PLAT BOOK 123, PAGES 124-135, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
SECTION 4, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK: 123 PAGE: 213



- LEGEND**
- FOUND 4\"/>

Curve #	Radius	Delta	Arc/Length	Chord	Chord Bearing
C36	375.00'	25°49'49\"/>			

UNPLATTED

UNPLATTED

SEE SHEET 4 OF 5

SEE SHEET 2 FOR PLAT NOTES AND KEY MAP.

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8515 Palm River Road, Tampa, Florida 33619
CERTIFICATE OF AUTHORIZATION NO. LB 3913

7 pgs
\$38.70

Consideration: \$10.00
Documentary Stamps: \$.70

Prepared by and after recording
return to:

Jessica Paz Mahoney, Esq.
FELDMAN & MAHONEY, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

INSTRUMENT#: 2019297627, O BK 26780
PG 1165-1171 07/12/2019 at 09:30:56 AM,
DOC TAX PD(F.S.201.02) \$0.70 DEPUTY
CLERK: CLEWIS Pat Frank, Clerk of the
Circuit Court Hillsborough County

Folio Nos: Tax I.D. No. A0774267912

SPECIAL WARRANTY DEED
(Lucaya Lake Club Phase 1A)

THIS SPECIAL WARRANTY DEED (“Deed”) is made this 20th day of June, 2019, by **OK RHODINE ROAD LLC**, a Florida limited liability company (“Grantor”), whose address is 701 South Olive Avenue, Suite 104, West Palm Beach, Florida 33401, in favor of **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (“Grantee”), whose address is 2005 Pan Am Circle, Suite 120, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Hillsborough County, Florida (“Property”):

See Exhibit “A” attached hereto and incorporate herein by this reference.

Together with the tenements, hereditaments, and appurtenances thereunto appertaining.

TO HAVE AND TO HOLD the Property, together with the appurtenances, unto Grantee, its successors and assigns, in fee simple forever.

SUBJECT TO the matters set forth on Exhibit “B” (the “Permitted Exceptions”).

And, subject to the Permitted Exceptions, Grantor does hereby warrant title to the Property, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THIS IS A CONVEYANCE OF PROPERTY TO A COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER, AND ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

RESERVATION OF EASEMENT

Grantor hereby reserves unto itself and its successors and assigns, and, to the extent required, Grantee by acceptance hereby gives and grants unto Grantor and its successors and assigns, non-exclusive easements for ingress and egress over, upon and across the Property conveyed hereby, together with the rights to maintain, repair, plant, mow, cultivate, irrigate, improve and care for all landscaping and related aesthetic features, and the right to maintain, repair and replace and improve any improvements now or hereafter located on the Property including, but not limited to, sidewalks, trails and related features; provided, however, that Grantor's reservation of rights hereunder shall not be deemed to impose any obligations on Grantor to maintain, repair or replace any part of the Property or improvements located thereon.

[Signature page follows.]

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, sealed and delivered
in the presence of:

OK RHODINE ROAD LLC,
a Florida limited liability company

[Signature]
Print Name: JARED L. BROWN

By: [Signature]
James P. Harvey, Vice President

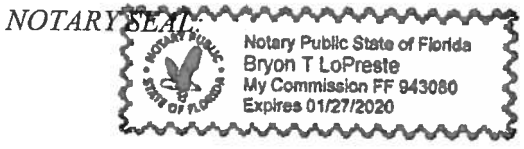
[Signature]
Print Name: Bryon T. LoPreste

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2019, by James P. Harvey, as Vice President of OK RHODINE ROAD LLC, a Florida limited liability company, on behalf of the company, [CHECK ONE] / / who is personally known to me or / / who has produced a _____ as identification.

[Signature]
NOTARY PUBLIC, State of Florida

Print or Stamp Name Bryon T. LoPreste
My Commission Expires: 01/27/2020



[Signatures Continued on Following Page]

[Grantee's Signature Page to Special Warranty Deed]

ACCEPTED BY GRANTEE:

Signed, sealed and delivered
in the presence of:

**SPRING LAKE COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special purpose government,
organized and existing under Chapter 190, Florida
Statutes

[Signature]
Print Name: JARED LYBOERT

By: [Signature]
Printed Name: James P. Harvey
Chairman of the Board of Supervisors

[Signature]
Print Name: Bryon T. LoPreste

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 20th day of JUNE, 2019, by James P. Harvey, as Chairman of the Board of Supervisors of **SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government, organized and existing under Chapter 190, Florida Statutes, [CHECK ONE] /who is personally known to me or /___/who has produced a _____ as identification.

[Signature]
NOTARY PUBLIC, State of Florida

Print or Stamp Name Bryon T. LoPreste
My Commission Expires: 01/27/20

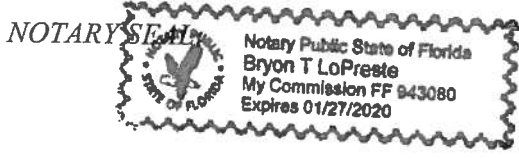


EXHIBIT "A"

ALL of TRACTS "B", "C", "E", "F", and "J", and the portion of Tract "I" designated as "Open Green Space", according to the plat of LUCAYA LAKE CLUB PHASE 1A, as recorded in Plat Book 123, Pages 124 through 135, inclusive, of the Public Records of Hillsborough County, Florida (the "Plat").

LESS AND EXCEPT, the portion of said TRACT "I", which is replatted by the plat of Lucaya Lake Club Phase 1C, recorded in Plat Book 123, Pages 209 through 213, inclusive, of the Public Records of Hillsborough County, Florida.

TOGETHER WITH a perpetual non-exclusive easement over the areas designated on the Plat as TRACTS "G" and "K," and "Drainage & Access Easement," "Maintenance Easement", "Maintenance and Access Easement", and "Private Access & Utility Easement" on the Plat, for maintenance, access, and utility purposes, as applicable, as designated on said Plat, but only to the extent necessary for the District to access, install, operate, maintain, remove and replace the District's improvements (and not private lot other private improvements).

Exhibit "B" - Permitted Exceptions

The following matters to the extent they affect title to the Property:

1. Notice of Assessments, recorded in Official Records Book 22594, Page 1891; Official Records Book 23906, Page 684; and Official Records Book 24873, Page 386, all of the Public Records of Hillsborough County, Florida.
2. Collateral Assignment and Assumption of Development Rights Relating to the Assessment Area One Project recorded in Official Records Book 22712, Page 723, of the Public Records of Hillsborough County, Florida.
3. Agreement between the Spring Lake Community Development District and OK Rhodine Road, LLC Regarding True-Up as to Series 2014 Assessments recorded in Official Records Book 22712, Page 736, of the Public Records of Hillsborough County, Florida.
4. Spring Lake Community Development District Notice of Lien of Special Assessments for Series 2014 Bonds (Assessment Area One) recorded in Official Records Book 22712, Page 753, of the Public Records of Hillsborough County, Florida.
5. Spring Lake Community Development District Disclosure of Public Finance recorded May 25, 2017, in Official Records Book 24969, Page 833, of the Public Records of Hillsborough County, Florida.
6. Spring Lake Community Development District Omnibus Supplement to 2014 Bond Documents recorded in Official Records Book 25001, Page 1673.
7. Mitigation Agreement recorded August 2, 1990 in Official Records Book 6044, Page 673 and Mitigation Agreement recorded December 30, 1993 in Official Records Book 7239, Page 173; both affected by Amended Consent Order recorded September 23, 2013 in Official Records Book 22157, Page 1986; as amended and superseded by Environmental Protection Commission of Hillsborough County Wetland Approval and Mitigation Agreement recorded August 11, 2014 in Official Records Book 22731, Page 544, all of the Public Records of Hillsborough County, Florida.
8. Notice of Establishment of the Spring Lake Community Development District recorded February 19, 2007 in Official Records Book 17487, Page 997; as supplemented by Final Judgment validating and confirming the Spring Lake CDD Special Assessment Bonds recorded in Official Records Book 22535, Page 439; and Declaration of Consent to Jurisdiction of Spring Lake Community Development District and to Imposition of Special Assessments recorded in Official Records Book 22712, Page 748; all of the Public Records of Hillsborough County, Florida.
9. Development Agreement for the Design, Permitting and Construction of Segment of U.S. Highway 301 recorded in Official Records Book 18562, Page 823; as affected by Consent to Special Assessment recorded in Official Records Book 18684, Page 362; and First Amendment to Development Agreement for the Design, Permitting and Construction of a Segment of U.S. Highway 301 recorded in Official Records Book 22589, Page 673, all of the Public Records of Hillsborough County, Florida.
10. Deed of Conservation Easement recorded April 4, 2011 in Official Records Book 20441, Page 1850; as affected by that Amended Deed of Conservation Easement recorded August 11, 2014 in Official Records Book 22731, Page 590, all of the Public Records of Hillsborough County, Florida.
11. Easement and Memorandum of Agreement recorded July 25, 2014 in Official Records Book 22702, Page 1508, which supersedes and terminates the previously recorded Easement and Memorandum of Agreement recorded February 20, 2014 in Official Records Book 22423, Page 1775, of the Public Records of Hillsborough County, Florida.
12. Mortgagee Special Assessment Acknowledgment recorded July 30, 2014 in Official Records Book 22712, Page 718, of the Public Records of Hillsborough County, Florida.

13. Landowner Special Assessment Acknowledgment recorded July 30, 2014 in Official Records Book 22712, Page 732, of the Public Records of Hillsborough County, Florida.
14. Declaration of Covenants, Conditions and Restrictions for Lucaya Lake Club recorded August 5, 2014 in Official Records Book 22724, Page 491, as supplemented and amended.
15. Resolution Number R14-102 recorded September 2, 2014 in Official Records Book 22771, Page 1384 of the Public Records of Hillsborough County, Florida.
16. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of LUCAYA LAKE CLUB PHASE 1A, recorded in Plat Book 123, Page 124 through 135, inclusive, of the Public Records of Hillsborough County, Florida.
17. License Agreement (Fence Installation) recorded March 23, 2016 in Official Records Book 23959, Page 471, of the Public Records of Hillsborough County, Florida.
18. Declaration of Dock Easement, Covenants and Restrictions for Lucaya Lake Hillsborough County, Florida recorded June 17, 2016, in Official Records Book 24168, Page 794; Supplemental Declaration of Declaration of Dock Easement, Covenants and Restrictions for Lucaya Lake (Phase 2F) recorded in Official Records Book 24459, Page 1947; as corrected by Corrective Supplemental Declaration of Declaration of Dock Easement, Covenants and Restrictions for Lucaya Lake (Phase 2F) recorded in Official Records Book 24512, Page 388, all of the Public Records of Hillsborough County, Florida.
19. License Agreement (Fence Installation) recorded August 9, 2016, in Official Records Book 24291, Page 1377, of the Public Records of Hillsborough County, Florida.
20. License Agreement (Fence Installation) recorded September 27, 2016, in Official Records Book 24413, Page 1163, of the Public Records of Hillsborough County, Florida.

Spring Lake CDD

March 3rd, 2021

Action Item Description	Responsible	Open Date	Date Due	Status	Comments
Everett Morrow to finalize land transfers and mapping of District	Rick	12/1/20	March 2nd Meeting	In Progress	Now March pending working on adding Docks to CDD and Park transfer to CDD. Also working on fence documents.
Brazilian Pepper outside of fences. Verify ownership and if districts get removal quote. East Fence for sure.	Rick	12/1/20	April Meeting	In Progress	Pending mapping of district to determine what is Districts to quote for removal. Fence along Panther Trace appears to be on our property line but further review needed.
Brazilian Pepper south west corner of Lake Lucaya.	Rick	12/1/20	March 2nd Meeting	Pending Board Review	Large Stand of Brazilian Pepper was noted during aquatics inspection and the developer indicated it was the district issue all land has been transferred. Requested kill and mulch quote from Cardno. Quote received. Paul Chang indicated this is not a serious matter.
Lake Lucaya stocking of Shell Cracker to aid in midge fly control.	Cardno	2/3/21	March 2nd Meeting	Pending quote	2/3/2021 Emailed Cardno to prepare quote for Shell Cracker, Gambusia and Grass Carp for Lake and at minimum Gambusia for the other tables. Requested quote in two weeks.
11146 Abaco Island - Banana Palms placed on CDD Property need removed.	Jere and Rick	1/5/21	4/25/21	Open	Board approved 1/5/2021 legal to send letter draft letter to be sent by DM to homeowner - 90 Day Removal, Letter Mailed 1/25/2021 Follow-up inspection 4/25/2021 2/15/2021 Notified they are being removed.
Obtain Reserve Study Quotes	Rick	12/8/20	April Meeting	Open	Will reach out to Reserve Advisors after mapping of the community is complete in time for budget planning for May.
Well Pump issue south west corner of district.	Celia Nichols	12/8/20	April Meeting	In Progress	RLR, Chair, Steve, Celia Nichols and Greg Funk held a meeting and project is being evaluated by Celia. Greg provided information to Celia 1st part of January waiting on Celia. GPM usage information just provided by Brightview 2/16/2021
Table #2 Outflow damage.	Site Master	12/15/20		Complete	Quote approved 1/6/2021 by Board. Quote Signed 1/10/21 and sent to Site Masters.
Table #8 Divider Failure	Site Master	12/15/20		Complete	Quote approved 1/6/2021 by Board. Quote Signed 1/10/21 and sent to Site Masters.
Resident Concern 11862 Lake Lucaya Drive water in roadway gutter	Phil	12/11/20	March 2nd Meeting	In Progress	Consulting with District Engineer to determine course of action on gutter issue. 1/28/2021 Everett checking into situation
Flooding issue from HC property onto Lucaya Lake Drive	Phil	12/22/20	March 2nd Meeting	In Progress	Consulting with District Engineer on issue suggesting contact with HC to resolve reviewed during 2/2 meeting and will meet Phil on site.

Peninsula inlet repair with Rip Rap	Rick	12/2/20		Complete	Builder corrected when laying sod.
Request for explanation of Mitigation areas and what is required when under EPC reporting and when released.	Cardno	1/6/21		Complete	1/25/2021 Sent to Board
11424 Emerald Shore Drive turf issues.	Brightview	1/6/21	March 2nd Meeting	Pending Board Approval	Inspection with Chair and Greg from Brightview scheduled for 1/13/2021. Greg provided quotes for turf replacement or overseed options.
Dead Palm Tree Removal on CDD Property	Brightview	1/6/21		Complete	Inspection with Chair and Greg from Brightview scheduled for 1/13/2021 at 10am.
Brightview Plan on 4 change annual plan	Brightview	2/3/21	March 2nd Meeting	Pending	Greg to prepare a four change out rotation plan.
Request from HOA to cover some of the cost of Steven Horan, Evergreen employee	Jere and Rick	1/6/21	March 2nd Meeting	Pending Board Approval	2/2/2021 Tabled pending HOA completing blanks on time pay cost and resubmitting for the March Meeting book. HOA to insert specific costs.
Board of Supervisor request for OLM Presentation	District Manager	2/3/21	March 2nd Meeting	Pending Board Approval	2/3/2021 Emailed Paul Woods to get quote and confirm attendance at March 2nd Meeting. Quote received and Paul Woods will be in attendance.
Spending Resolution	Mike	2/3/21	March 2nd Meeting	Pending Board Approval	Michael to prepare a spending resolution for BS approval.
Damage to turf and irrigation by residents of 11526 Lake Lucaya Drive near water table 3 at Emerald Shores	District Manager	2/10/21		Complete	2/11/2021 Emailed notification with photos of damage sent to residents of property to stop using CDD property for access to their back yard. Also requested repair of significantly damaged area.
Supervisor Kidwell reported broken auto closer on Summerfield wall walkway gate.	District Manager	2/10/21		Complete	2/11/2021 Asked Steve Horan to repair or let me know if we need outside vendor.



OLM has worked with CDD’s such as Tampa Palms and Westchase for over 15 years, protecting their living assets and maximizing property value with our *Performance Payment*™ based landscape management system. No company has more experience than OLM in assisting Districts with systematically addressing one of their largest budget line items. The information below outlines OLM’s services:

Step 1: OLM assists in preparing bid documents to be used by the CDD’s when soliciting for RFQ’s and RFP’s for their Service Contracts, which include Bidder Instructions, Industry Leading Specifications and the Service Agreement.

Step 2: OLM develops *Performance Payment*™ Landscape Maintenance Specifications for each property, tailoring the level of service to protect the property’s assets. These specifications assure “apples to apples” bidding while minimizing costs.

Step 3: OLM’s Landscape Maintenance consulting service is designed to provide long-term assistance to our clients in the administration of the landscape maintenance contract. During the *Performance Payment*™ site inspections an OLM Consultant, the Property Representative and Contractor will inspect the landscape maintenance service provided that month. OLM will assess the quality of work performed and provide a written summary of maintenance items to be addressed prior to the next inspection. The inspection assures that the property pays only for services received, maximizes curb appeal, and minimizes plant loss, which ultimately helps reduce yearly operational costs.

We trust this brief explanation has provided a greater understanding of OLM’s *Performance Payment*™ based bidding and contract management services.

COMMUNITY DEVELOPMENT DISTRICTS
Oakstead CDD
Tampa Palms CDD
Westchase CDD
Heritage Harbor CDD
Lexington Oaks CDD
Meadow Pointe I CDD
Meadow Pointe II CDD
Meadow Pointe III CDD
Watergrass CDD I
Arbor Greene CDD
Northwoods CDD
Rivercrest CDD
Gateway CDD
Southern Hills Plantation CDD
Heritage Isles CDD
Cory Lakes CDD
Panther Trace CDD
Park Place CDD
Lakewood Ranch CDD
Waterlefe CDD
Longleaf CDD
Cheval West CDD
Arlington Ridge CDD
Ballantrae CDD

**The Performance Payment™ is in every OLM service agreement. It stipulates that 75% of the Contractor’s monthly invoice is a base payment; the remaining 25% of that month’s invoice is determined during the Step 3 phase of our service. The OLM Consultant completes a Grade Sheet at the end of each inspection, and that score determines if the Contractor is to receive the Performance Payment™ portion of the monthly invoiced amount.*

For more information, visit our web site at <http://www.olminc.com> or to schedule a presentation please contact Tommy Medlock (President), at 770.420.0900 or Paul Woods (Florida Representative) at 813.352.6670.



AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services (“Agreement”) is made and entered into this _____ day of _____ 2021, by and between Spring Lake Community Development District (“Owner”), and OLM, Inc., (“OLM”) hereinafter collectively referred to as the “Parties”.

WHEREAS, Owner desires to avail itself of the services of OLM for that certain property located in Riverview, Florida, commonly known as “Spring Lake CDD.”

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

A. OLM Exterior Landscape Maintenance Bid Package:

1. Develop Request for Proposal (RFP)
2. Develop Landscape Maintenance Services and Specifications
3. Develop Seasonal Color Specifications
4. Submit Finalized Contract(s) for Execution

Total Fees for A:

Spring Lake CDD \$ 7,000 *Owner Initials* _____

These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

OLM, INC.

OWNER

Signature: _____

Signature: _____

Print Name: Thomas V. Medlock

Print Name: _____

Title: President

Title: _____

Date Signed: _____

Date Signed: _____

3. TERM. The term of this Agreement shall commence on _____, 2021, and remain in force until terminated. Either party may terminate this Agreement, without cause, upon thirty (30) days' written notice to the other Party

4. SERVICES. OLM will perform the following professional services (“Services”).

A. OLM Exterior Landscape Maintenance Bid Package:

1. Develop Request for Proposal (RFP)
OLM will develop a customized RFP document that will be sent to qualified landscape maintenance contractors. The RFP will include specific bidder instructions regarding site visits, pricing instructions, bid forms, proposal preparation and delivery. Also included will be the customized scope of work and the contract format.
2. Develop Landscape Maintenance Services and Specifications
OLM will tailor a detailed scope of work for the property(ies) including specifications for turf, shrub, tree and perennial maintenance, groundcover, mulch, natural areas, irrigation systems, etc.
3. Develop Seasonal Color Specifications
OLM will prepare seasonal color specifications, establishing yearly seasonal color operating budgets. Complete installation costs and maintenance costs of beds and plant material will be furnished in this contract.
4. Submit Finalized Contract(s) for Execution
OLM will submit final contract documents for execution.

B. Additional Services:

Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.

5. BID PACKAGE NON-EXCLUSIVE LICENSE. Upon execution of this Agreement and receipt of payment for the Exterior Landscape Maintenance Bid Package services, OLM and Thomas V. Medlock, President, shall grant to Owner a non-exclusive license to use the copyrighted bid package materials for the properties identified on page one (1) of this Agreement.

6. FEES AND EXPENSES.

A. Bid Package Fees and Expenses:

1. All printing, postage, shipping and blueprinting costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.

7. PAYMENT. OLM will invoice for the Exterior Landscape Maintenance Bid Package upon delivery of the Bid Summary Package described in Section 4.A.5 above.

The fee will be billed over 12 equal monthly payments. Payment shall be due within thirty (30) days of receipt of invoice from OLM.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Managing Agent's account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney's fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products "as-is" to Owner and OLM will invoice an amount based on the percentage of work completed for the Bid Package and Maintenance Inspections, including all unpaid reimbursable expenses.

8. PROPRIETARY INFORMATION. The Exterior Landscape Maintenance Bid Package materials, including specifications, designs and reports and all other related information as instruments of the Services shall remain the property of OLM, whether the project(s) for which they were made is executed or not, and shall not be reproduced in any form without the written consent of OLM.

9. INSURANCE. During the life of this Agreement, OLM shall at all times carry on and maintain at OLM's sole expense, automobile liability insurance (including employer's non- Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000).

OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

10. INDEMNIFICATION. Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney's fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party's negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party's failure to perform any obligation assigned to it hereunder.

11. RELATIONSHIP BETWEEN THE PARTIES. Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Managing Agent. OLM shall in no way have authority to bind or obligate Owner in any respect.

12. SUBCONTRACTORS. OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

13. NOTICES. Notices shall be in writing, effective upon receipt, if mailed or faxed to:

OLM: OLM, Inc.
975 Cobb Place Blvd.
Suite 304
Kennesaw, GA 30144
Attn: Tom Medlock
Phone: 770-420-0900
Fax: 770-420-0904

OWNER: Spring Lake CDD
District Manager
Meritus
2005 Pan Am Circle Dr.
Suite 120
Tampa, FL 33607
Attn.: Rick L. Reidt,
rick.reidt@merituscorp.com

14. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

15. MISCELLANEOUS. This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.



AGREEMENT FOR SERVICE

THIS AGREEMENT for OLM, Inc. Services (“Agreement”) is made and entered into this _____ day of _____ 2021, by and between Spring Lake Community Development District (“Owner”), and OLM, Inc., (“OLM”) hereinafter collectively referred to as the “Parties”.

WHEREAS, Owner desires to avail itself of the services of OLM for that certain property located in Riverview, Florida, commonly known as “Spring Lake CDD.”

1. FEES. OLM will perform the Services as defined in Section 4 for the following fees:

A. Monthly Landscape Maintenance Inspection:

1. Perform Grounds Inspection
2. Complete Inspection Report

Total Monthly Fees for A:

Spring Lake CDD \$750.00* *Owner Initials* _____

***This price is contingent upon completing the inspection with other properties in the area.**

These fee amounts quoted in Section 1 above are valid for one (1) year from the commencement of the term as defined in Section 3 below.

2. SIGNATURES. The parties hereto signing this Agreement hereby represent that each is a duly authorized representative with the express authority to enter into this Agreement on behalf of their respective companies.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year first written above.

OLM, INC.

OWNER

Signature: _____

Signature: _____

Print Name: Thomas V. Medlock

Print Name: _____

Title: President

Title: _____

Date Signed: _____

Date Signed: _____

3. TERM. The term of this Agreement shall commence on , _____ 2021 and remain in force until terminated. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other Party

4. SERVICES. OLM will perform the following professional services (“Services”).
- A. Monthly Landscape Maintenance Inspection:
1. Perform Grounds Inspection
OLM will schedule and coordinate the Monthly landscape maintenance inspections that are performed once a month. These inspections of the property will consist of a thorough visit of the exterior landscape areas by OLM, the Owner’s representative and the landscape maintenance Contractor.
- a. Develop Monthly Landscape Maintenance Inspection Program
OLM will develop the Monthly maintenance inspection program where OLM and Owner will visit the property once per month with the Contractor. OLM will evaluate the Landscape Maintenance Contractor’s performance.
- b. Develop Weekly Maintenance Worksheets
OLM will develop a Weekly Maintenance Worksheet that the Contractor must turn in after each visit to the property. This worksheet is designed to be a communications tool for the Contractor to the Owner.
2. Complete Inspection Report
After each Monthly landscape maintenance inspection, OLM will develop a detailed report to be provided to the Owner and Contractor. All items on the report are the responsibility of the Contractor to perform or correct prior to the next grounds inspection. OLM is not responsible for identifying and resolving safety issues of any type.
- B. Additional Services:
Additional Services may be performed by OLM upon mutual agreement between the Parties by written amendment to the Agreement.
5. FEES AND EXPENSES.
- A. Monthly Landscape Inspection Fees and Expenses:
1. All printing, postage, shipping and long distance telephone costs necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
2. All travel costs including airfare, car rental, lodging, meals, etc. necessary to perform the Services defined in Section 4 are included in the fees quoted in Section 1.
6. PAYMENT. OLM will invoice for the Monthly Landscape Maintenance Inspections, including reimbursable expenses, upon completion of each inspection.

Payment by Owner shall be due within thirty (30) days of receipt of invoice from OLM.

OLM will invoice for any customer requests of services outside of the above stated services upon completion of such requests.

Invoices outstanding for sixty (60) days or more may result in the discontinuation of Services by OLM. Services will be resumed by OLM upon the receipt of payment in full for such outstanding invoices.

If full payment is not received within ninety (90) days, an interest charge of one and one-half percent (1-1/2%) per month (18% per annum) will be added to the invoice. All accrued interest charges shall be added to Owner’s account and shall be due and payable in full in the same manner as set forth for invoices herein. Acceptance by OLM of less than full payment shall not be a waiver of any of its rights.

Owner agrees to pay all costs of collection, including fifteen percent (15%) of the principal and interest due as attorney's fees, if any past due amounts are collected by legal action or through an attorney-at-law.

Should this Agreement be terminated by either Party, OLM will discontinue the Services and will deliver all completed and/or uncompleted work-products "as-is" to Owner and OLM will invoice an amount based on the percentage of work completed for the Maintenance Inspections, including all unpaid reimbursable expenses.

7. INSURANCE. During the life of this Agreement, OLM shall at all times carry on and maintain at OLM's sole expense, automobile liability insurance (including employer's non-Ownership liability) of not less than One Million Dollars (1,000,000) combined single limit for bodily injury and property damage and General Aggregate in the amount of Three Million Dollars (3,000,000).

OLM shall maintain all of the foregoing insurance coverage in full force and effect until the Services under this Agreement are fully completed.

8. INDEMNIFICATION. Each Party hereby indemnifies and saves harmless (including court costs and reasonable attorney's fees) the other Party and its officers, employees and agents from all suits, actions or claims of any nature resulting from the indemnifying party's negligence or willful or reckless conduct. A Party shall be relieved of liability under this indemnification to the extent that such liability arises out of any claim or suit which is attributable to the act or failure to act of the other Party. Each Party indemnifies and saves harmless the other Party from all such costs and claims arising out of such Party's failure to perform any obligation assigned to it hereunder.

9. RELATIONSHIP BETWEEN THE PARTIES. Nothing herein shall be interpreted or construed so as to create any permanent relationship between the Parties. In performing the services under this Agreement, OLM shall operate as an independent contractor and shall not act as or be an agent or employee of Owner. OLM shall in no way have authority to bind or obligate Owner in any respect.

10. SUBCONTRACTORS. OLM reserves the right to use a subcontractor(s) to perform any of the Services described in Section 4 above.

11. NOTICES. Notices shall be in writing, effective upon receipt, if mailed or faxed to:

OLM: OLM, Inc.
975 Cobb Place Blvd.
Suite 304
Kennesaw, GA 30144
Attn: Tom Medlock
Phone: 770-420-0900
Fax: 770-420-0904

OWNER: Spring Lake CDD
District Manager
Meritus
2005 Pan Am Circle Dr.
Suite 300
Tampa, FL 33607
Attn.: Rick L. Reidt,
rick.reidt@merituscorp.com

12. GOVERNING LAW. This Agreement shall be governed and construed in accordance with the laws of the State of Florida.

13. MISCELLANEOUS. This Agreement, together with any Exhibits, constitutes the entire agreement between the Parties with respect to the subject matter hereof and supersedes any and all previous agreements, both oral and written.

The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

No subsequent agreement concerning this Agreement shall be effective unless made in writing and executed by authorized representatives of the Parties.

RESOLUTION 2021-06

A RESOLUTION OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) AUTHORIZING THE DISBURSEMENT OF FUNDS OF THE DISTRICT WITHOUT PRIOR APPROVAL OF THE DISTRICT’S BOARD OF SUPERVISORS (“BOARD”); SETTING CERTAIN MONETARY THRESHOLDS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the District is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, Section 190.011(5) of the Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business; and

WHEREAS, Rules 1.1(2)(f) and (g) of the District’s Amended and Restated Rules of Procedure, contemplate that the Board may delegate authority to others to contract or make expenditures on behalf of the District; and

WHEREAS, the Board hereby determines that for purposes of administrative and accounting necessity, it is in the best interests of the District, and necessary for the conduct of District business, to establish a policy governing the disbursement of funds without prior approval by the Board, as set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT:

Section 1. Payment of Expenses.

A. Continuing Expenses. The Board hereby authorizes the payment of invoices of continuing expenses, which meet the following requirements:

1. The invoices must be due on or before the next scheduled meeting of the Board of Supervisors.
2. The invoice must be pursuant to a contract or agreement authorized by the Board of Supervisors.
3. The total amount paid under such contract or agreement, including the current invoice, must be equal to or less than the amount specified in the contract or agreement.

B. Non-Continuing Expenses. The Board hereby authorizes the disbursement of funds for payment of invoices of non-continuing expenses which are 1) required to provide for the health, safety, and welfare of the residents within the District; or 2) required to repair, control, or maintain a District facility or asset beyond the normal, usual, or customary maintenance required for such facility or assets, pursuant to the following schedule:

1. Non-Continuing Expenses Not Exceeding \$5,000 with approval of the District Manager; and

2. Non-Continuing Expenses Not Exceeding \$25,000 with approval of the District Manager and Chairman of the Board of Supervisors, if in the judgment of the District Manager and Chairman such Non-Continuing Expense is required to be addressed before the next scheduled meeting of the Board of Supervisors.

C. Emergency Expenses. For emergency expenses exceeding the authorization in section 1.B. above, and in the event that an emergency meeting of the Board cannot timely be convened pursuant to the District's Rule 1.3(6) and Florida law, the Board hereby authorizes the disbursement of funds in any amount necessary to address any emergency condition affecting the District, but only with the prior written approval of (i) the District Manager and (ii) the Chairperson of the Board of Supervisors, or in his or her absence, the Vice Chairperson, or in his or her absence, the Secretary or any Assistant Secretary of the District. For purposes of this Resolution, the term "emergency expense" means a purchase or payment necessitated by a sudden unexpected turn of events (for example, acts of God, riot, fires, floods, hurricanes, accidents, or any circumstances or cause beyond the control of the Board in the normal conduct of its business), where the delay of waiting for a board meeting would be detrimental to the interests of the District. This includes, but is not limited to, instances where delay will jeopardize the funding for the project, will materially increase the cost of the project, will likely cause damage to property, will prejudice the District's interest in a project already in progress, or will create an undue hardship on the public health, safety, or welfare.

Section 2. Board Consideration. Any payment made pursuant to the Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification. Copies of any disbursements made under the authority of this Resolution shall be included in the agenda package for the scheduled meeting or otherwise distributed to the Board at the meeting.

Section 3. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining

portions of this Resolution, or any part thereof.

Section 4. Effective Date; Conflicts. This Resolution shall take effect upon the passage and adoption by the Board, and shall remain in effect unless rescinded or repealed. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

Introduced, considered favorably, and adopted this 2nd day of March, 2021.

ATTEST:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman/Vice Chairman

**COST SHARE AGREEMENT BETWEEN THE SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT AND LUCAYA LAKE CLUB HOMEOWNERS
ASSOCIATION, INC., FOR CERTAIN MAINTENANCE SERVICES**

THIS COST SHARE AGREEMENT (“**Agreement**”) is made and entered into this [REDACTED] day of [REDACTED], 2021 by and between:

SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in unincorporated Hillsborough County, Florida, and whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District**”); and

LUCAYA LAKE CLUB HOMEOWNERS ASSOCIATION, INC., a Florida Not for Profit Corporation, whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**Association**” and, together with the District, the “**Parties**”).

RECITALS:

WHEREAS, the District is a special-purpose unit of local government and was established by ordinance of the Board of County Commissioners of Hillsborough County, Florida, pursuant to Chapter 190, *Florida Statutes*; and

WHEREAS, the District owns and is responsible for the operation, maintenance and repair of certain infrastructure located on lands within the District (the “**District Facilities**”); and

WHEREAS, the Association is a Florida not-for-profit corporation owning, operating and maintaining various improvements and facilities (the “**Amenity Facilities**”) in close proximity to District Facilities; and

WHEREAS, the Association has retained a company to operate and maintain the Amenity Facilities for the Amenity Facilities’ patrons, including resident owners, designated tenants, and members of households or guests of any of the foregoing (the “**Services**”); and

WHEREAS, for ease of administration, potential cost savings to property owners and residents, and the benefits of on-site inspection, operation and maintenance personnel, the District desires to share in certain costs associates with the Services; and

WHEREAS, the Association and the District have a mutual obligation to the property owners’ and residents of the District to provide for the proper and efficient operation and maintenance of each parties’ amenities, property and facilities. Association and District agree that this mutual obligation is sufficient consideration to induce the other party to enter into this Agreement.

NOW, THEREFORE, in consideration of the above-stated recitals and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by each of the Parties hereto, the Parties agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **SERVICES AND COST SHARING.**

A. The Parties acknowledge that it is in the best interest of the residents and property owners within the District for the development to be kept in a condition reflecting the quality of the development within the District and desired by the Association. The District desires to share in the cost of the Services so that the District may benefit from the personnel that can perform the Services by having such personnel available to perform the following services for the benefit of the District (the “**District Services**”) as such District Services shall be coordinated through the District Manager:

- Trash pick-up at the Park (2 times per week), at the Summerfield Boulevard entrance (2 times per week), along the Summerfield Boulevard segment from Lake Lucaya Drive to Panther Trace Boulevard (2 times per month), along the length of Rhodine Road and at two entrances (once per month), and in and around retention ponds (1 time per month).
- Upon request by the District Manager, assist with other community maintenance items including but not limited to pressure washing District facilities, picking up litter, and other maintenance activities.
- Upon request by the District Manager, assist District Manager with maintenance inspection matters as needed. These duties should include but are not limited to, taking photos and or spot-checking status of contractor maintenance services and reporting the findings to the District Manager.

B. The District shall pay to the Association an annual amount not-to-exceed Ten Thousand Dollars and Zero Cents (\$10,000.00) per year incurred in connection with the District Services (the “**Cost Share Amount**”). In addition, the District shall be responsible for paying any additional operating expenses incurred by the Association relating to the District Services (the “**District Expenses**”). The District Expenses shall not include any administrative fees or overhead of the Association but shall only include those expenses directly related to performance of the District Services.

C. The Association shall notify the District, in advance, of any cost increases proposed. The District shall approve such cost increases in writing, or alternatively terminate this Agreement pursuant to Paragraph 5.

3. **PAYMENT OF COST SHARE AMOUNT AND DISTRICT EXPENSES.** The District shall make monthly payments to the Association within thirty (30) days after receipt of a written invoice from the Association for District's share of hourly services rendered in the amount of Twenty-Three Dollars and Four Cents (\$23.04) per hour and the District Expenses.

4. **INSPECTION OF RECORDS.** Upon request, the Association shall make available to the District for review at a reasonable time and place, its books and records that relate solely to the District Expenses.

5. **TERMINATION.** The District and the Association shall each have the right to terminate this Agreement for any reason upon fifteen (15) days written notice. Upon termination, the District and the Association shall account to each other with respect to all matters outstanding as of the date of termination. Upon termination, the Association shall be responsible for the performance of Association Services.

6. **INSURANCE.** The Association shall cause its contractor providing the District Services to maintain the following insurance coverage throughout the term of this Agreement:

- A. Worker's Compensation Insurance in accordance with the laws of the State of Florida.
- B. Commercial General Liability Insurance covering legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability.
- C. Automobile Liability Insurance for bodily injuries in limits of not less than \$10,000 each person/\$20,000 each accident single limit bodily injury each accident and \$10,000 for property damage for each accident, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Association Employee of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District and their staff, consultants, agents and supervisors, shall be named as additional insureds. The Association shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

7. **INDEMNIFICATION.** The Association shall require its contractor to agree to indemnify and hold harmless the District and its officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or other damage of any nature, arising out of, or in connection with, any negligent act or omission, or willful misconduct of the Association's contractor or their employees or agents. The provisions of this Paragraph 7 shall survive any revocation, suspension or termination of this Agreement.

8. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

9. **AMENDMENT.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

10. **AUTHORITY TO CONTRACT.** The execution of this Agreement has been duly authorized by the appropriate body or official of all Parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

11. **NOTICES.** All notices, requests, consents and other communications hereunder ("**Notices**") shall be in writing and shall be delivered, mailed by Federal Express or First-Class Mail, postage prepaid, to the Parties, as follows:

A. If to Association: Lucaya Lake Club Homeowners Association, Inc.
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: Association Manager

B. If to District: Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Attn: District Manager

With a copy to: Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301
Attn: District Counsel

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

12. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Venue for any dispute arising under this Agreement shall be in a court of appropriate jurisdiction in Hillsborough County, Florida.

13. **TERM.** This Agreement shall become effective as of the date of execution by the last signing party and remain in effect until September 30, 2021. The Agreement shall automatically renew annually, for an additional one-year period, unless otherwise terminated by either party in accordance with this Agreement.

14. **ENFORCEMENT.** A default by either Party under this Agreement shall entitle the other Party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

15. **ATTORNEYS' FEES.** In the event either Party is required to enforce this Agreement or any provision hereof through binding arbitration, court proceedings or otherwise, the prevailing Party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any such arbitration, litigation or other dispute resolution, and including fees incurred in appellate proceedings.

16. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party without the prior written consent of the other. Any purported assignment without such approval shall be void.

17. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

18. **BINDING EFFECT; NO THIRD-PARTY BENEFICIARIES.** The terms and provisions hereof shall be binding upon and shall inure to the benefit of the District and the Association. This Agreement is solely for the benefit of the formal Parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

19. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Parties with respect to its subject matter and all antecedent and contemporaneous negotiations, undertakings, representations, warranties, inducements and obligations are merged into this

Agreement and superseded by its delivery. No provision of this Agreement may be amended, waived or modified unless the same is set forth in writing and signed by each of the parties to this Agreement, or their respective successors or assigns.

20. **EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the District and the Association have each caused their duly authorized officers to execute this Agreement as of the date and year first above-written.

Attest:

**SPRING LAKE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

By: _____

Print Name: _____

Its: _____

Attest:

**LUCAYA LAKE CLUB HOMEOWNERS
ASSOCIATION, INC.**

By: _____

Print Name

Print Name: _____

Its: _____

Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To	Spring Lake CDD
		Billing Address	11301 Lake Lucaya Dr Riverview, FL 33607
Project Name	Springlake CDD 2/10/2021		
Project Description	Installation of Playground mulch		

Scope of Work

Brightview will provide all necessary equipment and materials to complete this scope of work. The above mentioned includes 90 yards of Mulch for adding 6 inches of mulch in playground.

QTY	UoM/Size	Material/Description
Playground Mulch		
90.00	CUBIC YARD	Mulch Installed (Bulk) - Playground Mulch

Other

Lucaya Park



For internal use only

SO# 7436883
JOB# 341900277
Service Line 130

Total Price \$6,847.76

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property Manager
Signature _____	Title _____
Rick Redit	February 10, 2021
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "BrightView"

	Account Manager
Signature _____	Title _____
Gregory Funk	February 10, 2021
Printed Name _____	Date _____

Job #:	341900277	Proposed Price: \$6,847.76
SO #	7436883	



Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To	Spring Lake CDD
		Billing Address	11301 Lake Lucaya Dr Riverview, FL 33607
Project Name	Springlake CDD 2/10/2021		
Project Description	Installation of Playground mulch 4 inches and 60 yards		

Scope of Work

Brightview will provide all necessary equipment and materials to complete this scope of work. The above mentioned includes 60 yards of Mulch for adding 4 inches of mulch in playground.

QTY	UoM/Size	Material/Description
Playground Mulch		
60.00	CUBIC YARD	Mulch Installed (Bulk) - Playground Mulch at 4 inches deep

Other

Lucaya Park



For internal use only

SO# 7436904
JOB# 341900277
Service Line 130

Total Price \$4,565.17

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

	Property Manager
Signature _____	Title _____
Rick Redit	February 10, 2021
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "BrightView"

	Account Manager
Signature _____	Title _____
Gregory Funk	February 10, 2021
Printed Name _____	Date _____

Job #:	341900277	Proposed Price: \$4,565.17
SO #	7436904	



Proposal for Extra Work at Spring Lake CDD

Property Name	Spring Lake CDD	Contact	Rick Redit
Property Address	11301 Lake Lucaya Dr Riverview, FL 33579	To	Spring Lake CDD
		Billing Address	11301 Lake Lucaya Dr Riverview, FL 33607
Project Name	SpringLake CDD 2/10/2021		
Project Description	Emerald Shore turf enhancements		

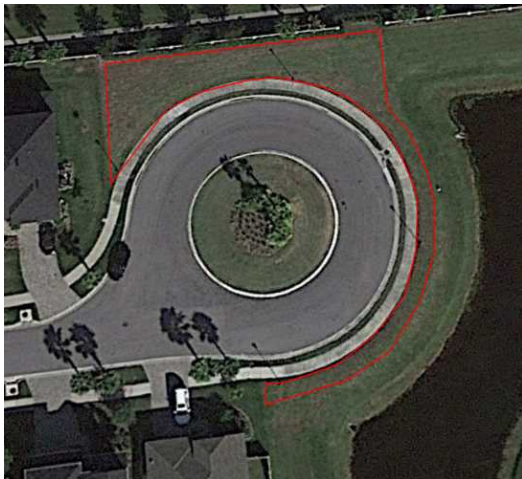
Scope of Work

Brightview will provide all necessary equipment and materials to complete this scope of work. The above mentioned includes everything below. Please see attached photo of area to be enhanced.

QTY	UoM/Size	Material/Description
Sod removal and replace with Bahai		
6,300.00	SQUARE FEET	Sod - Removal & Install - Bahia 'Argentine' includes declining parcel and southeast side of circle. This way everything is uniform.

Other

Emerald Shore Turf replacement



For internal use only

SO# 7436937
JOB# 341900277
Service Line 130

Total Price \$8,278.20

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
9713 Palm River Road, Tampa, FL 33619 ph. (813) 621-6619 fax (813) 621-6905

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

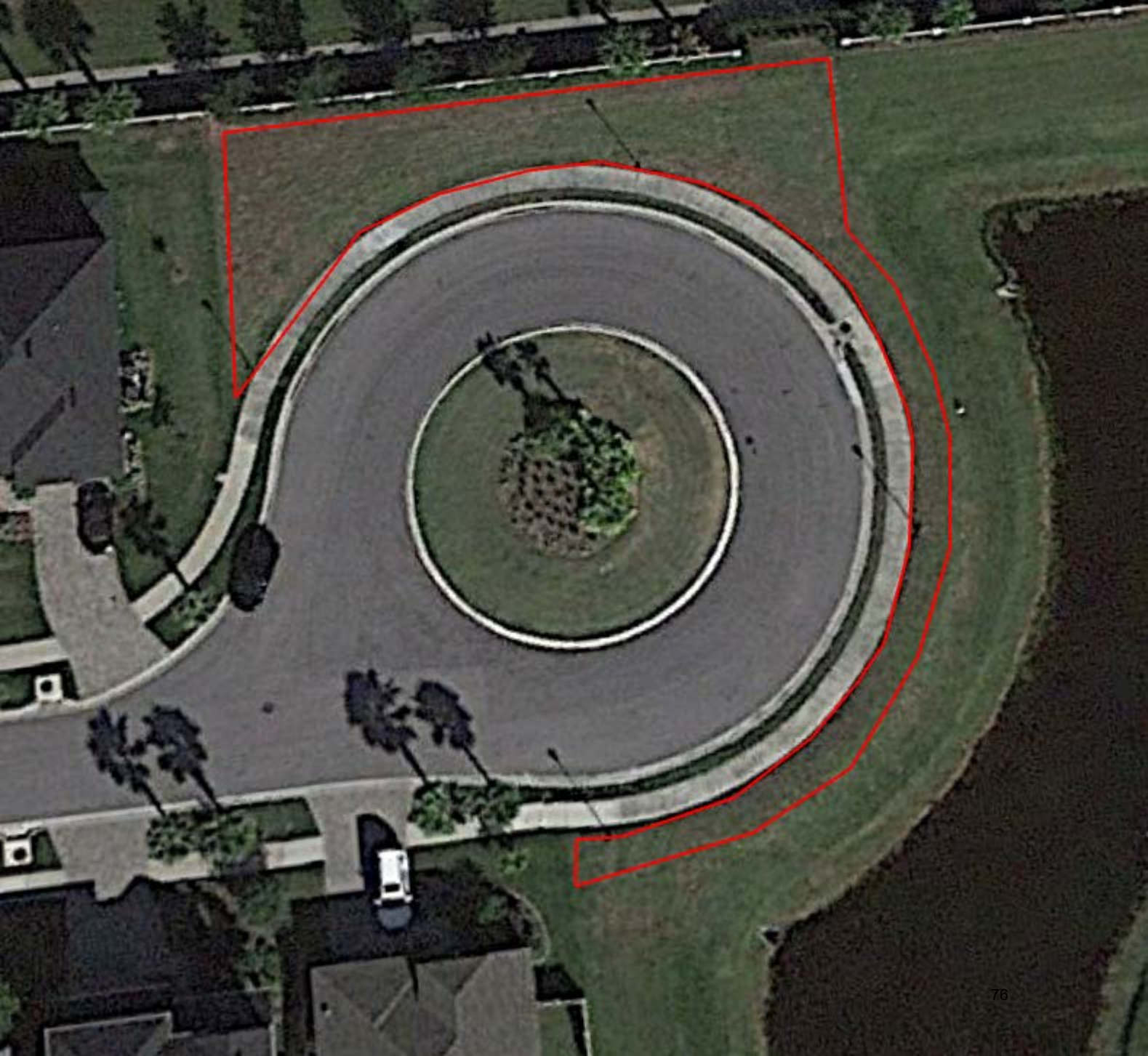
Customer

	Property Manager
Signature _____	Title _____
Rick Redit	February 10, 2021
Printed Name _____	Date _____

BrightView Landscape Services, Inc. "BrightView"

	Account Manager
Signature _____	Title _____
Gregory Funk	February 10, 2021
Printed Name _____	Date _____

Job #:	341900277	Proposed Price: \$8,278.20
SO #	7436937	



SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT

February 2, 2021 Minutes of the Regular Meeting

Minutes of the Regular Meeting

The Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District was held on **Tuesday, February 2, 2021 at 6:30 p.m.** at The Clubhouse at Lucaya Lake located at 11301 Lake Lucaya Dr., Riverview, FL 33579.

1. CALL TO ORDER/ROLL CALL

Rick Reidt called the Regular Meeting of the Board of Supervisors of the Spring Lake Community Development District to order on **Tuesday, February 2, 2021 at 6:30 p.m.**

Board Members Present and Constituting a Quorum:

Warren Keipper	Chair
Ruth Brown	Vice-Chair
William Kidwell	Supervisor
Chrissy Nieves	Supervisor
Tom Bigelow	Supervisor

Staff Members Present:

Rick Reidt	District Manager, Meritus
Phil Chang	District Engineer, Johnson Engineering
Michael Eckert	District Counsel, Hopping Green & Sams
Sheri Huelster	Cardno Aquatics
Greg Funk	Brightview Landscape Services

There were some residents in attendance in person and via conference call.

2. AUDIENCE QUESTIONS AND COMMENTS ON AGENDA ITEMS

There were resident comments about the lake algae and bacteria, the special meeting in September, the fire ants at the cul-de-sac on Emerald Shore Drive, communication about the lake, being proactive about safety issues, the e-blast system, and having difficulty hearing the meeting on the conference call.

3. STAFF REPORTS

A. District Counsel

- i. Quit Claim Bill of Sale -- Phase 1A Tract I
- ii. Special Warranty Deed – Phase 1A Tract I

Mr. Eckert reviewed the Quit Claim Deed and Special Warranty Deed with the Board. Supervisor Brown requested to have maps as exhibits for these types of items. Supervisor

46 Bigelow made a motion to accept the Quit Claim Deed and Special Warranty Deed for Phase 1A
47 Tract I; however, the motion died due to lack of a second. Supervisor Brown said she would like
48 to have more information before accepting. The Board asked some questions about maintenance
49 and responsibilities, and Mr. Earlywine and Mr. Chang answered. The Board will further review
50 these items at a future meeting when they have more information.

51
52 Mr. Eckert explained a request involving Tract F, which is tract at the large lake between the
53 intersection of Lake Lucaya Dr. and Windward Shore Place. There is a neighbor adjacent to
54 Tract F who asked for a license to go over the tract to build a pool. The District provided a
55 license agreement to the homeowner and their contractor and required them both to sign. The
56 contractor was also required to have insurance that names the District as an additional insured
57 since they will be operating on District property. However, the pool contractor has not signed the
58 license agreement or listed the District as an additional insured. Counsel did not recommend for
59 the District to sign the license agreement or allow the contractor on District property until the
60 contractor signs the license agreement and includes the District as an additional insured.

61
62 Mr. Eckert then went over the meeting with the Engineer about the ownership map. In
63 December, the park was deeded to the HOA. The District had been anticipating it would be
64 maintaining the park. At the meeting, it was discussed for the HOA to maybe deed the park to
65 the CDD. He asked if the CDD Board had any objections to the HOA deeding the park to the
66 CDD. The Board discussed and agreed they would like to move forward. The Board also talked
67 about the pocket park and wanted to know why it was deeded to the CDD and not the HOA. Mr.
68 Eckert will proceed with working with the HOA to have the park deeded to the CDD.

69
70 **B. District Engineer**

71 **i. Lake Lucaya Drive Sidewalk Drainage Overflow**

72
73 Mr. Chang went over a sidewalk drainage overflow issue on Luke Lucaya Dr. The historical
74 drainage cannot be cut off and must continue to be conveyed into the lake. Mr. Chang explained
75 that the ditches have filled in over time, and the water is trapped in that area and then backing up
76 over the road. There drainage also is not flowing over the area with the rocks where it was
77 designed to flow. Supervisor Brown asked if the developer would have a legal obligation to fix
78 the issue. Counsel can look into it. Supervisor Brown also asked about the previous District
79 Engineer Mr. Morrow signing off on the stormwater system. Mr. Reidt said that he, Supervisor
80 Brown, and the Engineer can have a meeting to further discuss the drainage overflow.

81
82 **C. District Manager**

83 **i. Field Inspection Reports**

84 **ii. Action Item List**

85
86 The Board reviewed the inspection reports and action item list.

87
88
89

90 **4. BUSINESS ITEMS**

91 **A. Discussion on Lake Lucaya Aquatic Results**

92
93 Sheri Huelster with Cardno Aquatics discussed the Lake Lucaya aquatic results. Cardno took
94 samples at different locations in the lake and had different components analyzed. She went over that
95 it is planktonic floating algae and cyanobacteria, and there is excess nitrogen. Ms. Huelster
96 explained the treatment and process for correcting the issues. Mr. Reidt went over the permitting
97 process and timeline with Hillsborough County. It will be \$975 for the permitting, and the treatment
98 itself will be another approximately \$2,000. For now, they are seeking Board approval for the \$975
99 to begin the permitting process to move forward with treatment.

100

MOTION TO:	Approve the \$975 to start the permit approval process.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Motion PASSED 5/0 - Motion Passed Unanimously

101

102

103

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106

107

108

109 Ms. Huelster continued to answer questions about the nitrogen levels and when and how often the
110 lake should be tested.

111

112 **B. Discussion on Cost Share Agreement with HOA for Maintenance Services**

113

114 Mr. Reidt went over the cost share agreement with the HOA and the CDD for maintenance services.
115 The CDD would pay a portion of the employee's time since the CDD owns the park. Approximate
116 monthly hours are 72 for the HOA and 28 for the CDD. Evergreen would bill the CDD for the 28
117 hours per month. Mr. Eckert went over that 2B in the agreement needs to be filled in for the annual
118 not-to-exceed amount, and in section 3, the hourly rate also needs to be filled in. It was noted that
119 the 28 hours may not be enough depending on the circumstances, especially as it was based on 2020
120 hours. The Board could add a not-to-exceed number like a percentage or maximum number of
121 hours. The Board said up to 35 hours. Mr. Eckert went over that this is a form of the agreement, and
122 the business details still need to be filled in and brought back to the Board at the next meeting.

123

124 **C. Discussion on Landscaping Enhancements**

125

126 Greg Funk with Brightview went over the landscaping enhancement proposals. He suggested red or
127 white large begonias for the annuals. Supervisor Brown asked about the contract renewal and going
128 out to bid. She recommended to have the companies include separate pricing for tree trimming,
129 mulching, etc. That way the Board can look at the overall price but also a la carte pricing. Mr. Reidt
130 suggested bringing in OLM to help manage the bid process. The Board asked when the current
131 contract ends. Mr. Reidt will get that information and bring it back to the Board. He will also invite
132 Paul Woods with OLM to attend the next meeting to address the Board. The Board can then make a

133 decision from there if they would like to bring OLM in to help with the landscape vendor bidding
134 process.
135

MOTION TO:	Approve the annuals.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

142
143 The Board discussed the proposal for 105 date palms for \$2,835.
144

MOTION TO:	Approve the date palm proposal.
MADE BY:	Supervisor Kidwell
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

151
152 The Board discussed the proposal for viburnum and the drip tube. Supervisor Brown asked about
153 mulch. Mr. Funk, Mr. Reidt, and the Board also discussed reseeding or putting down sod in the area
154 along the sidewalk. Mr. Funk recommended Bahia for the area. Mr. Funk said they will do Top
155 Choice in that area at no cost. The Board thanked Mr. Funk.
156

MOTION TO:	Approve the proposal for viburnum and drip tube.
MADE BY:	Supervisor Brown
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

163
164 **D. Consideration on Cardno Wetland Mitigation**
165

166 The Board discussed the wetland mitigation. Two of the areas have been released by SWFMWD.
167 Supervisor Brown asked about the requirement for more plantings and who would be responsible.
168 Mr. Eckert said if they were never put in, then they could talk to the developer about it. If they were
169 put in and died while under the CDD, then the District would be responsible.
170
171

172 **5. CONSENT AGENDA**

173 **A. Consideration of Minutes of the Board of Supervisors Regular Meeting**
174 **January 5, 2021**

175
176 The Board reviewed the minutes.
177

MOTION TO:	Approve the January 5, 2021 minutes.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Keipper
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

184
185 **B. Consideration of Operations and Maintenance Expenditures December 2020**

186
187 The Board reviewed the O&Ms and asked about the Brightview expenses. Mr. Reidt answered.
188

MOTION TO:	Approve the December 2020 O&Ms.
MADE BY:	Supervisor Keipper
SECONDED BY:	Supervisor Bigelow
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

195
196 **D. Review of Financial Statements Month Ending December 31, 2020**

197
198 The Board reviewed and accepted the financials. Mr. Reidt said Mr. Eckert will be drafting a
199 spending resolution for the next meeting.
200

201
202 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

203
204 Supervisor Brown asked about changing the Trustee. Mr. Eckert updated the Board on the
205 process and timeline. Supervisor Brown also asked about the construction funds and reserve
206 funds. Mr. Eckert explained. Supervisor Brown asked about docks, walls, and buffer with
207 regards to the CDD's role with the CCRs and homeowners. Mr. Eckert answered.
208

209 Supervisor Bigelow asked about the tarp. Mr. Reidt will bring proposals to the next meeting. The
210 Board briefly discussed the landscaping along Emerald Shores.

211
212 Supervisor Keipper asked for the timeline for the audit. Mr. Eckert answered.

213
214 Supervisor Nieves would like to see a communication plan. She also wanted to have something
215 put together to educate residents on the lake issue with regards to the nitrogen levels. Mr. Reidt
216 said he will ask Cardno to prepare an informational packet.

217
218 Supervisor Brown asked to get a copy of the plan from Ryan Homes on the gate in the next
219 agenda. The Board discussed the tracts and pond ownership. Supervisor Brown asked for
220 Counsel and the Engineer to take a look at the property and bring back more information for the
221 March meeting.

222
223 A resident commented about the tract at the September meeting, transferring the park to the
224 CDD, Supervisor Brown's comments at the previous meeting about the conveyances not having
225 maps at the December meeting and that those conveyances have not been brought back to the
226 Board, the definition of the property boundary buffer on the map being confusing, and doing an
227 audit of the developer. Mr. Eckert explained that the audit of the developer is done by the HOA
228 and some of the questions raised would be engineering questions.

229
230

231 **7. ADJOURNMENT**

232

233

MOTION TO:	Adjourn.
MADE BY:	Supervisor Bigelow
SECONDED BY:	Supervisor Kidwell
DISCUSSION:	None further
RESULT:	Motion PASSED
	5/0 - Motion Passed Unanimously

234

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240

241 *These minutes were done in summary format.

242

243 *A copy of the audio recording is available on request.

244

245 *Each person who decides to appeal any decision made by the Board with respect to any matter
246 considered at the meeting is advised that person may need to ensure that a verbatim record of the
247 proceedings is made, including the testimony and evidence upon which such appeal is to be based.

248

249 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
250 **meeting held on _____.**

251

252

253 _____
Signature

254

255

256 _____
Printed Name

257

258 **Title:**

259 **Secretary**

260 **Assistant Secretary**

261

262

263

264

265

266

267

268

269

270

Signature

Printed Name

Title:

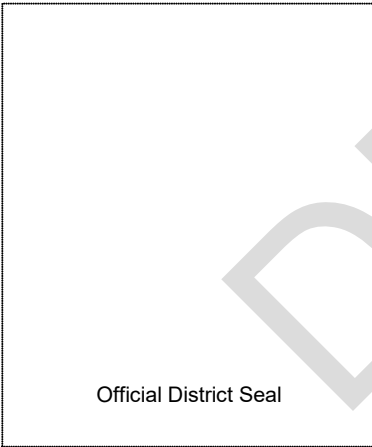
Chairman

Vice Chairman

Recorded by Records Administrator

Signature

Date



Lucaya Lake Club Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
Meritus Districts	10308	\$ 3,883.24		District Management Services - January 2021
Monthly Contract Sub-Total		\$ 3,883.24		
Variable Contract				
BrightView	7158867	\$ 6,916.00		Landscape Maintenance - January 2021
BrightView	7179171	480.00		Irrigation Repairs - 01/07/2021
BrightView	7179172	376.66	\$ 7,772.66	Irrigation Repairs - 01/07/2021
Johnson Engineering	1	1,147.50		Professional Services through 01/10/2021
Variable Contract Sub-Total		\$ 8,920.16		
Utilities				
TECO	211001371262 012021	\$ 263.51		Electric Services through 01/14/2021
TECO	211001371445 012021	4,488.77		Electric Service through 01/13/2021
TECO	211001371635 012021	647.94		Electric Services through 01/13/2021
TECO	211005013209 012021	39.29		Electric Service through 01/13/2021
TECO	221000910945 012121	2,596.97		Electric Services through 01-14-2021
TECO	221007738356 012021	495.57		Electric Services through 01/13/2021
TECO	221007741822 012021	528.43		Electric Service through 01/13/2021
TECO	221007753553 012121	387.51		Electric Service through 01/14/2021
TECO	221008035422 012021	863.60	\$ 10,311.59	Electric Service through 01/13/2021
Utilities Sub-Total		\$ 10,311.59		
Regular Services				
Cardno	305068	\$ 585.00		Maintenance - 12/25/2020
Cardno	305071	1,060.00		Monthly Lake Management and Quarterly Open Water Maintenance - 12/25/2020

**Lucaya Lake Club Community Development District
Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Cardno	305136	420.00	\$ 2,065.00	Monthly Lake Management - 12/25/2020
Regular Services Sub-Total			\$ 2,065.00	
Additional Services				
Grau and Associates	20382	\$ 1,500.00		FY20 Audit - 01/05/2021
Landmark Engineering & Surveying corporation	2130085 83	1,391.75		Professional Services through 12/31/2020
Mary Christiana	MN010521	200.00		Supervisors Fee - 01/05/2021
Nichols Landscape Architecture	SL20 1 1	987.26		Landscape Architecture Misc Services - 01/20/2021
Ruth Brown	RB010521	200.00		Supervisors Fee - 01/05/2021
Tampa Bay Times	132068 122820	519.00		Notice of Meeting Schedule - 12/28/2020
Warren Keipper	WK010521	200.00		Supervisors Fee - 01/05/2021
William Kidwell	WMK010521	200.00		Supervisors Fee - 01/05/2021
Additional Services Sub-Total			\$ 5,198.01	
TOTAL:			\$ 30,378.00	

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

Meritus Districts

2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Voice: 813-397-5121
 Fax: 813-873-7070

INVOICE

Invoice Number: 10308
 Invoice Date: Jan 1, 2021
 Page: 1

Bill To:
Spring Lake CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Ship to:

Customer ID	Customer PO	Payment Terms	
SL		Net Due	
	Shipping Method	Ship Date	Due Date
	Best Way		1/1/21

Quantity	Item	Description	Unit Price	Amount
		District Management Services - January		3,750.00
		Postage - November		8.24
		Website Administration		125.00
		<i>M</i>		

Subtotal	3,883.24
Sales Tax	
Total Invoice Amount	3,883.24
Payment/Credit Applied	
TOTAL	3,883.24



INVOICE

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

Customer #: 19968821
Invoice #: 7158867
Invoice Date: 1/1/2021
Cust PO #:

Job Number	Description	Amount
341900277	Spring Lake CDD Landscape Maintenance For January	6,916.00
Total invoice amount		6,916.00
Tax amount		
Balance due		6,916.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813-621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account#: 19968821
Invoice #: 7158867
Invoice Date: 1/1/2021

Amount Due:	\$6,916.00
--------------------	-------------------

Thank you for allowing us to serve you

Please reference the invoice # on your check
and make payable to:

BrightView Landscape Services, Inc.
P.O. Box 740655
Atlanta, GA 30374-0655

Spring Lake CDD
11301 Lake Lucaya Dr
Riverview FL 33607

53900
4604
R117



INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7179171
Invoice Date: 1/7/2021
Sales Order: 7405828
Cust PO #:

Project Name: MAINLINE SIZE
Project Description: IRRIGATION

irrigation repairs

Job Number	Description	Amount
341900277	Spring Lake CDD PVC – Mainline 4" DIG UP MAINLINE TO FIND SIZE OF PIPING	480.00
Total Invoice Amount		480.00
Taxable Amount		
Tax Amount		
Balance Due		480.00

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7179171
 Invoice Date: 1/7/2021

*53900
4611
AKA*

Amount Due: \$ 480.00

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655



INVOICE

Sold To: 19968821
 Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

Customer #: 19968821
Invoice #: 7179172
Invoice Date: 1/7/2021
Sales Order: 7405836
Cust PO #:

Project Name: DECEMBER
Project Description: IRRIGATION REPAIRS

irrigation repairs

Job Number	Description	Amount
341900277	Spring Lake CDD Drip Tube – Repair Break Valve – Decoder Replacement –1 Sta. Valve – Solenoid Replacement – 24v AC Nozzle – Replace/Upgrade –Standard	376.66
Total Invoice Amount		376.66
Taxable Amount		
Tax Amount		
Balance Due		376.66

Terms: Net 15 Days

If you have any questions regarding this invoice, please call 813 621-6619

Please detach stub and remit with your payment

Payment Stub

Customer Account #: 19968821
 Invoice #: 7179172
 Invoice Date: 1/7/2021

*53900
4611
AKA*

Amount Due: \$ 376.66

Thank you for allowing us to serve you

Please reference the invoice # on your check and make payable to

Spring Lake CDD
 11301 Lake Lucaya Dr
 Riverview FL 33607

BrightView Landscape Services, Inc.
 P.O. Box 740655
 Atlanta, GA 30374-0655

Johnson Engineering, Inc.
 Remit To:
 P.O. Box 2112
 Fort Myers, FL 33902
 Ph: 239.334.0046 Fax: 239.334.3661

Invoice

January 15, 2021
 Project No: 20214001-000
 Invoice No: 1

Project Manager Philip Chang

FEID #59-1173834

Rick Reidt
 Spring Lake Community Development District
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

Project 20214001-000 Spring Lake CDD Professional Engineering Services
 20214001-000
 Spring Lake CDD
Professional Services through January 10, 2021

PROFESSIONAL SERVICES

Phase No.	Phase Description	Contract Amount	Fee Type	%	Total Inv To-Date	Previously Invoiced	Current Inv Amount	Balance to Complete
1.0	General Engineering Services	0.00	T&M	0 %	1,147.50	0.00	1,147.50	-1,147.50
2.0	Special Services	0.00	T&M	0 %	0.00	0.00	0.00	0.00
3.0	Construction Services	0.00	T&M	0 %	0.00	0.00	0.00	0.00
Totals		0.00			1,147.50	0.00	1,147.50	-1,147.50

SUB-TOTAL PROFESSIONAL SERVICES: 1,147.50

INVOICE TOTAL: 1,147.50

*51200
3103
AKA*

Received
 JAN 21 2021

Summary of professional services

Phase No. / Description	Bill Hours	Bill Rate	Billable Amount
1.0 - General Engineering Services			
Professional 6			
Chang, Philip 1/5/2021	6.00	Hrs @ 170.00	1,020.00
Research and respond to various emails related to brazilian pepper; drainage; curb issues; attend monthly CDD meeting;			
Chang, Philip 1/6/2021	.75	Hrs @ 170.00	127.50
Research construction plans as they relate to road overflow issue;			
1.0 - General Engineering Services Total	6.75		1,147.50

Statement Date: 01/20/2021
Account: 211001371262

SPRING LAKE CDD
11081 RHODINE RD PMP
RIVERVIEW, FL 33579-0000



Current month's charges:	\$277.61
Total amount due:	\$263.51
Payment Due By:	02/10/2021

Your Account Summary

Previous Amount Due	\$278.81
Payment(s) Received Since Last Statement	-\$278.81
Miscellaneous Credits	-\$14.10
Credit balance after payments and credits	-\$14.10
Current Month's Charges	\$277.61
Total Amount Due	\$263.51

It's never been easier with help from our many rebate programs for business.

tampaelectric.com/bizsave

00000036-0000376-Page 15 of 25

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Smooooooth out your energy costs this year.

Still searching for that New Year's Resolution? Our free Budget Billing program can help you plan more and stress less. That's because Budget Billing evens out your bill so you pay about the same amount every month—it's that simple!

tampaelectric.com/budgetforhome tampaelectric.com/budgetforbusiness

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211001371262

Current month's charges:	\$277.61
Total amount due:	\$263.51
Payment Due By:	02/10/2021
Amount Enclosed	\$

603235384149

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371262
Statement Date: 01/20/2021
Current month's charges due 02/10/2021



Details of Charges – Service from 12/15/2020 to 01/14/2021

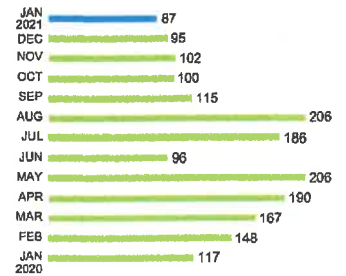
Service for: 11081 RHODINE RD PMP, RIVERVIEW, FL 33579-0000

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
C25373	01/14/2021	81,086	78,383	2,703 kWh	1	31 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	2,703 kWh @ \$0.05928/kWh	\$160.23
Fuel Charge	2,703 kWh @ \$0.03167/kWh	\$85.60
Storm Protection Charge	2,703 kWh @ \$0.00251/kWh	\$6.78
Florida Gross Receipt Tax		\$6.94
Electric Service Cost		\$277.61

Total Current Month's Charges

\$277.61

Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$14.10

Total Current Month's Credits

-\$14.10

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00000036-0000377-Page 17 of 26

Statement Date: 01/20/2021
Account: 211001371445

SPRING LAKE CDD
LUCAYA LAKE CLUB PH1A & BL
RIVERVIEW, FL 33579-0000



Current month's charges:	\$4,617.17
Total amount due:	\$4,488.77
Payment Due By:	02/10/2021

Your Account Summary

Previous Amount Due	\$4,590.29
Payment(s) Received Since Last Statement	-\$4,590.29
Miscellaneous Credits	-\$128.40
Credit balance after payments and credits	-\$128.40
Current Month's Charges	\$4,617.17
Total Amount Due	\$4,488.77

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00000036-0000380-Page 23 of 26

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See reverse side for more information

Account: 211001371445

Current month's charges:	\$4,617.17
Total amount due:	\$4,488.77
Payment Due By:	02/10/2021
Amount Enclosed	\$ _____

603235384150

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371445
Statement Date: 01/20/2021
Current month's charges due 02/10/2021



Details of Charges – Service from 12/12/2020 to 01/13/2021

Service for: LUCAYA LAKE CLUB PH1A & BL, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	3630 kWh @ \$0.02712/kWh	\$98.45
Fixture & Maintenance Charge	119 Fixtures	\$1824.19
Lighting Pole / Wire	119 Poles	\$2562.07
Lighting Fuel Charge	3630 kWh @ \$0.03136/kWh	\$113.84
Storm Protection Charge	3630 kWh @ \$0.00354/kWh	\$12.85
Florida Gross Receipt Tax		\$5.77

Lighting Charges

\$4,617.17

Total Current Month's Charges

\$4,617.17

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$128.40

Total Current Month's Credits

-\$128.40

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00000036-0000381-Page 25 of 25

Statement Date: 01/20/2021
Account: 211001371635

SPRING LAKE CDD
LUCAYA LAKE CLB, PH 1B
RIVERVIEW, FL 33579-0000



Current month's charges:	\$662.49
Total amount due:	\$647.94
Payment Due By:	02/10/2021

Your Account Summary

Previous Amount Due	\$659.22
Payment(s) Received Since Last Statement	-\$659.22
Miscellaneous Credits	-\$14.55
Credit balance after payments and credits	-\$14.55
Current Month's Charges	\$662.49
Total Amount Due	\$647.94

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00000036-0000378-Page 18 of 28

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See reverse side for more information

Account: 211001371635

Current month's charges:	\$662.49
Total amount due:	\$647.94
Payment Due By:	02/10/2021
Amount Enclosed	\$ _____

603235384151

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211001371635
Statement Date: 01/20/2021
Current month's charges due 02/10/2021



Details of Charges – Service from 12/12/2020 to 01/13/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	76 kWh @ \$0.02712/kWh	\$2.06
Fixture & Maintenance Charge	4 Fixtures	\$49.96
Lighting Pole / Wire	4 Poles	\$86.12
Lighting Fuel Charge	76 kWh @ \$0.03136/kWh	\$2.38
Storm Protection Charge	76 kWh @ \$0.00354/kWh	\$0.27
Florida Gross Receipt Tax		\$0.12

Lighting Charges

\$140.91

Details of Charges – Service from 12/12/2020 to 01/13/2021

Service for: LUCAYA LAKE CLB, PH 1B, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	368 kWh @ \$0.02712/kWh	\$9.98
Fixture & Maintenance Charge	13 Fixtures	\$218.28
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	368 kWh @ \$0.03136/kWh	\$11.54
Storm Protection Charge	368 kWh @ \$0.00354/kWh	\$1.30
Florida Gross Receipt Tax		\$0.59

Lighting Charges

\$521.58

Total Current Month's Charges

\$662.49

Miscellaneous Credits

Interest for Cash Security Deposit - Electric

-\$14.55

Total Current Month's Credits

-\$14.55

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

00000036-0000379-Page 21 of 25

Statement Date: 01/20/2021
Account: 211005013209

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
1 1309 RHODINE RD
RIVERVIEW, FL 33579-7715

Current month's charges:	\$41.24
Total amount due:	\$39.29
Payment Due By:	02/10/2021



Your Account Summary

Previous Amount Due	\$26.67
Payment(s) Received Since Last Statement	-\$26.67
Miscellaneous Credits	-\$1.95
Credit balance after payments and credits	-\$1.95
Current Month's Charges	\$41.24
Total Amount Due	\$39.29

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00000016-0000365-Page 21 of 60

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See reverse side for more information

Account: 211005013209

Current month's charges:	\$41.24
Total amount due:	\$39.29
Payment Due By:	02/10/2021
Amount Enclosed	\$

626692154060

LUCAYA LAKE CLUB HOA INC
SPRING LAKE COMMUNITY
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 211005013209
Statement Date: 01/20/2021
Current month's charges due 02/10/2021



Details of Charges – Service from 12/12/2020 to 01/13/2021

Service for: 11309 RHODINE RD, RIVERVIEW, FL 33579-7715

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000538079	01/13/2021	440		203		237 kWh	1	33 Days

Tampa Electric Usage History

Kilowatt-Hours Per Day (Average)



Basic Service Charge		\$18.06
Energy Charge	237 kWh @ \$0.05928/kWh	\$14.05
Fuel Charge	237 kWh @ \$0.03167/kWh	\$7.51
Storm Protection Charge	237 kWh @ \$0.00251/kWh	\$0.59
Florida Gross Receipt Tax		\$1.03
Electric Service Cost		\$41.24

Total Current Month's Charges

\$41.24

Miscellaneous Credits

Interest for Cash Security Deposit - Electric	-\$1.95
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Total Current Month's Credits

-\$1.95

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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SPRING LAKE CDD
LUCAYA LAKE CLUB PH1C
RIVERVIEW, FL 33579-0000

Statement Date: 01/21/2021
Account: 221000910945

Current month's charges:	\$2,713.75
Total amount due:	\$2,596.97
Payment Due By:	02/11/2021

Your Account Summary

Previous Amount Due	\$2,692.37
Payment(s) Received Since Last Statement	-\$2,692.37
Miscellaneous Credits	-\$116.78
Credit balance after payments and credits	-\$116.78
Current Month's Charges	\$2,713.75
Total Amount Due	\$2,596.97

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00003103-0006453-Page 5 of 8

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Account: 221000910945

Current month's charges:	\$2,713.75
Total amount due:	\$2,596.97
Payment Due By:	02/11/2021
Amount Enclosed	\$

613111921345



SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221000910945
Statement Date: 01/21/2021
Current month's charges due 02/11/2021

Details of Charges – Service from 12/15/2020 to 01/14/2021

Service for: LUCAYA LAKE CLUB PH1C, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	2888 kWh @ \$0.02712/kWh	\$78.32
Fixture & Maintenance Charge	77 Fixtures	\$872.24
Lighting Pole / Wire	77 Poles	\$1657.81
Lighting Fuel Charge	2888 kWh @ \$0.03136/kWh	\$90.57
Storm Protection Charge	2888 kWh @ \$0.00354/kWh	\$10.22
Florida Gross Receipt Tax		\$4.59
Lighting Charges		\$2,713.75

Total Current Month's Charges \$2,713.75

Miscellaneous Credits

Interest for Cash Security Deposit - Electric -\$116.78

Total Current Month's Credits -\$116.78

00003103-000645-Page 7 of 8

Important Messages

Annual Deposit Interest Credit

This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.



Statement Date: 01/20/2021
Account: 221007738356

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4B, LIGHTS
RIVERVIEW, FL 33579-0000



Current month's charges:	\$495.57
Total amount due:	\$495.57
Payment Due By:	02/10/2021

Your Account Summary

Previous Amount Due	\$493.75
Payment(s) Received Since Last Statement	-\$493.75
Current Month's Charges	\$495.57
Total Amount Due	\$495.57



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00000036-0000374-Page 11 of 26

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Account: 221007738356

Current month's charges:	\$495.57
Total amount due:	\$495.57
Payment Due By:	02/10/2021
Amount Enclosed	\$

656321719322

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007738356
Statement Date: 01/20/2021
Current month's charges due 02/10/2021



Details of Charges – Service from 12/12/2020 to 01/13/2021

Service for: LUCAYA LAKE CLUB PH 4B, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	247 kWh @ \$0.02712/kWh	\$6.70
Fixture & Maintenance Charge	13 Fixtures	\$162.37
Lighting Pole / Wire	13 Poles	\$279.89
Lighting Fuel Charge	247 kWh @ \$0.03136/kWh	\$7.75
Storm Protection Charge	247 kWh @ \$0.00354/kWh	\$0.87
Florida Gross Receipt Tax		\$0.39
State Tax		\$37.60

Lighting Charges

\$495.57

Total Current Month's Charges

\$495.57

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Statement Date: 01/20/2021
Account: 221007741822

SPRING LAKE CDD
LUCAYA LAKE CLUB PH 4C, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	02/10/2021

Your Account Summary

Previous Amount Due	\$526.32
Payment(s) Received Since Last Statement	-\$526.32
Current Month's Charges	\$528.43
Total Amount Due	\$528.43

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00000036-0000370-Page 3 of 26

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See reverse side for more information

Account: 221007741822

Current month's charges:	\$528.43
Total amount due:	\$528.43
Payment Due By:	02/10/2021
Amount Enclosed	\$

656321719323

Received

JAN 25 2021

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007741822
Statement Date: 01/20/2021
Current month's charges due 02/10/2021



Details of Charges – Service from 12/12/2020 to 01/13/2021

Service for: LUCAYA LAKE CLUB PH 4C, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	285 kWh @ \$0.02712/kWh	\$7.73
Fixture & Maintenance Charge	15 Fixtures	\$187.35
Lighting Pole / Wire	15 Poles	\$322.95
Lighting Fuel Charge	285 kWh @ \$0.03136/kWh	\$8.94
Storm Protection Charge	285 kWh @ \$0.00354/kWh	\$1.01
Florida Gross Receipt Tax		\$0.45
Lighting Charges		\$528.43

Total Current Month's Charges **\$528.43**

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SPRING LAKE CDD
RHODINE RD PH 4A, LIGHTS
RIVERVIEW, FL 33579-0000

Statement Date: 01/21/2021
Account: 221007753553

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	02/11/2021

Your Account Summary

Previous Amount Due	\$385.96
Payment(s) Received Since Last Statement	-\$385.96
Current Month's Charges	\$387.51
Total Amount Due	\$387.51

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00003103-0006451-Page 1 of 8

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See reverse side for more information

Account: 221007753553

Current month's charges:	\$387.51
Total amount due:	\$387.51
Payment Due By:	02/11/2021

Amount Enclosed \$

618050179786

00003103 02 AV 0.38 33607 FTECO101212123304710 00000 02 01000000 007 02 9876 004



SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607-6008

Received

JAN 25 2021

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: 221007753553
Statement Date: 01/21/2021
Current month's charges due 02/11/2021

Details of Charges – Service from 12/15/2020 to 01/14/2021

Service for: RHODINE RD PH 4A, LIGHTS, RIVERVIEW, FL 33579-0000

Rate Schedule: Lighting Service

Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	209 kWh @ \$0.02712/kWh	\$5.67
Fixture & Maintenance Charge	11 Fixtures	\$137.39
Lighting Pole / Wire	11 Poles	\$236.83
Lighting Fuel Charge	209 kWh @ \$0.03136/kWh	\$6.55
Storm Protection Charge	209 kWh @ \$0.00354/kWh	\$0.74
Florida Gross Receipt Tax		\$0.33
Lighting Charges		\$387.51

Total Current Month's Charges \$387.51

00003103-0008452-Page 3 of 8



Statement Date: 01/20/2021
Account: 221008035422

SPRING LAKE CDD
LUCAYA LAKE CLUB PHASE 4D, LIGHTS
RIVERVIEW, FL 33579



Current month's charges:	\$975.94
Total amount due:	\$863.60
Payment Due By:	02/10/2021

Your Account Summary

Previous Amount Due	\$1,047.22
Payment(s) Received Since Last Statement	-\$1,047.22
Miscellaneous Credits	-\$112.34
Credit balance after payments and credits	-\$112.34
Current Month's Charges	\$975.94
Total Amount Due	\$863.60

00000036-0000372-Page 7 of 26

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

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Account: 221008035422

Current month's charges:	\$975.94
Total amount due:	\$863.60
Payment Due By:	02/10/2021

Amount Enclosed \$ _____
678543870587

SPRING LAKE CDD
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

MAIL PAYMENT TO:
TECO
P.O. BOX 31318
TAMPA, FL 33631-3318

Account: **221008035422**
 Statement Date: 01/20/2021
 Current month's charges due **02/10/2021**



Details of Charges – Service from 12/12/2020 to 01/13/2021

Service for: LUCAYA LAKE CLUB PHASE 4D, LIGHTS, RIVERVIEW, FL 33579

Rate Schedule: **Lighting Service**

Lighting Service Items LS-1 (Bright Choices) for 33 days

Lighting Energy Charge	494 kWh @ \$0.02712/kWh	\$13.40
Fixture & Maintenance Charge	26 Fixtures	\$324.74
Lighting Pole / Wire	26 Poles	\$559.78
Lighting Fuel Charge	494 kWh @ \$0.03136/kWh	\$15.49
Storm Protection Charge	494 kWh @ \$0.00354/kWh	\$1.75
Florida Gross Receipt Tax		\$0.79
Franchise Fee		\$59.99

Lighting Charges **\$975.94**

Total Current Month's Charges **\$975.94**

Miscellaneous Credits

Sales Tax Credit -\$112.34

Total Current Month's Credits **-\$112.34**

00000036-0000373-Page 9 of 26



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

**Spring Lake CDD
 Greg Meath
 5680 W. Cypress St.
 Suite A
 Tampa FL 33607**

**Invoice # : 305068
 Invoice Date : 01/07/2021
 Terms : 30 Days
 Project : R19X448500
 Project Manager : Boser, Patrick G.**

Project Name : Spring Lake CDD: Lucaya Lake Club Maintenance

EMAIL ONLY- districtinvoices@merituscorp.com

If you have any questions regarding your project, please contact
 Patrick Boser. Email: Patrick.boser@cardno.com Phone:
 813-927-1201. For any billing inquiries, please contact Angela Rappe'
 Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 12/25/2020

Phase: 56 - Maintenance

	<i>Amount</i>
Monthly Fee	585.00
-December Event	
Subtotal	585.00
Total This Phase	\$585.00
<i>Total Fee Type CPM:</i>	585.00

Amount Due this Invoice **\$585.00**

Outstanding Invoices

Number	Date	Balance
305068	01/07/2021	585.00
Total Now Due		585.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
585.00	0.00	0.00	0.00

5390
4208
DLA



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS EFT@cardno.com
Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Greg Meath
5680 W Cypress Street
Ste A
Tampa FL 33607

Invoice # : 305071
Invoice Date : 01/07/2021
Terms : 30 Days
Project : R18X483800
Project Manager : Boser, Patrick G.

Project Name : Spring Lake CDD: Lucaya Lake Edge Maintenance

Email Invoices: districtinvoices@merituscorp.com

If you have any questions regarding your project, please contact
 Patrick Boser. Email: Patrick.boser@cardno.com Phone:
 813-927-1201. For any billing inquiries, please contact Angela Rappe'
 Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 12/25/2020

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - <i>Jan</i> Monthly Lake Management 7/2020	12,720.00	50.00	6,360.00	5,300.00	1,060.00
58B20 - Quarterly Open Water Maint. 11/20	900.00	25.00	225.00	225.00	0.00
Total Fee Type LS:	13,620.00		6,585.00	5,525.00	1,060.00

Amount Due this Invoice

\$1,060.00

Outstanding Invoices

Number	Date	Balance
305071	01/07/2021	1,060.00
Total Now Due		1,060.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
1,060.00	0.00	0.00	0.00

53900
 4311
 A20



Check Remittance:
 Cardno, Inc.
 P.O. Box 123422
 Dallas, TX 75312-3422

INVOICE

EFT Remittance:
 Account Name: Cardno, Inc.
 Bank Name: HSBC Bank USA, NA
 ABA Number: 123006389
 Account Number: 447006894
 Email Notification: CBS.EFT@cardno.com
 Taxpayer ID No. 45-2663666

Corporate Headquarters: 10004 Park Meadows Drive Suite 300, Lone Tree, CO 80124 Phone: 720 257 5800 Fax: 720 257 5801 www.cardno.com

Please include an invoice copy with payment or reference the invoice number on your remittance.

Spring Lake CDD
Teresa Farlow
2005 Pan Am circle
Suite 300
Tampa FL 33607

Invoice # : 305136
Invoice Date : 01/07/2021
Terms : 30 Days
Project : R18X483500
Project Manager : Boser, Patrick G.

Project Name : Sping Lake CDD: Lucaya Lake Club Lake Management

Email Invoices teresa.farlow@merituscorp.com

If you have any questions regarding your project, please contact Patrick Boser. Email: Patrick.boser@cardno.com Phone: 813-927-1201. For any billing inquiries, please contact Angela Rappe' Email: angela.rappe@cardno.com Phone: 813-712-2930.

For Professional Services Rendered through: 12/25/2020

Phase / Name	Phase Fee	% Complete	Total Fee Earned	Previous Billings	Current Amount
5820 - Monthly Lake Mgmt. 7/2020	5,040.00	16.67	840.00	420.00	420.00
<i>Jan</i>					
Total Fee Type LS:	5,040.00		840.00	420.00	420.00

Amount Due this Invoice **\$420.00**

Outstanding Invoices

Number	Date	Balance
305136	01/07/2021	420.00
Total Now Due		420.00

Aging Balances

Under 30	31 - 60	61 - 90	Over 90
420.00	0.00	0.00	0.00

53900
4308
Q1A1

Project #:	R18X483500	Lake Management	✓
Project Name:	Lucaya Lake Club - LM	Mitigation Maintenance	
Phase:	5820	Technician:	ME
		Other	

TREATMENT DATE	AREAS TREATED / METHOD OF TREATMENT / RESTRICTIONS
12/15/20	reviewed and treated ponds as needed
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0
01/00/00	0

SPECIES TREATED:					
algae	X	paragrass	-	Additional Services:	
alligator weed	X	pennywort	-	dead fish clean up	-
azola	-	primrose willow	X	midge treatments	-
bacopa	-	punk tree	-	trash pick-up	X
bahiagrass	-	ragweed	-		
barnyard grass	-	salt bush	-		
Bermuda grass	-	sedges	-		
Brazilian pepper	-	sesbania	-		
caeserweed	-	soda apple	-		
Carolina willow	-	southern niaid	-		
castorbean	-	Spanish needles	-		
cattail	X	spike rush	-		
Chinese tallow	-	thistle	-		
climbing hempvine	-	torpedograss	X		
cogongrass	-	vetch	-		
dayflower	-	vines	-		
dog fennel	-	water fern	-		
dollarweed	-	water hyacinth	-		
duckweed	X	water-lettuce	-		
elderberry	-	water-lily	-		
grasses	-	watermeal	-		
hairy-pod cowpea	-	widget grass	-		
hydrilla	-	wild taro	-		
hydrocotyle	-				
indigo	-				

Comments:

Grau and Associates

951 W. Yamato Road, Suite 280
Boca Raton, FL 33431-
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Spring Lake Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607*

Invoice No. 20382
Date 01/05/2021

SERVICE	AMOUNT
Audit FYE 09/30/2020	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Invoice

Mr. Brian Lamb
 District Manager - Spring Lake CDD
 2005 Pan AM Circle Drive, Suite 120
 Tampa, FL 33607

Invoice Date: Jan 15, 2021
Invoice No: 2130085-83
Billing Through: Dec 31, 2020

Spring Lake CDD (2130085:)

Phase ID	Phase Description	Contract Amount	% Complete	Contract Billed To Date	Current Services
2130085:	Spring Lake CDD				\$1,323.75
Participate in CDD Meeting; Create spreadsheet of deeds for both HOA and CDD					
	<u>Description</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>	
	Senior Professional Engineer	8.00	\$150.00	\$1,200.00	
	Administrative Staff	2.25	\$55.00	\$123.75	

Reimbursable Expenses:

<u>Date</u>	<u>Description</u>	<u>Units</u>	<u>Cost</u>	<u>Amount</u>
2020-12-28	Copies & Prints - Plotter (B&W)	1.00	\$68.00	\$68.00
Total Reimbursable Expenses:				\$68.00

Amount Due This Invoice: \$1,391.75

51300
 3103
 RLR

SPRING LAKE CDD

MEETING DATE: January 5, 2021

DMS Staff Signature *Phil & Ruth*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
		SALARY ACCEPTED	200.00
<i>Mary Christiana</i> Chrissy Nieves	✓	SALARY ACCEPTED	200.00 ✓
William Kidwell	✓	SALARY ACCEPTED	200.00 ✓
Ruth Brown	✓	SALARY ACCEPTED	200.00 ✓
Warren Keipper	✓	SALARY <i>Accepted</i>	200.00 ✓

mn 010521

Phil & Ruth
1/6/2021



NICHOLS
LANDSCAPE ARCHITECTURE

Invoice

Date	Invoice No.
1/20/2021	SL20-1.1

Due Date
2/4/2021

Bill To

Spring Lake CDD
c/o Meritus
Attn. Rick Reidt
2005 Pan Am Circle, Ste. 120
Tampa, FL 33607

**SPRING LAKE CDD - Lucaya Lakes
Landscape Architecture Misc. Services**

Emailed Invoice on January 20, 2021

DATE OF SERVICE	TASK DESCRIPTION	BILL RATE	QTY.	TOTAL DUE
12/8/2020	Principal Landscape Architect Research information from Rick again. Send email to Kevin C. at Hoover Pump Systems. Review and reply to email from Rick R.	155.00	1.08333	167.92
12/8/2020	Principal Landscape Architect Reply to Kevin on pump and system questions.	155.00	0.45	69.75
12/10/2020	Principal Landscape Architect Meet with Rick R. on site and others to look at ex. well and discuss GPM and clock issues. Return to office.	155.00	3.95	612.25
12/17/2020	Principal Landscape Architect Review plans for information. Email Rick about status of information.	155.00	0.36667	56.83
12/18/2020	Principal Landscape Architect Coord. with Greg of Brightview for information on system.	155.00	0.25	38.75
12/10/2020	Mileage Travel to Team meeting to discuss Well/ Pump issues and review equipment in the field.	0.58	72	41.76

51300
3103
AKA

2021

Wishing You a Happy and Very Healthy New Year!

Total Due \$987.26

"Providing Creative and Sustainable Solutions to Outdoor Spaces and Places"

SPRING LAKE CDD

MEETING DATE: January 5, 2021

DMS Staff Signature *Phil R. Pruitt*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
		SALARY ACCEPTED	200.00
<i>Mary Christiana</i> Chrissy Nieves	✓	SALARY ACCEPTED	200.00 ✓
William Kidwell	✓	SALARY ACCEPTED	200.00 ✓
Ruth Brown	✓	SALARY ACCEPTED	200.00 ✓
Warren Keipper	✓	SALARY <i>Accepted</i>	200.00 ✓

RBO10521

Phil R. Pruitt
1/6/2021

Tampa Bay Times

tampabay.com

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355
 Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
12/27/20		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
12/28/2020	Jean Mitotes	119700	
Total Amount Due		Ad Number	
\$519.00		0000132068	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/27/20	12/27/20	0000132068	Times	Legals CLS	Notice of FY 2021 Meeting Schedule	1	2x48 L	\$517.00
12/27/20	12/27/20	0000132068	Tampabay.com	Legals CLS	Notice of FY 2021 Meeting Schedule AffidavitMaterial	1	2x48 L	\$0.00 \$2.00

Received
 DEC 04 2021

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396
 Toll Free Phone: 1 (877) 321-7355

ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
12/27/20		SPRING LAKE CDD	
Billing Date	Sales Rep	Customer Account	
12/28/2020	Jean Mitotes	119700	
Total Amount Due		Ad Number	
\$519.00		0000132068	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
 DEPT 3396
 PO BOX 123396
 DALLAS, TX 75312-3396

SPRING LAKE CDD
 ATTN: MERITUS DISTRICTS
 2005 PAN AM CIRCLE #300
 TAMPA, FL 33607


51300
 4801
 A.M.R.

**Tampa Bay Times
Published Daily**

STATE OF FLORIDA
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Jean Mitotes** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a **Legal Notice** in the matter **RE: Notice of FY 2021 Meeting Schedule** was published in **Tampa Bay Times: 12/27/20** in said newspaper in the issues of **Baylink Hillsborough**

Affiant further says the said **Tampa Bay Times** is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

Sworn to and subscribed before me this **12/27/2020**



Signature of Notary Public

Personally known or produced identification

Type of identification produced _____



JESSICA ATTARD
Commission # GG 308686
Expires March 28, 2023
Bonded Thru Budget Notary Services

**NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2021
SPRING LAKE COMMUNITY DEVELOPMENT DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Spring Lake Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2021 to be held at the **Clubhouse at Lucaya Lake, located at 11301 Lake Lucaya Drive, Riverview, FL 33579** on the following dates at 6:30 p.m.:

January 05, 2021	6:30 p.m.
February 02, 2021	6:30 p.m.
March 02, 2021	6:30 p.m.
April 06, 2021	6:30 p.m.
May 04, 2021	6:30 p.m.
June 01, 2021	6:30 p.m.
July 06, 20 21	6:30 p.m.
August 03, 2021	6:30 p.m.
September 07, 2021	6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Rick Reidt
District Manager

Run Date: 12/27/2020

0000121581

} SS

SPRING LAKE CDD

MEETING DATE: January 5, 2021

DMS Staff Signature *Phil & Ruth*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
		SALARY ACCEPTED	200.00
<i>Mary Christiana</i> Chrissy Nieves	✓	SALARY ACCEPTED	200.00 ✓
William Kidwell	✓	SALARY ACCEPTED	200.00 ✓
Ruth Brown	✓	SALARY ACCEPTED	200.00 ✓
Warren Keipper	✓	SALARY <i>Accepted</i>	200.00 ✓

WK010521

Phil & Ruth
1/6/2021

SPRING LAKE CDD

MEETING DATE: January 5, 2021

DMS Staff Signature *Phil R. Pruitt*

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
		SALARY ACCEPTED	200.00
<i>Mary Christiana</i> Chrissy Nieves	✓	SALARY ACCEPTED	200.00 ✓
William Kidwell	✓	SALARY ACCEPTED	200.00 ✓
Ruth Brown	✓	SALARY ACCEPTED	200.00 ✓
Warren Keipper	✓	SALARY <i>Accepted</i>	200.00 ✓

Wmk 010521

Phil R. Pruitt
1/6/2021

Spring Lake Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2021



Meritus Districts
2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

Spring Lake CDD

Balance Sheet

As of 1/31/2021

(In Whole Numbers)

	General Fund	Debt Service - Series 2014	Debt Service - Series 2017	Capital Projects- Series 2014	Capital Projects- Series 2017	General Fixed Assets Account Group	General Long-Term Debt	Total
Due To Debt Service Fund	0	0	0	0	0	0	0	0
Accrued Interest Payable	0	0	0	0	0	0	0	0
Accrued Expenses Payable	0	0	0	0	0	0	0	0
Revenue Bonds Payable-LT-2014A	0	0	0	0	0	0	6,290,000	6,290,000
Revenue Bonds Payable - Series 2017	0	0	0	0	0	0	9,375,000	9,375,000
Other	0	0	0	0	0	0	0	0
Total Liabilities	<u>12,446</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>15,665,000</u>	<u>15,677,446</u>
Fund Equity & Other Credits Contributed Capital								
Fund Balance-All Other Reserves	0	862,224	1,155,459	2,081	32,327	0	0	2,052,091
Fund Balance-Unreserved	62,861	0	0	0	0	0	0	62,861
Investment In General Fixed Assets	0	0	0	0	0	23,168,114	0	23,168,114
Unearned Revenues	0	0	0	0	0	0	0	0
Other	364,996	161,065	185,130	(2,081)	(32,326)	0	0	676,785
Total Fund Equity & Other Credits Contributed Capital	<u>427,857</u>	<u>1,023,289</u>	<u>1,340,589</u>	<u>0</u>	<u>2</u>	<u>23,168,114</u>	<u>0</u>	<u>25,959,850</u>
Total Liabilities & Fund Equity	<u><u>440,304</u></u>	<u><u>1,023,289</u></u>	<u><u>1,340,589</u></u>	<u><u>0</u></u>	<u><u>2</u></u>	<u><u>23,168,114</u></u>	<u><u>15,665,000</u></u>	<u><u>41,637,296</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

001 - General Fund
From 10/1/2020 Through 1/31/2021
(In Whole Numbers)

	Annual Budget	Current Period Actual	Budget Variance	Budget Variance %
Revenues				
Special Assessments - Service Charges				
Operations & Maintenance Assmts-Tax Roll	500,513	489,441	(11,072)	(2)%
Interest Earnings				
Interest Earnings	0	388	388	0 %
Total Revenues	500,513	489,829	(10,684)	(2)%
Expenditures				
Legislative				
Supervisor Fees	12,000	1,400	10,600	88 %
Financial & Administrative				
District Manager	45,000	15,000	30,000	67 %
District Engineer	5,000	4,509	491	10 %
Disclosure Report	10,000	5,000	5,000	50 %
Trustees Fees	10,000	3,233	6,767	68 %
Auditing Services	6,000	2,000	4,000	67 %
Postage, Phone, Faxes, Copies	250	416	(166)	(66)%
Public Officials Insurance	3,101	2,960	141	5 %
Legal Advertising	2,500	1,484	1,017	41 %
Bank Fees	250	0	250	100 %
Dues, Licenses & Fees	175	175	0	0 %
Office Supplies	0	104	(104)	0 %
Website Administration	1,500	2,000	(500)	(33)%
Email Hosting Vendor	600	0	600	100 %
ADA Website Compliance	1,500	0	1,500	100 %
Legal Counsel				
District Counsel	8,000	536	7,464	93 %
Electric Utility Services				
Electric Utility Services	100,000	35,632	64,368	64 %
Other Physical Environment				
Mulch/Tree Trimming	35,000	0	35,000	100 %
Waterway Management Program - Contract	18,760	7,035	11,725	63 %
Waterway Improvements & Repairs	12,000	1,060	10,940	91 %
Property & Casualty Insurance	8,885	8,694	191	2 %
Entry & Walls Maintenance	10,000	2,195	7,805	78 %
Landscape Maintenance - Contract	82,992	27,664	55,328	67 %
Landscape Enhancements	45,000	300	44,700	99 %
Plant Replacement Program	10,000	0	10,000	100 %
Wetland Monitoring & Maintenance	7,000	1,320	5,680	81 %
Irrigation Maintenance	10,000	2,115	7,885	79 %
Parks & Recreation				
Park & Common Area Maintenance	35,000	0	35,000	100 %
Capital Reserve				
Reserves	20,000	0	20,000	100 %
Total Expenditures	500,513	124,833	375,680	75 %
Excess of Revenues Over (Under) Expenditures	0	364,996	364,996	0 %
Exc of Rev / Other Sources Over Expend / Other Uses	0	364,996	364,996	0 %
Fund Balance, Beginning of Period	0	45,059	45,059	0 %
Fund Balance, End of Period	0	410,055	410,055	0 %

Spring Lake CDD
Statement of Revenues and Expenditures

200 - Debt Service - Series 2014
From 10/1/2020 Through 1/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	473,481	465,985	(7,496)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>27</u>	<u>27</u>	<u>0 %</u>
Total Revenues	<u>473,481</u>	<u>466,012</u>	<u>(7,469)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Bond Interest	333,481	169,947	163,534	49 %
Bond Principal	<u>140,000</u>	<u>135,000</u>	<u>5,000</u>	<u>4 %</u>
Total Expenditures	<u>473,481</u>	<u>304,947</u>	<u>168,534</u>	<u>36 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>161,065</u>	<u>161,065</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>161,065</u>	<u>161,065</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	862,224	862,224	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,023,289</u></u>	<u><u>1,023,289</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

203 - Debt Service - Series 2017
 From 10/1/2020 Through 1/31/2021
 (In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Special Assessments - Capital Improvements				
Debt Service Assmts - Tax Roll	655,931	641,249	(14,682)	(2)%
Interest Earnings				
Interest Earnings	<u>0</u>	<u>34</u>	<u>34</u>	<u>0 %</u>
Total Revenues	<u>655,931</u>	<u>641,283</u>	<u>(14,648)</u>	<u>(2)%</u>
Expenditures				
Debt Service Payments				
Bond Interest	475,931	241,153	234,778	49 %
Bond Principal	<u>180,000</u>	<u>215,000</u>	<u>(35,000)</u>	<u>(19)%</u>
Total Expenditures	<u>655,931</u>	<u>456,153</u>	<u>199,778</u>	<u>30 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>185,130</u>	<u>185,130</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>185,130</u>	<u>185,130</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	1,017,307	1,017,307	0 %
Fund Balance, End of Period	<u><u>0</u></u>	<u><u>1,202,437</u></u>	<u><u>1,202,437</u></u>	<u><u>0 %</u></u>

Spring Lake CDD
Statement of Revenues and Expenditures

300 - Capital Projects- Series 2014
From 10/1/2020 Through 1/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>2,081</u>	<u>(2,081)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(2,081)</u>	<u>(2,081)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(2,081)</u>	<u>(2,081)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	2,081	2,081	0 %
Fund Balance, End of Period	<u>0</u>	<u>0</u>	<u>0</u>	<u>0 %</u>

Spring Lake CDD
Statement of Revenues and Expenditures

303 - Capital Projects- Series 2017
From 10/1/2020 Through 1/31/2021
(In Whole Numbers)

	<u>Annual Budget</u>	<u>Current Period Actual</u>	<u>Budget Variance</u>	<u>Budget Variance %</u>
Revenues				
Interest Earnings				
Interest Earnings	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Total Revenues	<u>0</u>	<u>1</u>	<u>1</u>	<u>0 %</u>
Expenditures				
Other Physical Environment				
Improvements Other Than Buildings	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Total Expenditures	<u>0</u>	<u>32,326</u>	<u>(32,326)</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0</u>	<u>(32,326)</u>	<u>(32,326)</u>	<u>0 %</u>
Exc of Rev / Other Sources Over Expend / Other Uses	<u>0</u>	<u>(32,326)</u>	<u>(32,326)</u>	<u>0 %</u>
Fund Balance, Beginning of Period	0	(113,400)	(113,400)	0 %
Fund Balance, End of Period	<u>0</u>	<u>(145,725)</u>	<u>(145,725)</u>	<u>0 %</u>

**Spring Lake CDD
Reconcile Cash Accounts**

Summary

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Bank Balance	460,863.23
Less Outstanding Checks/Vouchers	33,601.01
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	427,262.22
Balance Per Books	<u>427,262.22</u>
Unreconciled Difference	<u><u>0.00</u></u>

Click the Next Page toolbar button to view details.

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Outstanding Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
2006	1/7/2021	System Generated Check/Voucher	200.00	Mary Christiana Nieves
2013	1/8/2021	Series 2014 FY21 Tax Dist ID 512	14,038.89	Spring Lake CDD
2014	1/8/2021	Series 2017 FY21 Tax Dist ID 512	19,362.12	Spring Lake CDD
Outstanding Checks/Vouchers			33,601.01	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account

Reconciliation ID: 01/31/2021

Reconciliation Date: 1/31/2021

Status: Locked

Cleared Checks/Vouchers

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Payee</u>
1984	12/4/2020	Series 2014 FY21 Tax Dist ID 507	363,887.32	Spring Lake CDD
1985	12/4/2020	Series 2017 FY21 Tax Dist ID 507	501,865.31	Spring Lake CDD
1992	12/9/2020	Series 2014 FY21 Tax Dist ID 509	31,029.10	Spring Lake CDD
1993	12/9/2020	Series 2017 FY21 Tax Dist ID 509	42,794.64	Spring Lake CDD
1999	12/23/2020	System Generated Check/Voucher	185.50	Hopping Green & Sams
2000	12/23/2020	System Generated Check/Voucher	525.00	Landmark Engineering & Surveying Corporation
2002	1/4/2021	System Generated Check/Voucher	3,883.24	Meritus Districts
2003	1/4/2021	System Generated Check/Voucher	4,125.55	Tampa Electric
2004	1/7/2021	System Generated Check/Voucher	6,916.00	BrightView Landscape Services, Inc.
2005	1/7/2021	System Generated Check/Voucher	1,500.00	Grau and Associates
2007	1/7/2021	System Generated Check/Voucher	200.00	Ruth S.O. Brown
2008	1/7/2021	System Generated Check/Voucher	519.00	Times Publishing Company
2009	1/7/2021	System Generated Check/Voucher	200.00	Warren C. Keipper
2010	1/7/2021	System Generated Check/Voucher	200.00	William H. Kidwell
2011	1/14/2021	System Generated Check/Voucher	856.66	BrightView Landscape Services, Inc.
2012	1/14/2021	System Generated Check/Voucher	2,065.00	Cardno, Inc.
2015	1/21/2021	System Generated Check/Voucher	1,391.75	Landmark Engineering & Surveying Corporation
Cleared Checks/Vouchers			962,144.07	

**Spring Lake CDD
Reconcile Cash Accounts**

Detail

Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 01/31/2021
Reconciliation Date: 1/31/2021
Status: Locked

Cleared Deposits

<u>Document Number</u>	<u>Document Date</u>	<u>Document Description</u>	<u>Document Amount</u>	<u>Deposit Number</u>
CR380	1/8/2021	Tax Distribution - 01.08.21	48,178.38	
Cleared Deposits			48,178.38	