

MEMORANDUM OF UNDERSTANDING

HERNANDO COUNTY WATER AND SEWER DISTRICT, a body corporate and politic of the State of Florida, with an address of 15470 Flight Path Drive, Brooksville, Florida 34604, hereinafter referred to as the "**DISTRICT**", and **SHADY OAKS PROJECT LLC**, a Florida limited liability company, with an address of 4912 Turnbury Wood Drive, Tampa, Florida 33647, hereinafter referred to as the "**DEVELOPER**", hereby enter into this Memorandum of Understanding for the purpose of outlining availability of wastewater treatment capacity for the proposed Shady Oaks North Subdivision consisting of 196 residential homes (**PROJECT**) in the interim period until the Ridge Manor Water Reclamation Facility Expansion project is substantially completed. **DEVELOPER** has provided the following construction schedule for **PROJECT**:

<u>Year</u>	<u>Certificate of Occupancies (CO)</u>
2027	<u>0</u>
2028	<u>98</u>
2029	<u>98</u>

Each party hereby agrees to the following:

DEVELOPER agrees to

- Acknowledge wastewater treatment capacity for the **PROJECT** is limited to the first two years (2027-28) of the construction schedule (98 COs total) until the Ridge Manor Water Reclamation Facility Expansion project is substantially completed.
- Schedule CO requests based on the construction schedule.

DISTRICT agrees to

- Review and approve the Conditional Plat and Construction Drawing submittals for the **PROJECT**.
- Provide general inspections for utility infrastructure during construction.
- Accept Water and Sewer Connection, Hook-up, and Deposit Fees and provide wastewater treatment capacity for up to 98 COs.

Upon request, HCUD may reevaluate wastewater capacity allotment and grant additional wastewater capacity to the **PROJECT** based on the remaining wastewater treatment capacity as the wastewater facility nears substantial completion (estimated June 2028).

After the Ridge Manor Water Reclamations Facility Expansion project is substantially completed, the CO limitation and this agreement will expire. **DISTRICT** will then accept Water and Sewer Connection, Hook-up, and Deposit Fees and provide wastewater capacity for the remainder of the **PROJECT** per the construction schedule.

All other requirements of Hernando County ordinances and building policies that are applicable to this project remain in effect.

DISTRICT

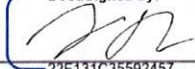
Hernando County Water and Sewer District

By: 
Brad Smith, Interim Director of Utilities

Date: 3-18-26

DEVELOPER

Shady Oaks Project LLC, a Florida limited liability Company

By: 
Joseph Tabshe, Manager

Date: 3/9/2026

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
Hernando County Attorney's Office