

Petition to Establish

GLENLAKES

Community Development District

May 6, 2025

Submitted by:
Vivek K. Babbar, Esq.
STRALEY ROBIN VERICKER
Attorneys at Law
1510 W. Cleveland Street
Tampa, Florida 33606
Telephone: 813-223-9400

Petition to Establish GlenLakes Community Development District

ARC GlenLakes, LLC, a Florida limited liability company (the "**Petitioner**"), petitions the Board of County Commissioners of Hernando County, Florida pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance establishing a community development district, to be known as the GlenLakes Community Development District (the "**District**"), and designating the land area for which the District would manage and finance the delivery of basic services, and states as follows:

1. **Petitioner and Contact Information.** Petitioner is ARC GlenLakes, LLC, a Florida limited liability company, having a mailing address is 10485 GlenLakes Blvd., Weeki Wachee, Florida 34613.
2. **Location and Aerial Maps.** The land area to be served by the District is a parcel of unimproved real property containing approximately 285.07 acres. All of the land in the proposed District is in the unincorporated portion of Hernando County. A map showing the general location of the project and an aerial photograph is attached as **Composite Exhibit A**.
3. **Legal Description.** A metes and bounds legal description of the external boundaries of the District and a survey and description sketch are attached as **Exhibit B**. There are no parcels within the proposed external boundaries of the District which are to be excluded. Section 190.005(1)(a)1, Florida Statutes.
4. **Landowners Consent.** The written consent to the establishment of the District by all landowners, as defined in section 190.003(14), Florida Statutes, of 100% of the real property to be included in and served by the District, is attached as **Exhibit C**. Section 190.005(1)(a)2, Florida Statutes.
5. **Initial Board of Supervisors.** The five persons designated to serve as the initial members of the board of supervisors of the District are identified in **Exhibit D** attached hereto. These initial supervisors shall serve on the board until replaced by elected members as provided by Section 190.006, Florida Statutes. All of the initial supervisors are residents of the State of Florida and citizens of the United States of America. Section 190.005(1)(a)3, Florida Statutes.
6. **Name of the District.** The proposed name of the District is the **GlenLakes Community Development District** (hereinafter in the attached exhibits referred to as "**GlenLakes CDD**"). Section 190.005(1)(a)4, Florida Statutes.
7. **Existing Utilities.** The major trunk water mains, sewer interceptors and outfalls currently in existence on the property to be served by the District are identified in **Exhibit E** attached hereto. Section 190.005(1)(a)5, Florida Statutes.
8. **Proposed Timetables/Estimated Costs and Proposed Infrastructure Plan.** The proposed timetables and related estimates of cost to construct District services and facilities, and proposed infrastructure plan based upon available data, are attached as **Composite Exhibit F**. Section 190.005(1)(a)6, Florida Statutes.
9. **Statement of Estimated Regulatory Costs.** The statement of estimated regulatory costs of the granting of this petition and the establishment of the District pursuant thereto together with an analysis of alternatives for delivering community development services and facilities, is attached as **Exhibit G**. Section 190.005(1)(a)8, Florida Statutes.

10. Future Land Use Map. The future general distribution, location, and extent of public and private uses of land proposed for the area within the District have been incorporated into the adopted and approved Hernando County Comprehensive Plan Land Use Element. The proposed land uses are consistent with the local government comprehensive plan. A copy of the pertinent portion of the Hernando County Land Use Element is attached as **Exhibit H**. Section 190.005(1)(a)7, Florida Statutes.

Consistent with the Hernando County 2040 Comprehensive Plan, development of the District will provide a new residential neighborhood for the County, offering quality growth and additional housing needs and choices to residents while providing for a variety of housing types and flexible development options.

In accordance with Objective 1.04B, Strategy 1.04B(2), of the County Comprehensive Plan, future residential development should be located where the Residential Category predominates the Future Land Use Map. The future land use designation for the area that will comprise the District is "Residential". All services and facilities intended for the District, specifically the roads, street lighting, water/wastewater, recreational facilities, surface water management, and landscape/hardscape, are services and facilities that will support a residential subdivision.

Consistent with Goal 4.01, Strategy 4.01A(2), of the County Comprehensive Plan, development of this subdivision will ensure the availability of new, quality housing options conveniently located to meet the needs of existing and expected County residents.

Consistent with Goal 7.01, Strategy 7.01A(6), of the County Comprehensive Plan, petitioner is requesting additional special powers to provide parks and recreational services, in order to develop neighborhood parks and other like amenities for the District's residents.

11. Property Amenable to Independent Special District. The property within the proposed District is amenable to operation as an independent special district for the following reasons:

- a. Establishment of the District and all land uses and services planned within the proposed District are consistent with applicable elements or portions of the State Comprehensive Plan and all elements of the adopted and approved Hernando County Comprehensive Plan.
- b. The area of land within the proposed District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.
- c. The District provides the best mechanism for delivering community development services and facilities to the proposed community. The Petitioner expects that the establishment of the proposed District will promote development of the land within the District by providing for a more efficient use of resources. That development will in turn benefit Hernando County and its residents outside the District by increasing the ad valorem tax base of Hernando County and generating water and wastewater impact fees which will assist Hernando County to meet its obligations to repay certain bonded indebtedness and transportation and other impact fees as well.
- d. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities.

12. Request of Special Powers. The Petitioner is also requesting Hernando County to grant the District the following special powers: (1) Parks and Recreation powers in accordance with section 190.012(2)(a), Florida Statutes and (2) Security Powers in accordance with section 190.012(2)(d), Florida Statutes.

As mentioned above, in its plan for development of the District, Petitioner proposes to develop recreational facilities within the area served by the District. Recreational facilities, such as parks and other like amenities, will be perpetually maintained by a District maintenance assessment.

Regarding the requested security powers, Petitioner anticipates including fencing in its development. Additionally, while the District will not exercise any police power, in the future the District may choose to contract with the appropriate local governmental agency to provide enhanced security services within the District's boundaries. To do this, the District will need the Board of County Commissioners to grant security powers in the ordinance establishing the District.

I hereby certify that, to my knowledge, the facts contained in this petition are true and correct.

Respectfully signed on April 16, 2025.

ARC GlenLakes, LLC,
a Florida limited liability company,



James Rappaport
Manager

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th date of April, 2025, by James Rappaport as Manager of ARC GlenLakes, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.

[Notary Seal]



CONNIE PETTY
Commission # HH 502619
Expires June 9, 2028

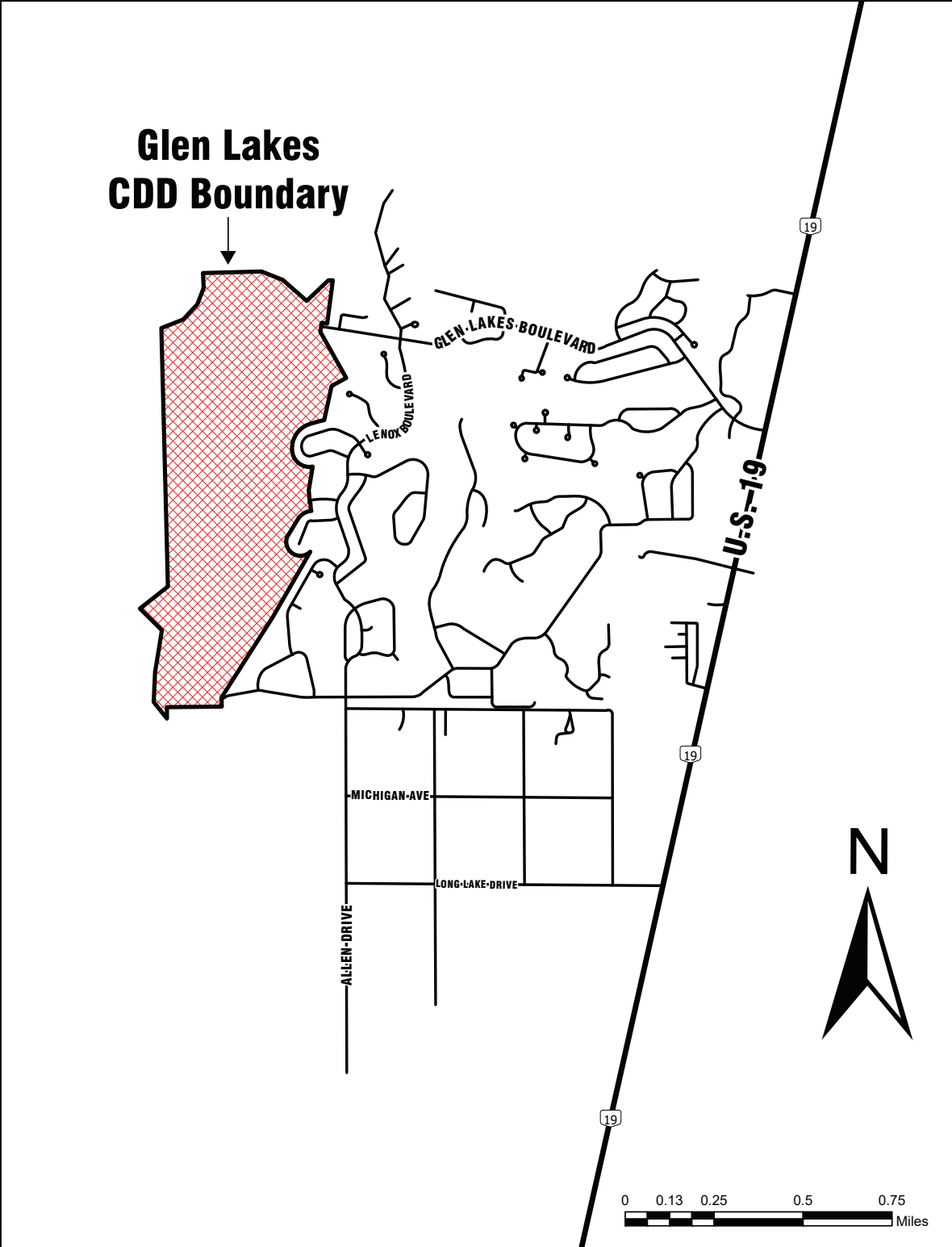


Notary Public

Connie Petty

Name typed, printed or stamped
My Commission Expires: _____

Composite Exhibit A
Location Map and Aerial Map



LOCATION MAP

GLEN LAKES COMMUNITY DEVELOPMENT DISTRICT

DATE
03/25/2025

PROJECT NUMBER
1006-009



**Glen Lakes
CDD Boundary**



AERIAL MAP

GLEN LAKES COMMUNITY DEVELOPMENT DISTRICT

DATE

03/25/2025

PROJECT NUMBER

1006-009

Exhibit B
Legal Description and Sketch

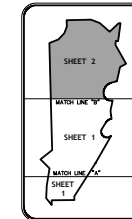
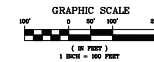
A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"E.W., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40"W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

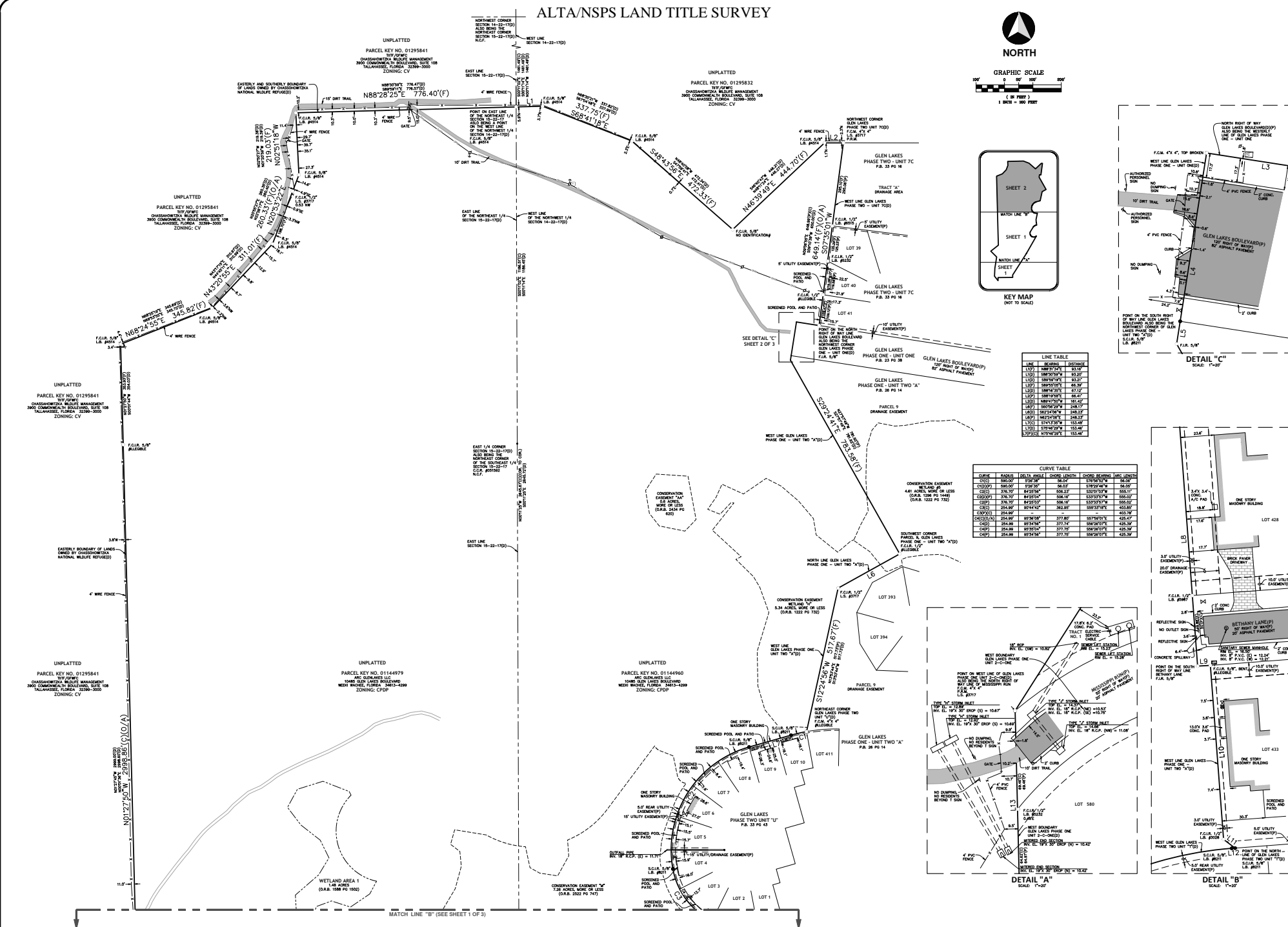
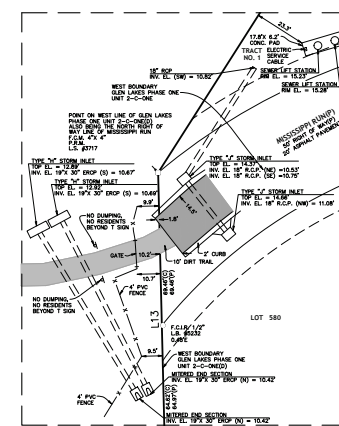
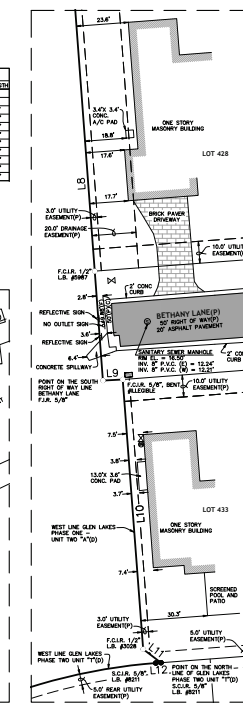
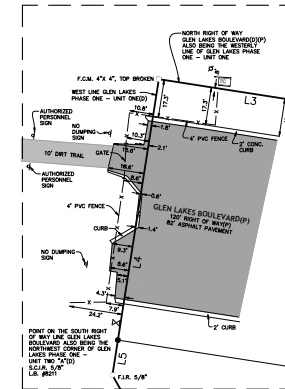
Parcel contains 285.07 acres, more or less.

NORTH



LINE TABLE		
LINE	BEARING	DISTANCE
L(1)F	N88°31'54"E	93.
L(1)D	S88°30'39"W	93.
L(1)D	S89°50'19"E	93.
L(2)F	S89°50'00"E	66.
L(2)D	S88°14'35"E	67.
L(2)F	S88°19'58"E	66.
L(2)D	N89°47'50"W	161.
L(3)F	S60°56'29"W	248.
L(3)D	S82°24'06"W	248.
L(3)F	N62°24'06"E	248.
L(7)C	S74°37'30"W	153.
L(7)D	S79°46'29"W	153.
L(10)C	N75°46'29"E	153.

CURVE	RADIUS	DELTA ANGLE	CURVE LENGTH	CHORD BEARING	ARC LENGTH
C1(C)	690.00	32°28'38"	58.04	57°06'52" W	56.06
C2(C)	690.00	52°28'38"	58.04	57°02'52" W	56.06
C3(C)	376.70	84°25'04"	506.23	53°03'01" W	555.17
C4(C/P)	376.70	84°25'04"	506.18	53°33'57" W	550.02
C5(C)	376.70	84°25'03"	506.18	53°33'57" W	550.02
C6(C)	254.99	90°44'42"	362.95	55°53'18" E	403.85
C7(C/P)	254.99				403.78
C8(C/O/A)	254.99	90°44'08"	377.84	55°59'01" E	425.39
C9(C)	254.99	92°34'56"	377.75	55°26'07" E	425.39
C10(P)	254.99	90°30'04"	377.75	55°26'07" E	425.39
C11(P)	254.99	90°34'56"	377.75	55°26'07" E	425.39



Prepared By:

ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE • PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645-2300 • EMAIL: STEVE.SAMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

1	4/12/2023	ALTA SURVEY

[illegible]

1	ELECTRIC	⊗	WELL	P.N.I. -
2	TURNED OVER	⊗	SANITARY SEWER	SCALE: 1"=100'
3	POWER POLE	⊗	IRRIGATION VALVE	DATE: -
4	UTILITY POLE	⊗	FIRE HYDRANT	CREW CHIEF: -
5	WATER METER	⊗	WATER METER	DRAWN BY: T.L.J.
6	W/IR JUNCTION	⊗	WATER	CHECKED BY: -
7	LIGHT POLE	⊗	BACKFLOW PREVENTER	
8	TELEPHONE CABLE/CONDUIT	⊗	SAS LINE INVERTER	
9	TELEPHONE POLE	⊗	SAS LINE BLOW-OUT ASPT.	
10	TELEPHONE W/IR JUNCTION	⊗	BOX	
11	ELEVATION	⊗	TRAFFIC CONTROL BOX	
12	WATER ELEVATION	⊗		
13	SEWER ELEVATION	⊗		
14	REINFORCED CONCRETE PIPE	⊗		
15	DRIVEWAY/STORM MANHOLE	⊗		

PREPARED FOR:

ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

PROJECT NAME:	
---------------	--

PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

SHEET TITLE:

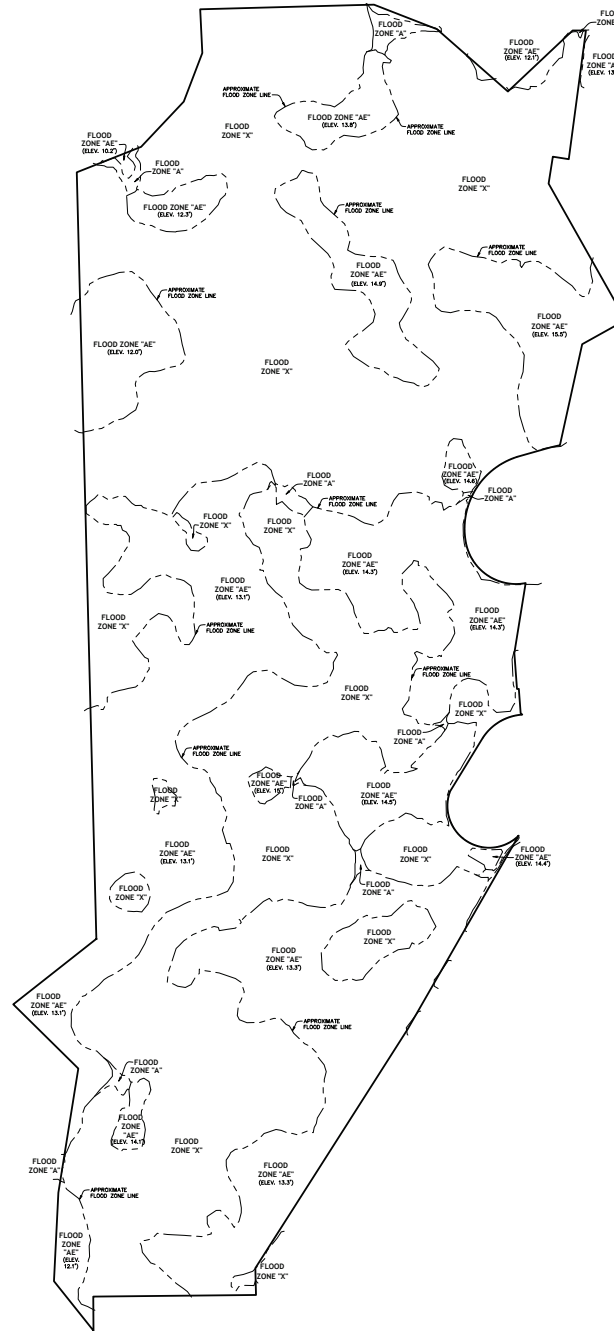
ALTA/NSPS LAND TITLE SURVEY

DATE:

01/12/2023

2 of 3

SECTION(S) 14, 15, 22 AND 23 TOWNSHIP 22 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA



SHEET:
3 of 3

Exhibit C
Consent and Joinder of Landowner

Consent and Joinder of the Sole Landowner to Establish the GlenLakes Community Development District

[Sole Landowner and Petitioner]

The undersigned is the sole owner of certain lands more fully described on **Exhibit "A"** attached hereto and made apart hereof (the "**Property**") and intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.


As the sole owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the written consent to the establishment of the community development district of 100% of the owners of the lands to be included within the community development district is required.

The undersigned hereby consents to the establishment of a community development district which will include the Property within the lands to be a part of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if the Property is sold prior to the establishment, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

ARC GlenLakes, LLC,
a Florida limited liability company,



James Rappaport
Manager

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of physical presence on April 16, 2025 by James Rappaport as Manager of ARC GlenLakes, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ has produced _____ as identification.



Notary Public Signature



CONNIE PETTY
Commission # HH 502619
Expires June 9, 2028

Connie Petty

Notary Stamp

Exhibit "A"

This instrument prepared by
and after recording return to:
Timothy M. Hughes, Esq.



200 Central Avenue
Suite 1600
St. Petersburg, Florida 33701
Phone: (727) 896-7171

Total Consideration Paid \$9,000,000.00
Documentary Stamp Tax Paid: \$63,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective as of the 18th day of June, 2021, by and between **GLEN LAKES PARTNERSHIP, LTD.**, a Florida limited partnership, as successor to by conversion from **THE GLEN LAKES PARTNERSHIP**, a Florida general partnership, whose mailing address is 9000 Glen Lakes Blvd., Weeki Wachee, Florida 34613 (hereinafter referred to as the "**Grantor**"), and **ARC GLENLAKES LLC**, a Florida limited liability company, whose mailing address is 10485 Glen Lakes Blvd., Weeki Wachee, Florida 34613 (hereinafter referred to as the "**Grantee**").

W I T N E S S E T H:

THAT, The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, all that certain land situate in Hernando County, Florida, legally described on Exhibit "A" attached hereto and incorporated herein by reference;

TOGETHER WITH all tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining (collectively, the "**Property**").

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that it has good, right and lawful authority to sell and convey the Property; that it warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other; and that the Property is free of all encumbrances except for (i) taxes accruing subsequent to December 31, 2020, and (ii) those matters set forth on Exhibit "B" attached hereto; provided, however, reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

Dianne Fields
Print Name: Dianne Fields

Tim Hughes
Print Name: Timothy M. Hughes

GLEN LAKES PARTNERSHIP, LTD.,
a Florida limited partnership,
as successor to by conversion from
THE GLEN LAKES PARTNERSHIP,
a Florida general partnership

By: GLEN LAKES DEVELOPMENTS,
INC., a Florida corporation,
Its Sole General Partner

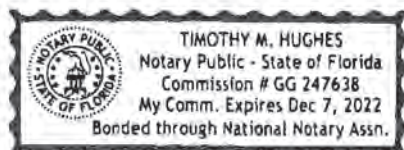
By: *David Craighead*
David Craighead, Vice President

STATE OF FLORIDA

COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this 17th day of June, 2021, by David Craighead, as Vice President, of GLEN LAKES DEVELOPMENTS, INC., a Florida corporation, the Sole General Partner of GLEN LAKES PARTNERSHIP, LTD., a Florida limited partnership, as successor to by conversion from THE GLEN LAKES PARTNERSHIP, a Florida general partnership, on behalf of the limited partnership. He (check one) ☐ is personally known to me or ☒ has produced Driver's License as identification.

[NOTARY SEAL]



Tim Hughes
Notary Public

Timothy M. Hughes
(Type, Print or Stamp Name)

My Commission Expires:

EXHIBIT "A"**LEGAL DESCRIPTION**

PARCEL 1: TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 19 AND PARCEL 8, OF GLEN LAKES PHASE ONE - UNIT ONE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 46, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 2: (TRACT 7A) THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST; AND THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 13, GO THENCE NORTH 31° 52' 17" EAST, 110.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 21' 29" WEST, 44.78 FEET TO THE POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.0 FEET, A CENTRAL ANGLE OF 69° 14' 07", AND A CHORD BEARING OF NORTH 56° 01' 27" WEST, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 30.21 FEET; THENCE NORTH 21° 24' 24" WEST 173.25 FEET TO A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.0 FEET, A CENTRAL ANGLE OF 12° 29' 36" AND A CHORD BEARING OF NORTH 27° 39' 11" WEST, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 92.67 FEET; THENCE NORTH 16° 57' 42" WEST, 308.43 FEET; THENCE NORTH 72° 58' 54" WEST 114.61 FEET; THENCE NORTH 89° 46' 42" EAST 122.08 FEET; THENCE SOUTH 23° 12' 37" EAST 639.30 FEET TO THE POINT OF BEGINNING;

PARCEL 3: A PARCEL OF LAND KNOWN AS UNRECORDED TRACTS 10 THROUGH 14 LYING IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 17 EAST AND IN THE NORTH 1/2 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF LOTS 482, 483 484 AND 485, OF GLEN LAKES PHASE ONE - UNIT TWO "B" ACCORDING TO PLAT RECORDED IN PLAT BOOK 28, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS CORRECTED BY AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 303, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF TRACT 9 AT THE POINT OF INTERSECTION WITH TRACT 1 OF GLEN LAKES PHASE ONE - UNIT ONE ACCORDING TO PLAT RECORDED IN PLAT BOOK 23, PAGES 38 THROUGH 47, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE SOUTH 48° 00' 00" WEST ALONG SAID TRACT 9, A DISTANCE OF 120.0 FEET; THENCE SOUTH 01° 53' 57" EAST ALONG SAID TRACT 9, A DISTANCE OF 124.20 FEET; THENCE NORTH 42° 00' 00" WEST, 56.31 FEET; THENCE SOUTH 83° 09' 44" WEST 61.82 FEET; THENCE SOUTH 06° 50' 16" EAST, 523.11 FEET; THENCE SOUTH 18° 58' 15" EAST 593.46 FEET; THENCE SOUTH 29° 10' 00" WEST, 359.07 FEET; THENCE SOUTH 02° 06' 56" EAST, 340.55 FEET; THENCE SOUTH 42° 29' 03" WEST, 412.93 FEET; THENCE SOUTH 18° 07' 47" WEST, 570.08 FEET; THENCE SOUTH 62° 17' 56" WEST, 82.00 FEET; THENCE SOUTH 16° 05' 00" WEST, 348.75 FEET;

THENCE SOUTH 13° 15' 18" EAST, 607.66 FEET; THENCE SOUTH 27° 25' 57" EAST, 330.53 FEET; THENCE SOUTH 17° 17' 53" EAST, 93.13 FEET; THENCE SOUTH 03° 25' 10" EAST, 122.22 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 75.45 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 11° 31' 43", A RADIUS OF 375.0 FEET AND A CHORD BEARING OF SOUTH 59° 45' 52" WEST; THENCE SOUTH 54° 00' 01" WEST, 99.01 FEET; THENCE NORTH 88° 14' 33" WEST, 793.15 FEET; THENCE SOUTH 78° 00' 03" WEST, 280.82 FEET; THENCE NORTH 56° 59' 57" WEST, 125.0 FEET; THENCE NORTH 12° 55' 47" WEST, 123.74 FEET TO THE MOST SOUTHERLY CORNER OF OPEN SPACE PARCEL OF SAID UNIT TWO "B"; THENCE ALONG THE BOUNDARY OF SAID UNIT TWO "B", NORTH 33° 48' 22" EAST 126.14 FEET; THENCE NORTH 78° 00' 03" EAST, 336.40 FEET; THENCE SOUTH 74° 13' 49" EAST, 683.50 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 34 OF SAID UNIT TWO "B"; THENCE NORTH 27° 31' 12" WEST, 414.21 FEET; THENCE NORTH 00° 45' 33" EAST, 540.0 FEET TO THE SOUTHEAST CORNER OF LOT 485 OF SAID UNIT TWO "B"; THENCE NORTH 02° 54' 44" WEST, 107.32 FEET; THENCE NORTH 18° 02' 01" WEST, 175.80 FEET; THENCE NORTH 49° 34' 26" WEST, 159.60 FEET; THENCE SOUTH 83° 59' 58" WEST, 54.48 FEET TO THE NORTHWEST CORNER OF LOT 482 OF SAID UNIT TWO "B"; THENCE NORTH 51° 00' 02" WEST, 99.47 FEET; THENCE LEAVING SAID UNIT TWO "B", NORTH 31° 32' 26" EAST, 365.67 FEET TO THE MOST SOUTHERLY LINE OF GLEN LAKES PHASE ONE - UNIT THREE, ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGES 18 AND 19, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID UNIT THREE, NORTH 89° 48' 28" EAST, 231.29 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 37 OF SAID UNIT THREE; THENCE NORTH 30° 22' 16" EAST, 713.17 FEET; THENCE NORTH 06° 58' 24" EAST, 297.15 FEET; THENCE NORTH 04° 29' 59" EAST, 347.56 FEET; THENCE NORTH 12° 32' 02" EAST, 166.93 FEET; THENCE NORTH 19° 00' 00" WEST, 272.92 FEET TO THE CORNER OF LOTS 747 AND 748 OF SAID UNIT THREE; THENCE LEAVING SAID UNIT THREE BOUNDARY LINE, NORTH 01° 54' 51" EAST, 1006.84 FEET TO THE SOUTHERLY LINE OF TRACT 19 OF SAID UNIT ONE; THENCE ALONG SAID TRACT 19, SOUTH 67° 12' 57" EAST, 69.74 FEET; THENCE SOUTH 86° 08' 17" EAST, 220.51 FEET TO A CORNER OF TRACT 1 OF SAID UNIT ONE; THENCE ALONG SAID TRACT 1, SOUTH 54° 00' 00" WEST, 42.20 FEET; THENCE SOUTH 09° 00' 00" WEST, 40.46 FEET; THENCE SOUTH 36° 00' 00" EAST, 42.20 FEET; THENCE SOUTH 72° 05' 24" EAST, 83.39 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE PLAT OF GLEN LAKES PHASE ONE UNIT 4-F RECORDED IN PLAT BOOK 38, PAGE 1, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; AND

LESS AND EXCEPT THEREFROM ANY PORTION LYING WITHIN THE PLAT OF GLEN LAKES PHASE ONE UNIT 4-H RECORDED IN PLAT BOOK 42, PAGE 29, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; AND

LESS AND EXCEPT THAT PORTION OF LOT 482, OF GLEN LAKES PHASE ONE - UNIT TWO "B" ACCORDING TO PLAT RECORDED IN PLAT BOOK 28, PAGES 1 AND 2, AS DESCRIBED IN AFFIDAVIT RECORDED IN OFFICIAL RECORDS BOOK 1000, PAGE 303, ALL OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND DESCRIBED

AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF AFORESAID PLATTED LOT 482, GO SOUTH 40° 28' 34" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID PLATTED LOT, 41.33 FEET; THENCE NORTH 49° 34' 26" WEST, 77.97 FEET; THENCE NORTH 83° 59' 58" EAST, 62.39 FEET; THENCE SOUTH 43° 15' 21" EAST, 35.18 FEET TO THE POINT OF BEGINNING.

PARCEL 4: A PARCEL OF LAND KNOWN AS UNRECORDED TRACT 15 LYING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 534, OF GLEN LAKES PHASE ONE - UNIT TWO "B", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE SOUTH 05° 19' 11" WEST, 183.58 FEET; THENCE NORTH 88° 06' 37" WEST, 59.40 FEET; THENCE NORTH 12° 42' 55" WEST, 968.47 FEET; THENCE NORTH 20° 44' 46" EAST, 257.48 FEET TO THE SOUTHEAST CORNER OF PARCEL 15 OF GLEN LAKES PHASE ONE - UNIT TWO "A", ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGES 14 THROUGH 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUING NORTH 20° 44' 46" EAST ALONG THE BOUNDARY OF SAID UNIT TWO "A", 260.55 FEET; THENCE NORTH 65° 00' 01" EAST, 206.11 FEET TO THE WESTERLY RIGHT OF WAY OF LENOX BOULEVARD AS SHOWN ON THE PLAT OF SAID UNIT TWO "A"; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, BEING THE SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 44.76 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 09° 01' 31", A RADIUS OF 284.14 FEET AND A CHORD BEARING OF SOUTH 20° 29' 13" EAST; THENCE SOUTH 24° 59' 59" EAST, 146.72 FEET TO A CURVE TO THE LEFT, ALSO BEING THE NORTH LINE OF AFOREMENTIONED UNIT TWO "B"; THENCE WITH THE BOUNDARY OF SAID UNIT TWO "B" ALONG THE ARC OF SAID CURVE A DISTANCE OF 64.23 FEET, SAID CURVE HAVING A RADIUS OF 365.0 FEET, A CENTRAL ANGLE OF 10° 04' 59" AND A CHORD BEARING OF SOUTH 30° 02' 28" EAST; THENCE LEAVING SAID WESTERLY RIGHT OF WAY, SOUTH 74° 28' 00" WEST, 41.84 FEET; THENCE SOUTH 20° 00' 01" WEST, 390.75 FEET; THENCE SOUTH 01° 18' 21" WEST, 726.84 FEET TO THE POINT OF BEGINNING; TOGETHER WITH that portion of Lot 541, GLEN LAKES PHASE ONE - UNIT TWO "C" TWO, according to the plat thereof recorded in Plat Book 33, Pages 22 and 23, of the Public Records of Hernando County, Florida, being further described as follows: BEGINNING at the Northeast corner of said Lot 541; thence run South 12° 40' 21" East a distance of 132.78 feet; thence North 87° 56' 17" West, a distance of 22.11 feet; thence North 03° 07' 37" West, a distance of 128.94 feet to the POINT OF BEGINNING;

PARCEL 5: TRACTS 16, 17, AND 18, GLEN LAKES PHASE ONE - UNIT TWO "A" ACCORDING TO PLAT RECORDED IN PLAT BOOK 26, PAGES 14 THROUGH 17, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 6: TRACT 20 AND TRACT 20A, GLEN LAKES PHASE ONE - UNIT 2D, ACCORDING TO PLAT RECORDED IN PLAT BOOK 33, PAGES 12 AND 13, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 7: THAT CERTAIN "15 FOOT CART PATH" (TRACT "CP") LYING SOUTH OF LOT 536 AND NORTH OF LOTS 537, 538 AND 539, OF GLEN LAKES PHASE ONE - UNIT 2-C-ONE, RECORDED IN PLAT BOOK 31, PAGES 25 AND 26, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;

PARCEL 8: THAT PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH $01^{\circ} 20' 10''$ EAST ALONG THE WEST LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1329.50 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH $01^{\circ} 15' 35''$ EAST ALONG THE WEST LIMIT OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1329.71 FEET TO THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH $88^{\circ} 59' 12''$ EAST ALONG THE NORTHERLY LIMIT OF SAID SECTION 13 A DISTANCE OF 1332.12 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH $88^{\circ} 12' 53''$ EAST ALONG THE NORTHERLY LIMIT OF SAID SECTION 13 A DISTANCE OF 368.78 FEET TO THE WESTERLY RIGHT OF WAY OF U.S. NO. 19; THENCE SOUTH $14^{\circ} 09' 17''$ WEST ALONG THE WESTERLY RIGHT OF WAY OF U.S. NO. 19 A DISTANCE OF 2729.48 FEET TO THE INTERSECTION OF THE SOUTHERLY LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH $88^{\circ} 47' 18''$ WEST ALONG THE SOUTHERLY LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 1093.52 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT ANY PORTION LYING WITHIN THE PLAT OF SHOPPES AT GLEN LAKES, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 8 AND 9, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; AND

LESS AND EXCEPT THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH $88^{\circ} 46' 51''$ EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 224.30 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH LINE, NORTH $00^{\circ} 00' 00''$ EAST, 307.26 FEET TO THE POINT ON A CURVE, THENCE 125.37 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 88.41 FEET AND A CENTRAL ANGLE OF $81^{\circ} 14' 54''$ AND A CHORD AND BEARING OF 115.13 FEET, NORTH $48^{\circ} 45' 43''$ EAST; THENCE NORTH $00^{\circ} 00' 00''$ EAST 40.06 FEET; THENCE NORTH $90^{\circ} 00' 00''$ EAST 274.52 FEET TO THE WESTERLY RIGHT OF WAY LINE OF PROPOSED OUTER BANKS DRIVE; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE SOUTH $40^{\circ} 31' 20''$ WEST 67.73 FEET TO THE POINT OF CURVE, THENCE 115.57 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF $26^{\circ} 29' 11''$ AND A

CHORD AND BEARING OF 114.54 FEET, SOUTH 27° 16' 45" WEST; THENCE SOUTH 14° 02' 09" WEST 172.72 FEET TO A POINT ON CURVE, THENCE 121.56 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 252.15 FEET AND A CENTRAL ANGLE OF 27° 37' 16" AND A CHORD AND BEARING OF 120.38 FEET, SOUTH 27° 50' 47" WEST TO THE NORTH LINE OF AFORESAID SOUTHWEST 1/4 OF SAID SECTION 13; THENCE ALONG SAID NORTH LINE NORTH 88° 46' 51" WEST 166.59 FEET TO THE POINT OF BEGINNING; AND

LESS AND EXCEPT ANY PORTION LYING WITHIN THE FOLLOWING PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, AND RUN THENCE SOUTH 89° 42' 07" EAST, (BASIS OF BEARING - GRID BEARINGS, NADS3) 368.94 FEET ALONG THE NORTH BOUNDARY OF NORTHEAST 1/4 OF SAID SECTION 13 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AND THE POINT OF BEGINNING; THENCE SOUTH 12° 40' 49" WEST, 1811.29 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00" (CHORD BEARING SOUTH 57° 40' 49" WEST, 35.36 FEET TO A POINT OF TANGENCY; THENCE NORTH 77° 19' 11" WEST 111.00 FEET TO A POINT OF CURVATURE; THENCE WESTERLY 229.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 40° 22' 58" (CHORD BEARING SOUTH 82° 29' 19" WEST 224.35 FEET) TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 240.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 39° 17' 55" (CHORD BEARING SOUTH 81° 56' 45" WEST 235.38 FEET); THENCE SOUTH 07° 30' 00" WEST 171.29 FEET TO A POINT ON A CURVE; THENCE CONTINUE WESTERLY 184.39 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 521.00 FEET AND A CENTRAL ANGLE OF 20° 16' 39" (CHORD BEARING NORTH 69° 36' 39" WEST 183.43 FEET); THENCE NORTH 71° 32' 42" WEST 34.51 FEET; THENCE SOUTH 78° 21' 56" WEST 59.72 FEET; THENCE SOUTH 63° 33' 12" WEST 53.35 FEET; THENCE SOUTH 53° 02' 29" WEST 54.78 FEET; THENCE NORTH 00° 00' 45" WEST 187.33 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY 142.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 94.00 FEET AND A CENTRAL ANGLE OF 86° 47' 36" (CHORD BEARING NORTH 45° 43' 22" WEST 129.16 FEET); THENCE SOUTH 88° 34' 03" WEST, 184.93 FEET; THENCE NORTH 00° 10' 37" WEST 326.30 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 92.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 105° 26' 12" (CHORD BEARING NORTH 52° 54' 43" WEST 79.58 FEET) TO A POINT OF TANGENCY; THENCE SOUTH 74° 21' 11" WEST 361.44 FEET TO A POINT ON A CURVE; THENCE WESTERLY 221.56 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 203.00 FEET AND A CENTRAL ANGLE OF 62° 32' 00" (CHORD BEARING NORTH 78° 23' 44" WEST 210.72 FEET); THENCE NORTH 81° 24' 05" WEST 58.40 FEET; THENCE NORTH 48° 56' 35" WEST 105.26 FEET; THENCE SOUTH 41° 03' 37" WEST 1381.42 FEET; THENCE NORTH 53° 59' 50" WEST, 101.46 FEET; THENCE SOUTH

84° 50' 39" WEST 114.99 FEET TO A POINT ON A CURVE; THENCE WESTERLY 218.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET AND A CENTRAL ANGLE OF 178° 52' 53" (CHORD BEARING SOUTH 86° 10' 45" WEST 139.99 FEET) TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY 13.72 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 52° 24' 55" (CHORD BEARING NORTH 30° 35' 18" WEST 13.25 FEET) TO A POINT OF TANGENCY; THENCE NORTH 56° 47' 87" WEST 172.04 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY 82.21 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET AND A CENTRAL ANGLE OF 14° 03' 36" (CHORD BEARING NORTH 49° 45' 59" WEST, 82.00 FEET); THENCE SOUTH 79° 30' 33" WEST 38.77 FEET; THENCE NORTH 72° 50' 22" WEST 82.03 FEET; THENCE NORTH 67° 49' 43" WEST 77.84 FEET; THENCE SOUTH 67° 34' 31" WEST 59.45 FEET; THENCE NORTH 76° 41' 12" WEST 39.68 FEET; THENCE NORTH 64° 36' 33" WEST 268.24 FEET TO A POINT ON A CURVE; THENCE ALONG THE EASTERLY BOUNDARY OF THE CHASSAHOWITZKA NATIONAL WILDLIFE REFUGE AS RECORDED IN OFFICIAL RECORDS BOOK 1017, PAGE 234, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THE FOLLOWING NINETEEN (19) COURSES: 1) NORTHEASTERLY 830.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.00 FEET AND A CENTRAL ANGLE OF 80° 40' 25" (CHORD BEARING NORTH 29° 49' 39" EAST, 763.79 FEET) TO A POINT OF TANGENCY; 2) NORTH 10° 30' 33" WEST 227.48 FEET TO A POINT OF CURVATURE; 3) NORTHEASTERLY 520.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 365.00 FEET AND A CENTRAL ANGLE OF 81° 38' 42" (CHORD BEARING NORTH 30° 18' 48" EAST 477.21 FEET) TO A POINT OF TANGENCY; 4) NORTH 71° 08' 09" EAST 288.01 FEET; 5) NORTH 01° 55' 42" WEST 224.02 FEET; 6) NORTH 46° 23' 12" WEST 539.94 FEET; 7) SOUTH 67° 01' 16" WEST 395.45 FEET; 8) NORTH 65° 13' 02" WEST 209.67 FEET; 9) NORTH 33° 36' 50" EAST 81.91 FEET; 10) NORTH 33° 36' 49" EAST 279.53 FEET; 11) NORTH 81° 58' 13" EAST 451.89 FEET; 12) NORTH 74° 20' 16" EAST 301.97 FEET; 13) SOUTH 67° 57' 16" EAST 310.68 FEET; 14) NORTH 39° 31' 24" EAST 181.59 FEET; 15) NORTH 11° 29' 27" WEST 246.23 FEET; 16) NORTH 21° 54' 14" EAST 352.29 FEET; 17) NORTH 12° 19' 29" WEST 304.04 FEET; 18) NORTH 89° 49' 37" EAST 96.16 FEET TO THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST; 19) NORTH 00° 04' 57" WEST 70.07 FEET ALONG THE WEST BOUNDARY THEREOF TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 89° 49' 29" EAST 1328.64 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE NORTHEAST CORNER THEREOF, THENCE NORTH 89° 49' 29" EAST 1330.50 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH 89° 49' 29" EAST 672.75 FEET ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 12 TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE SOUTH 12° 40' 49" WEST 1354.30 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

TOGETHER WITH: THAT PORTION OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 01° 19' 33" EAST ALONG THE WEST LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE 995.98 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88° 40' 19" WEST A DISTANCE OF 14.94 FEET; THENCE NORTH 01° 30' 16" EAST A DISTANCE OF 26.38 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 13° 47' 44", AN ARC LENGTH OF 96.31 FEET, AND A CHORD BEARING AND DISTANCE OF NORTH 05° 23' 36" WEST, 96.08 FEET; THENCE NORTH 78° 00' 03" EAST A DISTANCE OF 27.23 FEET TO THE PREVIOUSLY MENTIONED WEST LIMIT OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 01° 30' 16" WEST ALONG SAID WEST LIMIT, 128.08 FEET TO THE POINT OF BEGINNING.

PARCEL 9: Intentionally deleted.

PARCEL 10: PERPETUAL, NON-EXCLUSIVE EASEMENT(S) FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL PUBLIC AND PRIVATE WAYS WHICH ADJOIN THE PREMISES THROUGH OVER AND ACROSS THE COMMON AREA AND COMMON FACILITIES AND OVER AND ACROSS SUCH OTHER PORTIONS OF THE PREMISES AS MAY BE NECESSARY FOR THE PURPOSE OF REASONABLE INGRESS AND EGRESS TO AND FROM ALL PUBLIC AND PRIVATE WAYS WHICH ADJOIN THE PREMISES APPURTENANT THERETO AS SET FORTH AND CREATED IN MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR GLEN LAKES RECORDED IN OFFICIAL RECORDS BOOK 751, PAGE 1030, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS AMENDED.

PARCEL 11: Intentionally deleted.

Parcel 12: Lots 613, 614 and 617, of GLEN LAKES PHASE ONE - UNIT 2D according to plat thereof recorded in Plat Book 33, Page 12, of the Public Records of Hernando County, Florida.

Parcel 12A: Lots 12, 13 and 14 of GLEN LAKES PHASE TWO UNIT "U" according to plat thereof recorded in Plat Book 33, Page 43, of the Public Records of Hernando County, Florida.

Parcel 13: Lots 7, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 23, 27, 28 and 29 and the North 55' of Lot 24 of, GLEN LAKES PHASE ONE UNIT "4-E" according to plat thereof recorded in Plat Book 34, Page 21, of the Public Records of Hernando County, Florida.

Parcel 14: Lot 807 of GLEN LAKES PHASE ONE - UNIT THREE according to plat thereof recorded in Plat Book 26, Page 18, of the Public Records of Hernando County, Florida.

Parcel 15: Lots 33 and 39 of GLEN LAKES PHASE ONE - UNIT 5B according to plat thereof recorded in Plat Book 29, Page 24, of the Public Records of Hernando County, Florida.

Parcel 15A: Lot 1 of GLEN LAKES PHASE TWO UNIT "T" according to plat thereof recorded in Plat Book 33, Page 41, of the Public Records of Hernando County, Florida.

Parcel 16: Lots 951, 952, 953, 954, 955, 956, 958, 959, 960, 962, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 979, 981, 982, 984, 985, 987, 988, 989 and 990 of GLEN LAKES PHASE ONE UNIT "4-F" according to plat thereof recorded in Plat Book 38, Page 1, of the Public Records of Hernando County, Florida.

Parcel 16A: Lots 938, 941, 943, 944, 945, 980, 991, 992, 993, 995, 996, 997, 998, 999, 1000, 1001, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1016, 1020, 1021, 1111 and 1113 of GLEN LAKES PHASE ONE UNIT "4-F" according to plat thereof recorded in Plat Book 38, Page 1, of the Public Records of Hernando County, Florida.

Parcel 17: Lots 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103 and 1104 of GLEN LAKES PHASE ONE UNIT "4-H" according to plat thereof recorded in Plat Book 42, Page 29, of the Public Records of Hernando County, Florida.

Parcel 18: Lot 1 of GLEN LAKES PHASE ONE - UNIT SIX "A" according to plat thereof recorded in Plat Book 26, Page 40, of the Public Records of Hernando County, Florida.

PARCEL 19: TRACTS C-4 AND C-5, GLEN LAKES PHASE ONE - UNIT ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE(S) 38, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA;
LESS AND EXCEPT ALL THAT PORTION OF SAID TRACT C-5 LYING WITHIN THE PLAT OF SHOPPES AT GLEN LAKES, AS RECORDED IN PLAT BOOK 40, PAGE(S) 8, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Parcel 20: Tract C-2, Glen Lakes Phase One-Unit One, as recorded in Plat Book 23, Pages 38-47, inclusive, Public Records of Hernando County, Florida.

Parcel 21: That portion of Sections 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 CORNER OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE N89°06'47"W, 511.92 FEET ALONG THE SOUTH BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 22 TO THE SOUTHWESTERLY CORNER OF GLEN LAKES PHASE ONE, UNIT 2-C-ONE AS RECORDED IN PLAT BOOK 31, PAGES 25 AND 26 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE POINT OF BEGINNING;

THENCE FOLLOWING THE NEXT 19 COURSES ALONG A PORTION OF THE EASTERLY BOUNDARY OF LANDS IN SECTIONS 22, 14 AND 15 OF TOWNSHIP 22 SOUTH, RANGE 17 EAST OWNED BY CHASSAHOWITZKA NATIONAL WILDLIFE REFUGE AS REFLECTED IN DEED RECORDED IN OFFICIAL RECORD BOOK 1017, PAGES 234 THROUGH 237 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THE BEARINGS USED IN SAID DEED ARE BASED ON A DIFFERENT BEARING SYSTEM THAN USED IN THE SURVEY PREPARED BY A CIVIL DESIGN GROUP, L.L.C., SURVEYING AND MAPPING UNDER JOB NO. 175007-3, DATED MARCH 18, 2019, HOWEVER, SAID SURVEY DATA REFLECTS THE PHYSICAL MONUMENTATION AND INTENT OF SAID DEED;

FROM THE POINT OF BEGINNING, CONTINUE THENCE N89°05'56"W, 813.56 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE S01°13'54"W, 170.16 FEET; THENCE N37°04'34"W, 316.60 FEET; THENCE N04°23'34"E, 443.03 FEET; THENCE N10°35'30"E, 628.60 FEET; THENCE N43°51'55"W, 456.98 FEET; THENCE N53°14'12"E, 528.79 FEET; THENCE N00°02'04"E, 835.83 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 17 EAST; THENCE N00°01'36"E, 2998.60 FEET; THENCE N69°53'55"E, 345.72 FEET; THENCE N44°45'11"E, 310.99 FEET; THENCE N22°26'17"E, 260.40 FEET; THENCE N01°20'59"W, 219.39 FEET; THENCE S89°59'11"E, 776.57 FEET TO A POINT ON THE EAST LINE OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 17 EAST; THENCE S89°59'19"E, 93.21 FEET; THENCE S67°04'48"E, 337.99 FEET; THENCE S47°09'41"E, 472.41 FEET; THENCE N48°11'24"E, 446.27 FEET; THENCE S88°16'35"E, 67.12 FEET TO THE NORTHWEST CORNER OF GLEN LAKES PHASE TWO, UNIT 7C AS RECORDED IN PLAT BOOK 33, PAGES 16-17 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE END OF THE PREVIOUSLY STATED 19 COURSES;

THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID GLEN LAKES PHASE TWO, UNIT 7C, S09°10'39"W, 650.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF GLEN LAKES BOULEVARD AND THE SOUTHWEST CORNER OF SAID GLEN LAKES PHASE TWO, UNIT 7C; THENCE N79°40'00"W, 80.75 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF GLEN LAKES PHASE ONE - UNIT ONE AS RECORDED IN PLAT BOOK 23, PAGES 38-47 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S10°28'12"W, ALONG THE WEST LINE OF SAID GLEN LAKES PHASE ONE - UNIT ONE A DISTANCE OF 120.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF GLEN LAKES BOULEVARD AND THE NORTHWESTERLY CORNER OF GLEN LAKES PHASE ONE, UNIT TWO-" A" AS RECORDED IN PLAT BOOK 26, PAGES 14-17 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE S10°28'12"W, ALONG THE WEST LINE OF PARCEL 9 OF AFORESAID GLEN LAKES PHASE ONE, UNIT TWO-" A" A DISTANCE OF 16.24 FEET; THENCE CONTINUE ALONG SAID WEST LINE S27°57'49"E, 781.92 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 9; THENCE S62°24'06"W, ALONG THE NORTH LINE OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" A DISTANCE OF 248.23 FEET; THENCE CONTINUE S13°53'44"W ALONG THE

AFOREMENTIONED WEST LINE OF GLEN LAKES PHASE ONE, UNIT TWO-" A" A DISTANCE OF 517.73 FEET TO THE NORTHEAST CORNER OF GLEN LAKES PHASE TWO, UNIT "U" AS RECORDED IN PLAT BOOK 33, PAGES 43-44 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 05°26'35" AND A CHORD AND BEARING OF S78°29'46"W, 56.03 FEET; THENCE RUN WESTERLY 56.05 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE BOUNDARY LINE OF SAID GLEN LAKES PHASE TWO, UNIT "U" TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID BOUNDARY LINE THE FOLLOWING COURSES AND DISTANCES; THENCE S75°46'29"W, 153.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 376.70 FEET, A CENTRAL ANGLE OF 84°25'04" AND A CHORD AND BEARING OF S33°33'57"W, 506.16 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE 555.02 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 254.99 FEET, A CENTRAL ANGLE OF 95°34'56" AND A CHORD AND BEARING OF S56°26'07"E, 377.75 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE 425.39 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" ; THENCE ALONG SAID WESTERLY BOUNDARY S13°53'44"W, 363.85 FEET; THENCE S02°52'59"E, 180.00 FEET; THENCE N87°07'01"E, 8.94 FEET; THENCE S02°52'59"E, 123.17 FEET; THENCE S51°18'34"E, 10.29 FEET TO A POINT ON THE NORTH BOUNDARY OF GLEN LAKES PHASE TWO, UNIT "T" AS RECORDED IN PLAT BOOK 33, PAGES 41-42 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE LEAVING THE AFOREMENTIONED BOUNDARY LINE OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" , CONTINUE ALONG THE BOUNDARY LINE OF SAID GLEN LAKES PHASE TWO, UNIT "T" THE FOLLOWING COURSES AND DISTANCES; THENCE RUN S87°41'13"W, 2.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 255.00 FEET, A CENTRAL ANGLE OF 54°12'52" AND A CHORD AND BEARING OF S60°00'34"W, 232.39 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 241.29 FEET TO THE POINT OF TANGENCY; THENCE S32°55'06"W, 307.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 209.02 FEET, A CENTRAL ANGLE OF 155°12'36" AND A CHORD AND BEARING OF S55°42'12"E, 408.30 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE 566.22 FEET TO A POINT ON THE WESTERLY BOUNDARY OF AFOREMENTIONED GLEN LAKES PHASE ONE, UNIT TWO-" A" ; THENCE RUN ALONG SAID WESTERLY BOUNDARY S31°18'59"W, 713.75 FEET TO THE SOUTHWESTERLY CORNER OF SAID GLEN LAKES PHASE ONE, UNIT TWO-" A" AND THE NORTHWEST CORNER OF GLEN LAKES PHASE ONE, UNIT 2-C-TWO AS RECORDED IN PLAT BOOK 33, PAGES 22 AND 23 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID GLEN LAKES PHASE ONE UNIT 2-C-TWO S31°18'59"W, 401.50 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY S34°02'07"W, 1417.38 FEET TO A POINT ON THE WESTERLY BOUNDARY OF GLEN LAKES PHASE ONE, UNIT 2-C-ONE AS RECORDED IN PLAT BOOK 31, PAGES 25-26 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE

NORTH RIGHT-OF-WAY LINE OF MISSISSIPPI RUN; THENCE ALONG SAID
WESTERLY BOUNDARY S00°00'28"E, 134.43 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"**PERMITTED EXCEPTIONS**

1. Any matters disclosed by an accurate Survey of the Property. (affects Parcels 12, 12A, 13, 14, 15, 15A, 16, 16A, 17 and 18)
2. Any rights, interests or claims arising from the following matters shown on the survey affecting Parcel 20 prepared by A Civil Design Group, L.L.C., dated February 20, 2019, last revised March 21, 2019, known as Job No. 196015-2:
 - A. 6 foot chain link fence encroachment into easement along the South line and into the lands to the South.
 - B. Asphalt driveway encroachment into the lands to the South
3. Any rights, interests or claims arising from the following matters shown on the survey affecting Parcel 21 prepared by A Civil Design Group, L.L.C., dated February 2, 2020, last revised June 8, 2020, known as Job No. 175007-3:
 - A. 4 foot barbed wire fence encroachments along the North and West lines.
 - B. Power poles, overhead utility lines, guy wires, and telephone box traversing the North portion of the subject lands without the benefit of any known easements.
 - C. 4' vinyl fence adjacent to the west end of Glen Lakes Blvd together with encroachment of same into said right of way.
 - D. Concrete basketball court and 3' concrete walk lying south of the west end of Glen Lakes Blvd. and lying on a portion of Parcel 9 (drainage easement) of Glen Lakes Phase 1, Unit 2A.
 - E. 10 foot wide dirt road traversing the subject lands without the benefit of any known easement.
 - F. Encroachments of 10 foot wide dirt road into Wetland E, Wetland N, Wetland O and Conservation Easement S.
 - G. Underground drainage facilities and appurtenances benefiting other lands near the East line on Sheet 5 of Survey without the benefit of any known easement.
 - H. Asphalt and curbs lying west of the west end of Glen Lakes Blvd.
 - I. Transformer lying North of the West end of Glen Lakes Blvd.
 - J. Concrete flume and signs at the west end of Bethany Lane.
 - K. Curbs and asphalt, "WEIR, 36 inch RCP and MES" (drainage facilities) lying west of Mississippi Run.
4. Any rights, interests or claims arising from the following matters shown on the survey affecting Parcels 1 through 8 and 19 prepared by TerraMetrix, LLC Surveying - Planning - Geomatics, dated February 18, 2019, known as Job No. 18009:
 - A. 8 inch curbs and asphalt encroachment over the North line of Parcel 19; Outer Banks Drive and 10' Drainage & Utility Easement.

- B. 6 foot chain link fence encroachment near the Southwest corner of Parcel 6 into Lennox Blvd. and Mississippi Run.
 - C. Matters arising out of Tract 20A being described in Parcel 6 but not depicted as part of the boundary survey.
 - D. Mail Kiosk and 8 inch wall encroachment on Parcels 3 and 6 without the benefit of any known easement.
 - E. 8 inch curbs and asphalt encroachments over the North and West lines of Parcel 1 into 10' easement, Lennox Blvd. and Glen Lakes Blvd.
5. All governmental actions, ordinances, statutes, permits and approvals now, or in the future, existing with respect to all or any of the Lots. (affects Parcels 12, 12A, 13, 14, 15, 15A, 16, 16A, 17 and 18)
 6. Easement(s) granted to the State of Florida for the use and benefit of the State Department of Transportation by Drainage Easement recorded March 13, 1972, in Official Records Book 286, Page 848, of the Public Records of Hernando County, Florida. (affects Parcels 1, 10, 19 and 20)
 7. Easement(s) and matters contained in Franchise and Easement Agreement with the Withlacoochee River Electric Cooperative, Inc., recorded November 16, 1972, in Official Records Book 303, Page 54, of the Public Records of Hernando County, Florida.
 8. Ordinance No. 84-15 recorded October 3, 1984, in Official Records Book 561, Page 11, which has been confirmed and adopted by Resolution No. 84-75 recorded September 26, 1984 in Official Records Book 560, page 794, all of the Public Records of Hernando County, Florida.
 9. Easement(s) granted to Withlacoochee River Electric Cooperative by Easement for Right of Way recorded September 13, 1986, in Official Records Book 705, Page 1611; as affected by Subordination Agreement recorded in Official Records Book 2568, Page 585, all of the Public Records of Hernando County, Florida. (affects Parcels 1 through 8 and 10 through 20)
 10. All right, title and interest of the Board of County Commissioners of Hernando County, Florida, a political subdivision of the State of Florida, in the Quit Claim Deed to a predecessor in title recorded January 27, 1989, in Official Records Book 721, Page 1847, of the Public Records of Hernando County, Florida, in an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same, which interest may have been reserved under Section 270.11, Florida Statute. (affects Parcel 8 only)
 11. Terms, conditions, and provisions of Agreements, recorded September 13, 1989, in Official Records Book 750, Page 213; as amended by Amendment to Agreement dated September 12, 1989, recorded in Official Records Book 1038, Page 632; and together with Agreement dated November 15, 1993, recorded in Official Records Book 940, Page 1335, all of the Public Records of Hernando County, Florida. (affects Parcels 15 and 18)

12. Easement recorded September 13, 1989, in Official Records Book 750, Page 215, of the Public Records of Hernando County, Florida. (affects Parcel 10)
13. Water and Sewer Agreement executed by and between William D. Allan, Trustee and Hernando County, Florida, a political subdivision of the State of Florida recorded January 17, 1990, in Official Records Book 764, Page 1765; Addendum to Water and Sewer Agreement dated January 22, 1988, executed by and between The Glen Lakes Partnership, a Florida general partnership, Royal Palm Beach Colony, Limited Partnership and Hernando County Water and Sewer District recorded June 7, 1989, in Official Records Book 738, Page 1404; Amendment to Addendum dated May 2, 1989, to Water and Sewer Agreement dated January 22, 1988, executed by and between The Glen Lakes Partnership, a Florida general partnership, Hernando County, Florida, a political subdivision of the State of Florida and Hernando County Water and Sewer District recorded September 13, 1989, in Official Records Book 750, Page 231; Letter of Understanding recorded August 17, 1990, in Official Records Book 791, Page 11; Second Amendment dated May 2, 1989, to Water and Sewer Agreement dated January 22, 1988, recorded February 1, 1991, in Official Records Book 808, Page 448; Water and Sewer Agreement dated March 16, 1992, recorded July 24, 1992, in Official Records Book 874, Page 454; Agreement relating to Construction of Subregional Wastewater Plant executed by and between the Hernando County Water and Sewer District and The Glen Lakes Partnership, a Florida general partnership recorded December 1, 1992, in Official Records Book 890, Page 1599; Subordination Agreement recorded April 3, 2008, in Official Records Book 2549, Page 1513; and Amended and Restated Water and Sewer Agreement recorded in Official Records Book 3906, Page 1713, all of the Public Records of Hernando County, Florida.
14. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT ONE, recorded in Plat Book 23 Pages 38 through 47 inclusive. as supplemented and affected by Surveyor's Affidavit recorded in Official Records Book 937, Page 1460; and Subordination Agreement recorded in Official Records Book 2568, Page 585, all of the Public Records of Hernando County, Florida. (affects Parcels 1, 10, 19 and 20)
15. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Master Declaration of Covenants, Conditions, Restrictions and Easements for GlenLakes recorded September 25, 1989, in 751, Page 1030; as supplemented and amended by Ratification recorded in Official Records Book 770, Page 1803; First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 770, Page 1804; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 781, Page 397; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 807, Page 41; Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 840, Page 1588; Declaration of Inclusion recorded in Official Records Book 849, Page 784; Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 862, Page 206; Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes

recorded in Official Records Book 862, Page 208; Declaration of Inclusion recorded in Official Records Book 879, Page 156; Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1003, Page 1855; Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1045, Page 327; Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 816; Ninth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 756; Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1105, Page 1596; Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1529, Page 150; Twelfth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1534, Page 850; Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3303, Page 792; Fourteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3702, Page 1740; and Summary Notice of Preservation of Covenants and Restrictions under Marketable Record Title Act recorded in Official Records Book 3733, Page 1238, all of the Public Records of Hernando County, Florida, as amended. (affects Parcels 1, 3, 4, 5, 6, 7, 10 through 18 and any of Parcels 2, 4, 8 and 21 lying within the lands described on Exhibit B contained in Declaration of Inclusion recorded in Official Records Book 849, Page 784).

16. Ordinance No. 89-25 recorded January 31, 1990, in Official Records Book 766, Page 1036; Ordinance No. 90-2 recorded February 12, 1990, in Official Records Book 768, Page 78; and Ordinance No. 90-34 recorded January 7, 1991, in Official Records Book 805, Page 1643, all of the Public Records of Hernando County, Florida.
17. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT TWO "A", recorded in Plat Book 26, Page 14 through 17, inclusive; as affected by Affidavit of Corrections recorded in Official Records Book 878, Page 763, all of the Public Records of Hernando County, Florida.(affects Parcel 5)
18. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT THREE, recorded in Plat Book 26, Page 18 and 19, of the Public Records of Hernando County, Florida. (affects Parcel 14)
19. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Estate Section, Phase I, Unit IIA, recorded January 24, 1992, in Official Records Book 849, Page 744; as supplemented and amended by Declaration of Inclusion recorded in Official Records Book 954, Page 1; First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Estate Section, Phase I, Unit IIA, recorded in Official Records Book 1103, Page 806; Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The

Villages of Glenlakes Estate Section, Phase I, Unit IIA, recorded in Official Records Book 1178, Page 1680; Declaration of Inclusion recorded in Official Records Book 1208, Page 586; Declaration of Inclusion recorded in Official Records Book 1550, Page 87; Declaration of Inclusion recorded in Official Records Book 1631, Page 1981; and Declaration of Inclusion recorded in Official Records Book 1785, Page 1719; all of the Public Records of Hernando County, Florida, as amended. (affects Parcels 3, 6, 7, 12, 12A and 15A)

20. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT SIX "A", recorded in Plat Book 26, Page 40 and 41, of the Public Records of Hernando County, Florida. (affects Parcel 18)
21. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes, Phase I, Unit VI A, recorded March 8, 1993, in Official Records Book 903, Page 791, having been re-recorded in Official Records Book 987, Page 1530; as supplemented and amended by Second (1st) Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes, Phase I, Unit VI A, recorded in Official Records Book 1103, Page 804; and Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes, Phase I, Unit VI A, recorded in Official Records Book 1178, Page 1678; all of the Public Records of Hernando County, Florida, as amended. (affects Parcel 18)
22. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT TWO "B", recorded in Plat Book 28, Page 1 and 2; as affected by Affidavits recorded in Official Records Book 1000, Page 303; and Official Records Book 1019, Page 335, all of the Public Records of Hernando County, Florida. (affects Parcel 3)
23. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT 5B, recorded in Plat Book 29, Page 24 and 25, of the Public Records of Hernando County, Florida. (affects Parcel 15)
24. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes Estates Section, Phase One - Unit 4A, recorded February 12, 1996, in Official Records Book 1052, Page 1189; as supplemented and amended by First Amendment to Declaration of Covenants, Conditions, Restrictions for Glen Lakes Estates Section, Phase One - Unit 4A, recorded in Official Records Book 1091, Page 1589; Second Amendment to Declaration of Covenants, Conditions, Restrictions for Glen Lakes Estates Section, Phase One - Unit 4A, recorded in Official Records Book 1103, Page 808; Second Amendment to Declaration of Covenants, Conditions, Restrictions for Glen Lakes Estates Section, Phase I - Unit IV A, recorded in Official Records Book 1178, Page 1682; Amendment to Restrictions Declaration of Inclusion recorded in Official Records Book 1284, Page 379; Amendment to Restrictions Declaration of Inclusion recorded in Official Records Book 1284, Page 381; Declaration of Inclusion recorded in Official Records Book 1346, Page 1326; and Declaration

- of Inclusion recorded in Official Records Book 2276, Page 309, all of the Public Records of Hernando County, Florida, as amended,. (affects Parcel 16)
25. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT 2-C-ONE, recorded in Plat Book 31, Page 25 and 26, of the Public Records of Hernando County, Florida. (affects Parcel 7)
 26. Easement(s) granted to the Southwest Florida Water Management District by Conservation Easements recorded October 7, 1998, in Official Records Book 1222, Page 719; as affected by Affidavit recorded in Official Records Book 1296, Page 1449, all of the Public Records of Hernando County, Florida. (affects Parcel 21)
 27. Easement and Right of Entry Agreement recorded in Official Records Book 1309, Page 396; and Memorandum of Agreement recorded in Official Records Book 1309, Page 400, all of the Public Records of Hernando County, Florida.
 28. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT 2D, recorded in Plat Book 33, Page 12 and 13, of the Public Records of Hernando County, Florida. (affects Parcels 6 and 12)
 29. Easement(s) granted to the Southwest Florida Water management District, a public corporation by Deed of Conservation Easement recorded in Official Records Book 1588, Page 1502, of the Public Records of Hernando County, Florida. (affects Parcel 21)
 30. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE UNIT "4-E", recorded in Plat Book 34, Page 21 and 22, of the Public Records of Hernando County, Florida. (affects Parcel 13)
 31. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes, Phase One - Unit 4E, recorded August 10, 2004, in Official Records Book 1881, Page 182; as supplemented and amended by Declaration of Inclusion recorded in Official Records Book 2276, Page 306, all of the Public Records of Hernando County, Florida, as amended. (affects Parcels 13 and 16)
 32. Easement(s) granted to the Southwest Florida Water Management District, a public corporation by Deed of Conservation Easement recorded in Official Records Book 1888, Page 1542, of the Public Records of Hernando County, Florida. (affects Parcel 21)
 33. Easement(s) granted to the Southwest Florida Water management District, a public corporation by Deed of Conservation Easement recorded in Official Records Book 1924, Page 511, of the Public Records of Hernando County, Florida. (affects Parcel 21)
 34. Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 2219, Page 1505; having been re-recorded in Official Records Book 2245, Page 753, all of the Public Records of Hernando County, Florida. (affects Parcel 19)

35. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE UNIT "4-F", recorded in Plat Book 38, Page 1, 2 and 3, of the Public Records of Hernando County, Florida. (affects Parcel 16)
36. Access Easement Agreement recorded in Official Records Book 2285, Page 330, of the Public Records of Hernando County, Florida. (affects Parcel 8)
37. Declaration of Easements, Covenants and Restrictions recorded in Official Records Book 2417, Page 556, of the Public Records of Hernando County, Florida. (affects Parcel 19)
38. Memorandum of Road Development Agreement by and between Glen Lakes Partnership, Ltd., a Florida limited partnership and Shoppes at Glen Lakes, Ltd., a Florida limited partnership recorded March 22, 2007, in Official Records Book 2417, Page 593, of the Public Records of Hernando County, Florida. (affects Parcel 19)
39. Conservation Easement recorded April 27, 2007, in Official Records Book 2434, Page 620, of the Public Records of Hernando County, Florida. (affects Parcels 8 and 21)
40. Easement(s) granted to the Southwest Florida Water management District, a public corporation by Conservation Easement recorded in Official Records Book 2522, Page 747, of the Public Records of Hernando County, Florida. (affects Parcel 21)
41. Declaration of Covenants and Restrictions recorded in Official Records Book 2749, Page 550; as amended by Amendment to Declaration of Covenants and Restrictions recorded in Official Records Book 3424, Page 1082, all of the Public Records of Hernando County, Florida. (affects Parcels 1 through 8)
42. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE UNIT "4-H", recorded in Plat Book 42, Page 29 and 30, of the Public Records of Hernando County, Florida. (affects Parcel 17)
43. Terms, conditions, provisions and matters contained in Declaration of Glen Lakes Founders Rights, recorded in Official Records Book 3428, Page 812; as affected by Amended and Restated Declaration of Glen Lakes Founder Rights recorded in Official Records Book 3705, Page 836, all of the Public Records of Hernando County, Florida. (affects Parcels 1 through 7)
44. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for the Villages of Glenlakes Phase I, Unit VA recorded January 11, 1993, in Official Records Book 896, Page 266; having been re-recorded in Official Records Book 987, Page 1472; and as affected by Declaration of Inclusion recorded in Official Records Book 1026, Page 1362; First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Villages of Glenlakes Phase I, Unit V A, recorded in Official Records Book 1103, Page 802; Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for

the Villages of Glenlakes Phase I, Unit V A, recorded in Official Records Book 1178, Page - 1675; and Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for the Villages of Glenlakes Phase I, Unit V A, recorded in Official Records Book 2812, Page 1554, all of the Public Records of Hernando County, Florida, as amended. (affects Parcel 15)

45. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE TWO UNIT "U", recorded in Plat Book 33, Page 43 and 44, of the Public Records of Hernando County, Florida. (affects Parcel 12A)
46. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE 2 UNIT "T", recorded in Plat Book 33, Page 41 and 42, of the Public Records of Hernando County, Florida. (affects Parcel 15A)
47. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of GLEN LAKES PHASE ONE - UNIT TWO "C" TWO, recorded in Plat Book 33 Pages 22 and 23.pdf, of the Public Records of Hernando County, Florida. (affects Parcel 4)
48. Restrictions, covenants, conditions and easements as contained in the Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III, recorded January 24, 1992, in Official Records Book 849, Page 704; as amended by First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 875, Page 457; Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 1103, Page 814; Third Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 1178, Page 1672; and Fourth Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for The Villages of Glenlakes Phase I, Unit III recorded in Official Records Book 1394, Page 1720, all of the Public Records of Hernando County, Florida, as amended. (affects Parcel 14)

Exhibit D
Initial Board of Supervisors

Initial Board of Supervisors

1. Name: Ryan Arrighi
 Address: 15008 Pendio Drive
 Bella Collina, FL 34756

2. Name: Robin Arrighi
 Address: 15008 Pendio Drive
 Bella Collina, FL 34756

3. Name: Charles Carter
 Address: 9072 Mississippi Run
 Weeki Wachee, FL 34613

4. Name: Janice Carter
 Address: 9072 Mississippi Run
 Weeki Wachee, FL 34613

5. Name: Michael Bernier
 Address: 8874 Players Drive
 Weeki Wachee, FL 34613

Exhibit E

Existing Utilities Map

Legend

- Existing Water Lines
- Existing Water Distribution Lines
- Existing Sewer Lines
- Tee
- Pump Stations
- Glen Lakes CDD Boundary
- Parcel Boundaries
- Waterbodies

N



**GLEN LAKES
CDD AREA**

0 0.1 0.2 0.4 Miles



UTILITY MAP

GLEN LAKES COMMUNITY DEVELOPMENT DISTRICT

DATE

03/25/2025

PROJECT NUMBER

1006-009

Composite Exhibit F
Estimated Construction Costs and Timetable
and Proposed Infrastructure Plan

GlenLakes CDD

Estimated Construction Costs of CDD Funded Infrastructure and Timetable			
Description	Phase 1 2025	Phases 2-4 2026-2028	Total Estimated Budget
Engineering Design, Permitting, Surveying, Testing	\$1,165,000	\$1,398,925	\$2,563,925
Consultant Management Fees	\$1,288,250	\$1,848,000	\$3,136,250
Storm Water Management	\$2,877,465	\$6,897,872	\$9,775,337
Potable Water	\$912,811	\$1,647,412	\$2,560,223
Sanitary Sewer	\$1,887,461	\$3,912,488	\$5,799,949
Undergrounding of Electric/Dry Utilities Trenching	\$2,575,000	\$1,742,000	\$4,317,000
Landscaping/Irrigation/Hardscaping	\$847,555	\$2,385,612	\$3,233,167
Permit and Other Fees	\$388,000	\$587,988	\$975,988
Contingency	\$2,037,500	\$1,844,238	\$3,881,738
Total	\$13,979,042	\$22,264,535	\$36,243,577

GlenLakes CDD

Proposed Infrastructure Plan			
Description	Construction Funded By	Ownership	Operation and Maintenance
Roads & Street Lighting	Developer	HOA	HOA
Recreation	Developer	HOA	HOA
Storm Water Management	CDD	CDD	CDD
Potable Water	CDD	County	County
Sanitary Sewer	CDD	County	County
Landscaping/Irrigation/Hardscaping	CDD	CDD	CDD

Exhibit G
Statement of Estimated Regulatory Costs



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STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

**THE PETITION TO ESTABLISH
GLENLAKES
COMMUNITY DEVELOPMENT DISTRICT**

April 15, 2025

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I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of Hernando County, Florida, to establish the GlenLakes Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8., F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.



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In addition, the parameters for the review and evaluation of community development district petitions are clearly set forth in Section 190.002(2)(d), F.S., as follows:

That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the Legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by Hernando County (the "County") as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

2. GLENLAKES COMMUNITY DEVELOPMENT DISTRICT

The proposed District will encompass approximately 285.07 +/- acres on which ARC GlenLakes, LLC (the "Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 650 residential units. The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: stormwater management, potable water, sanitary sewers, underground



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utilities, landscaping, irrigation, hardscaping, permitting, engineering design, surveying, testing or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2024), in pertinent part, provides that the elements a Statement of Estimated Regulatory Costs must contain the following:

(a) An economic analysis showing whether the rule directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;*
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or*
- 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.*

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together



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with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.



1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Practically, the District, as a “special purpose” entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.



C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDD's due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

See generally Sections 3 and 4 below.

2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.



a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3.a.2. below. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. Hernando County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined in Section 3.a.1. below. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.



3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. Hernando County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to Hernando County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain one-time administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the County will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD operates independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, the County should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose



governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established.

3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a



district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the District will not create any significant economic costs for the State of Florida or for the County.

4. A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

Summary of Estimated Construction Costs for District Public Infrastructure Improvements

Description	Estimated Costs
Engineering Design, Permitting, Surveying, Testing	\$2,563,925
Consultant Management Fees	\$3,136,250
Storm Water Management	\$9,775,337
Potable Water	\$2,560,223
Sanitary Sewer	\$5,799,949
Undergrounding of Electric/Dry Utilities Trenching	\$4,317,000
Landscaping/Irrigation/Hardscaping	\$3,233,167
Permit and Other Fees	\$975,988
Contingency	\$3,881,738
Total	\$36,243,577

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the



land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County or other taxing authorities.

In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.



Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

Hernando County is not defined as a small county, for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a homeowners association ("HOA") for operations and maintenance of community facilities and services. A District is superior to a HOA for a variety of reasons. First, unlike a HOA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed



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funds than is a HOA. Second, the proposed District is a unit of local government and so must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

A District also is preferable to these alternatives from a government accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

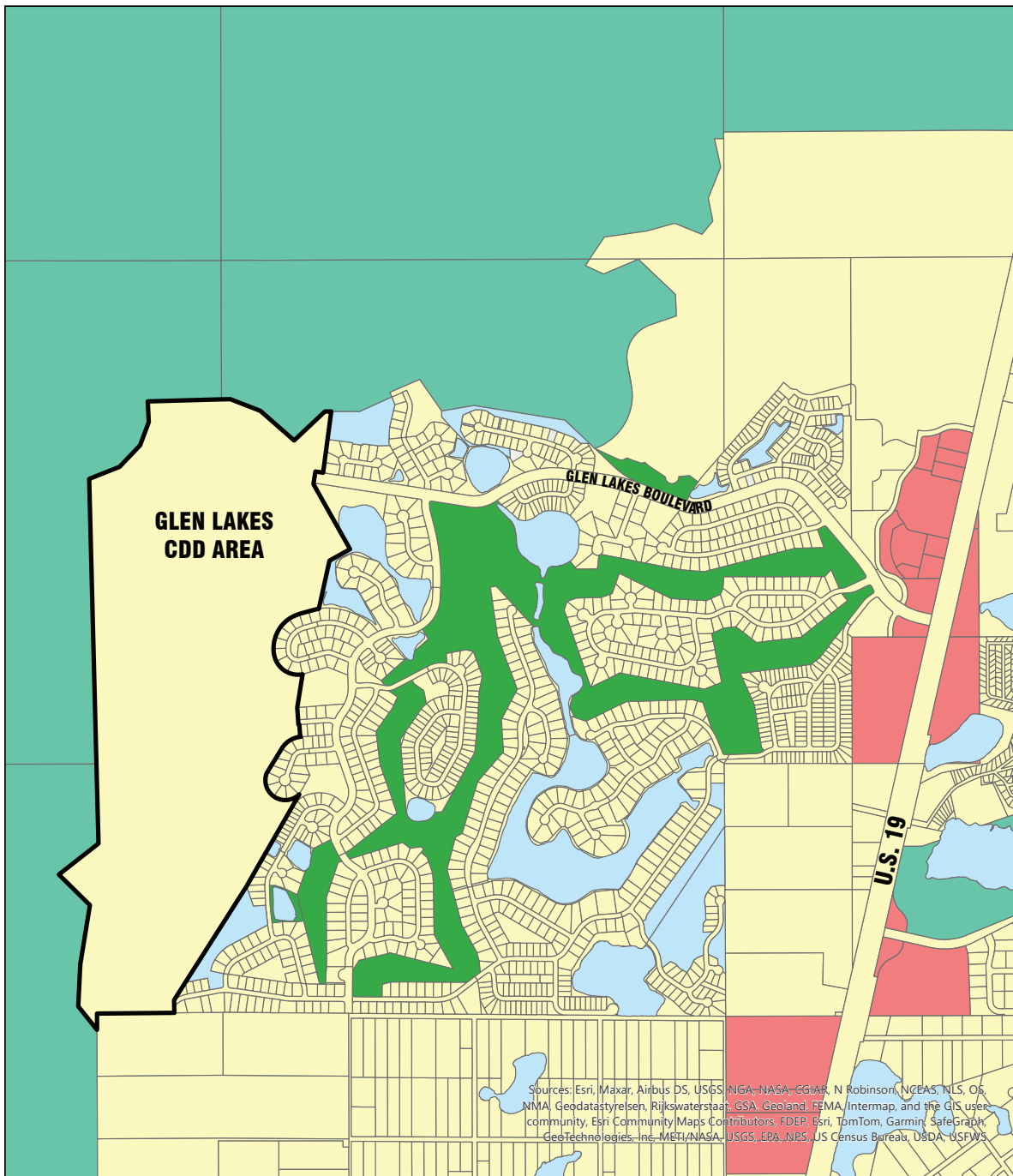
7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:

For the above-stated reasons, the alternatives should be rejected and the ordinance establishing the District should be adopted.



Exhibit H

Future Land Use Map



FUTURE LAND USE MAP



Legend

Future Land Use

- Waterbodies
- Residential
- Commercial
- Conservation
- Recreational

N



0 0.050.1 0.2 0.3 0.4
Miles

GLEN LAKES COMMUNITY DEVELOPMENT DISTRICT

DATE

03/25/2025

PROJECT NUMBER

1006-009

Draft Ordinance

ORDINANCE NO. 2025-__

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

WHEREAS, ARC GlenLakes, LLC, a Florida limited liability company ("**Petitioner**"), has filed a Petition with Hernando County requesting that the Board of County Commissioners of Hernando County ("**County**") adopt an ordinance establishing the **GlenLakes Community Development District** ("**District**") pursuant to Chapter 190, *Florida Statutes*, and designating the real property described in **Exhibit A**, attached hereto, as the area of land for which the District is authorized to manage and finance basic service delivery; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive, and economic method of delivering community development services, in the area described in **Exhibit A**, which the County is not able to provide at a level and quality needed to service the District, thereby providing a solution to the County's planning, management, and financing needs for the delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the County has held a public hearing on the Petition in accordance with the requirements and procedures of Section 190.005(1)(d), *Florida Statutes*; and

WHEREAS, the County has considered the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY:

Section 1. Findings of Fact. The County hereby finds and states that:

1. The "WHEREAS" clauses stated above are adopted as findings of fact in support of this Ordinance;
2. All statements contained in the Petition are true and correct;
3. The creation of the District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the County's Comprehensive Plan;
4. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community;
5. The creation of the District is the best alternative available for delivering community development services and facilities to the area that will be served by the District;
6. The proposed community development services and facilities to be provided by the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and
7. The area that will be served by the District is amenable to separate, special-district government.

Section 2. Conclusions of Law.

1. This proceeding is governed by Chapter 190, *Florida Statutes*;
2. The County has jurisdiction pursuant to Section 190.005(2), *Florida Statutes*; and
3. The granting of the Petition complies with the dictates of Chapter 190, *Florida Statutes*.

Section 3. Creation, Boundaries, and Powers. There is hereby created the **GlenLakes Community Development District** for the area of land described in **Exhibit A**, attached hereto, which shall exercise the general and special powers authorized by Chapter 190, *Florida Statutes*, with specific consent for the special powers in Sections 190.012(2)(a) and (2)(d), *Florida Statutes*, and which shall operate in accordance with the uniform community development district charter as set forth in Sections 190.006-190.041, *Florida Statutes*.

Section 4. Initial Board. The following five persons are designated as the initial members of the Board of Supervisors of the District:

1. Ryan Arrighi
2. Robin Arrighi
3. Charles Carter
4. Janice Carter
5. Michael Bernier

Section 5. Severability. It is declared to be the intent of the Board of County Commissioners that if any section, subsection, clause, sentence, phrase, or provision, of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of the remaining portions of this ordinance.

Section 6. Inclusion in the Code. It is the intention of the Board of County Commissioners of Hernando County, Florida, and it is hereby provided, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, of the Code of Ordinances of Hernando County, Florida. To this end, the sections of this Ordinance may be renumbered or re-lettered to accomplish such intention, and that the word “ordinance” may be changed to “section,” “article,” or any other appropriate designation.

Section 7. Conflicting Provisions Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 8. Effective Date. This Ordinance shall take effect upon the date of the acknowledgment letter from the Florida Secretary of State for the filing of this Ordinance with said office.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session on _____, 2025.

**BOARD OF COUNTY COMMISSIONERS
HERNANDO COUNTY, FLORIDA**

Attest: _____
DOUG A. CHORVAT, JR.
Clerk of Circuit Court & Comptroller

By: _____
Chairman

Approved for Form and Legal Sufficiency _____
County Attorney’s Office

Exhibit "A"

GLENLAKES COMMUNITY DEVELOPMENT DISTRICT

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88 degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius

of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"E.W., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'45", a chord length of 232.38 feet and a chord bearing of S.58 degrees 33'54"W., thence on the arc of said curve, an arc length of 241.28 feet to the end of said curve, (3) S.31 degrees 28'26"W., a distance of 307.18 feet

and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40"W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

Draft Hearing Notice

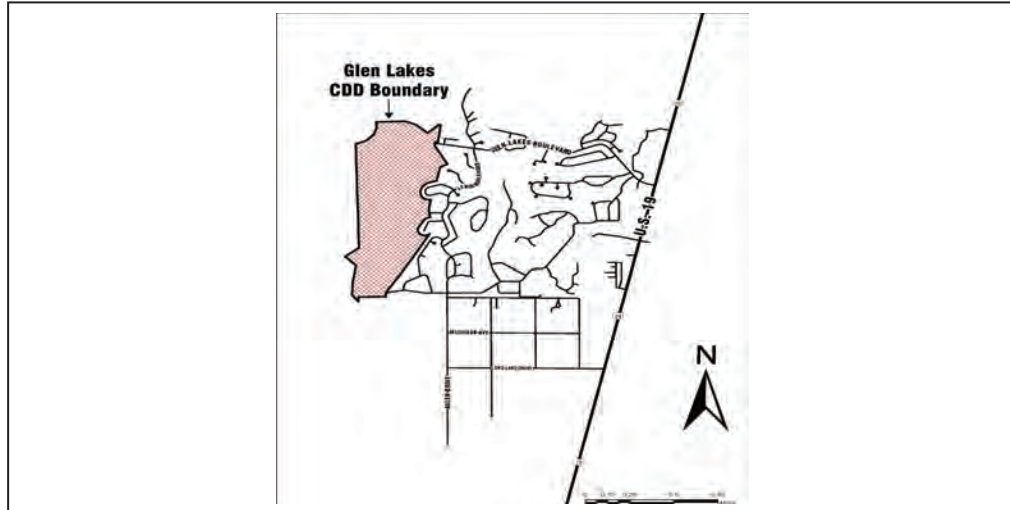
NOTICE OF PUBLIC HEARING

Hernando County Board of County Commissioners
To Consider the
Establishment of the GlenLakes Community Development District

DATE: _____

TIME: 9:00 a.m.

LOCATION: John Law Ayers County Commission Chambers
20 North Main Street, Room 160
Brooksville, Florida 34601



NOTICE OF PUBLIC HEARING

In compliance with the provisions of Chapter 125 and Chapter 190, Florida Statutes, a public hearing will be held by the Hernando County Board of County Commissioners beginning at 9:00 a.m., or shortly thereafter, on Tuesday, _____, 2025, in the John Law Ayers County Commission Chambers, 20 North Main Street, Room 160, Brooksville, Florida 34601, to consider an Ordinance to grant a petition to establish the GlenLakes Community Development District. The title of the proposed Ordinance is as follows:

AN ORDINANCE ESTABLISHING THE GLENLAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF

SUPERVISORS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN ARTICLE II, CHAPTER 10.5, OF THE CODE OF ORDINANCES, HERNANDO COUNTY, FL; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE; AND PROVIDING FOR FINDINGS OF FACT AND CONCLUSIONS OF LAW.

The proposed GlenLakes Community Development District is comprised of approximately 285.07 acres, located in unincorporated Hernando County, north of Cortez Blvd. and west of U.S. 19. The petitioner has proposed to establish the GlenLakes Community Development District to plan, finance, acquire, construct, operate and maintain all infrastructure and community facilities, which may be authorized by such districts under Florida law, including but not limited to water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, parks and recreational facilities, security facilities, and certain other projects when expressly approved or required by a local government and any other facilities in accordance with Section 190.012(1), (2)(a) and (d) and (3), Florida Statutes. The legal description of the proposed GlenLakes Community Development District is as follows:

LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22; thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southwest corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to a point on the Easterly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge; thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.02 degrees 51'38"E., a distance of 443.44 feet, (3) N.09 degrees 07'41"E., a distance of 628.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.68 degrees 24'55"E., a distance of 345.82 feet, (9) N.43 degrees 20'55"E., a distance of 311.01 feet, (10) N.20 degrees 53'22"E., a distance of 260.33 feet, (11) N.02 degrees 51'18"W., a distance of 219.03 feet, (12) N.88

degrees 28'25"E., a distance of 776.40 feet to a point on the East line of the Northeast 1/4 of said Section 15 also being a point on the West line of the Northwest 1/4 of said Section 14, (13) N.88 degrees 31'34"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 93.16 feet, (14) S.68 degrees 41'18"E., a distance of 337.75 feet, (15) S.48 degrees 43'56"E., a distance of 472.33 feet, (16) N.46 degrees 39'49"E., a distance of 444.70 feet and (17) S.89 degrees 55'05"E., a distance of 66.39 feet to the Northwest corner of GLEN LAKES PHASE 2 - UNIT 7C as recorded in Plat Book 33 Page 16 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'01"W., on the West line of said GLEN LAKES PHASE TWO – UNIT 7C, a distance of 649.14 feet to a point on the North right of way line of Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE as recorded in Plat Book 23 Page 38 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.81 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'11"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northwest corner of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following four (4) courses, (1) S.08 degrees 55'11"W., a distance of 16.14 feet, (2) S.29 degrees 24'41"E., a distance of 783.58 feet to the Southwest corner of Parcel 9 of said GLEN LAKES PHASE ONEB - UNIT TWO "A", (3) S.60 degrees 56'29"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius of 590.00 feet, a central angle of 05 degrees 26'38", a chord length of 56.04 feet and a chord bearing of S.76 degrees 56'52"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 13'35"EW., a distance of 153.48 feet, (3) on a curve to the left having a radius of 376.70 feet, a central angle of 84 degrees 25'56", a chord length of 506.23 feet and a chord bearing of S.32 degrees 01'03"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.95 feet and a chord bearing of S.55 degrees 33'18"E., thence on the arc of said curve, an arc length of 403.85 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 11'01"W., a distance of 354.59 feet, (2) S.04 degrees 16'17"E., a distance of 179.95 feet to a point on the South right of way line of Bethany Lane, (3) N.86 degrees 52'18"E., on the South right of way line of said Bethany Lane, a distance of 9.00 feet, (4) S.04 degrees 20'20"E., departing the South right of way line of said Bethany Lane, a distance of 122.95 feet and (5) S.52 degrees 45'55"E, a distance of 10.16 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'33"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle

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and (4) on a curve to the left having a radius of 209.02 feet, a central angle of 155 degrees 15'19", a chord length of 408.33 feet and a chord bearing of S.57 degrees 08'32"E., thence on the arc of said curve, an arc length of 566.39 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.29 degrees 49'25"W., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northwest corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.29 degrees 51'15"W., on the Westerly line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO, a distance of 401.56 feet; thence continue along said Westerly line S.32 degrees 30'40"W., a distance of 1417.48' to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE also being a point on the North right of way line of Mississippi Run; thence S.01 degrees 24'03"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

Copies of the petition, the proposed Ordinance and department reports are open to public inspection at the Hernando County Planning Department, 1653 Blaise Drive , Brooksville, Florida 34601, between the hours of 7:30 a.m. and 2:00 p.m., Monday through Friday, legal holidays excepted. Documentation may be viewed prior to the meeting via the County's website at www.hernandocounty.us – follow the Board Agenda and Minutes link to the specified public hearing. For further information, please contact, Hernando County Planning Department, at 352-754-4057 or by email at planning@co.hernandocounty.us.

All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition and the proposed Ordinance. Any person or affected unit of general-purpose local government, who wishes to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general-purpose local government will need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing a special accommodation to participate in this meeting, and those seeking an interpreter, should contact Jessica Wright, Hernando County Administration, 15470 Flight Path Drive, Brooksville, Florida 34604, 352-540-6452 no later than three (3) days prior to the proceedings.

If hearing impaired, please call 1-800-676-3777 for assistance. If hearing/speech impaired, please call TTY Service at 711.

Publish 4 successive weeks: _____, _____, _____, _____, 2025