

ORDINANCE NO.: 2026-____

AN ORDINANCE DISSOLVING THE FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT, AS ORDINANCED IN CHAPTER 10.5, ARTICLE II, DIVISION 4 OF THE HERNANDO COUNTY CODE OF ORDINANCES; PROVIDING FOR INCORPORATION OF WHEREAS CLAUSES; PROVIDING FOR FINDINGS; PROVIDING FOR DISSOLUTION OF THE DISTRICT IN ACCORDANCE WITH SECTION 190.046(10), FLORIDA STATUTES; PROVIDING FOR REPEAL OF ORDINANCE NO. 2007-21 AND ALL CONFLICTING PROVISIONS; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Four Seasons at Crystal Springs Community Development District (“District”) was established by Hernando County Ordinance No. 2007-21, dated November 6, 2007; and

WHEREAS, the District has not constructed any capital improvements, has no operating and maintenance responsibilities, has not levied any non-ad valorem special assessments or issued any non-ad valorem bonds, and has no outstanding financial or contractual obligations, as sworn to by the District Manager in the Affidavit of District Manager as to the Petition to Dissolve Four Seasons at Crystal Springs Community Development District (“Affidavit”), attached hereto as “**EXHIBIT A**” and incorporated herein by reference; and

WHEREAS, the Board of Supervisors of the District (“District Board”) has determined that it is in the best interests of the property owners within the District to submit a Petition to Dissolve to the Board of County Commissioners of Hernando County, Florida (“BOCC”), as approved by the District Board pursuant to Resolution No. 2025-01, attached hereto as “**EXHIBIT B**” and incorporated herein by reference; and

WHEREAS, the District, by and through counsel, submitted a Petition to Dissolve Four Seasons at Crystal Springs Community Development District on February 13, 2026 (“Petition”), attached hereto as “**EXHIBIT C**” and incorporated herein by reference, requesting that the BOCC adopt an ordinance dissolving the District pursuant to Section 190.046(10), Florida Statutes; and

WHEREAS, pursuant to Section 190.046(10), Florida Statutes, a community development district that has no outstanding financial obligations and no operating or maintenance responsibilities may be dissolved by a nonemergency ordinance of the general-purpose local governmental entity that established the district, upon the petition of the district.

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

Section 1. Incorporated Whereas Clauses. The foregoing Whereas clauses are true and accurate and are incorporated herein as reference.

Section 2. Findings. After public hearing and consideration of testimony, and being fully advised in the record, the Board of County Commissioners of Hernando County, Florida, based upon and in reliance on the Petition and the Affidavit attached hereto, hereby finds that the Four Seasons at Crystal Springs Community Development District has no outstanding financial obligations and no operating or maintenance responsibilities, and further finds that it is in the best interest of the property owners within the Four Seasons at Crystal Springs Community Development District to dissolve said district.

Section 3. Dissolution of the District. In reliance upon the representations made in the Petition and the Affidavit, as well as the evidence and testimony presented at the public hearing, and pursuant to the findings set forth herein, the Four Seasons at Crystal Springs Community Development District is hereby dissolved, in accordance with Section 190.046(10), Florida Statutes.

Section 4. Repeal of Ordinance No. 2007-21 and Conflicting Provisions. Upon dissolution of the Four Seasons at Crystal Springs Community Development District, Ordinance No. 2007-21, dated November 6, 2007, and all ordinances or parts of ordinances in conflict herewith, are hereby repealed.

Section 5. Inclusion in the Code. It is the intent of the Board of County Commissioners of Hernando County, Florida, that the provisions of this Ordinance shall become and be made a part of Article II, Chapter 10.5, Division 4 of the Hernando County Code of Ordinances. To that end, the sections of this Ordinance may be renumbered or re-lettered as necessary to accomplish such intent, and the word "ordinance" may be changed to "section," "article," or any other appropriate designation.

Section 6. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the office of the Secretary of State of Florida that this ordinance has been filed with said office.

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY in Regular Session this _____ day of _____ 2026.

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

Attest: _____
Douglas A. Chorvat, Jr.
Clerk of Circuit Court & Comptroller

By: _____
Jerry Campbell
Chairman

(SEAL)

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

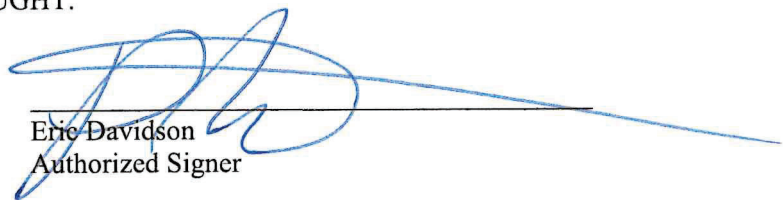
By: Natasha López Perez
County Attorney's Office

**Affidavit of District Manager as to the
Petition to Dissolve Four Seasons at Crystal Springs
Community Development District**

BEFORE ME, the undersigned authority, this day personally appeared Eric Davidson, who, being first duly sworn, deposes and says:

1. Affiant is over the age of eighteen and has personal knowledge of the facts set forth herein; that they are true and correct.
2. Affiant is an authorized representative of Inframark, LLC, a Texas limited liability company registered to do business in Florida ("Inframark"), and is duly authorized to execute this affidavit for and on behalf of Inframark.
3. Inframark serves as the District Manager for the Four Seasons at Crystal Springs Community Development District (the "District").
4. As the District Manager, Inframark is responsible for managing the finances of the District and the operations and maintenance activities of the District.
5. The Board of Supervisors of the District has authorized the filing of the *Petition to Dissolve Four Seasons at Crystal Springs Community Development District* with Hernando County, Florida pursuant to District Resolution 2025-01.
6. The District has not constructed any capital improvements within its boundaries.
7. The District has not levied any special assessments or issued any bonds payable from non-ad valorem special assessments.
8. Other than routine accounts payable for professional services that are expected to be paid in the normal course of business and prior to the dissolution of the District, the District has no outstanding financial obligations and the District has no operations and maintenance duties or responsibilities.
9. That I, the undersigned authority, hereby certify that the foregoing is true and correct.

FURTHER AFFIANT SAYETH NAUGHT.




Eric Davidson
Authorized Signer

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence, on July 21, 2025, by Eric Davidson, as Authorized Signer of Inframark, LLC, a Texas limited liability company, on behalf of the company, who is personally known to me.



Notary Public Signature



Notary Stamp

RESOLUTION NO. 2025-01

A RESOLUTION AUTHORIZING THE DISSOLUTION OF THE FOUR SEASONS AT CRYSTAL SPRINGS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO SECTION 190.046(10), FLORIDA STATUTES AND AUTHORIZING AND DIRECTING THE DISTRICT COUNSEL, DISTRICT MANAGER, CHAIR, AND VICE-CHAIR TO SUBMIT A PETITION TO DISSOLVE THE DISTRICT.

WHEREAS, the Four Seasons at Crystal Springs Community Development District (the "**District**") is a local unit of special-purpose government established by Ordinance No. 2007-21 of the Hernando County (the "**County**") Board of County Commission pursuant to Chapter 190, Florida Statutes;

WHEREAS, the District has not constructed any capital improvements, has no operating and maintenance responsibilities, has not levied any non-ad valorem special assessments or issued any non-ad valorem bonds, and has no outstanding financial or contractual obligations;

WHEREAS, the Board of Supervisors of the District (the "**Board**") has determined it is in the best interests of the property owners within the District to submit a petition to the County to pass a non-emergency ordinance to dissolve the District (the "**Petition**") pursuant to section 190.046(10), Florida Statutes; and

WHEREAS, the landowners of property located within the boundaries of the District, concur that the dissolution of the District is in its best interests, and have agreed to fund the costs to dissolve the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Incorporation of Recitals. The above recitals are true and correct and incorporated herein as a material part of this resolution.

Section 2. Authorization to Dissolve the District. The District Counsel, District Manager, Chair, and Vice-Chair are authorized and directed to submit the Petition to dissolve the District and take any action in any proceeding held in connection with preparing and obtaining the approval of the Petition from the County. Such parties and any other member of the Board are authorized to execute and deliver all other documents necessary or related thereto, and to take all such further and additional actions as are required to carry out the intent of the foregoing. Upon the dissolution of the District, the District Counsel is authorized and directed to record a notice of dissolution in the County's public records.

Section 3. Effective Date. This Resolution shall take effect immediately upon its adoption.

Passed and Adopted on November 22, 2024.

Attest:



Secretary / Assistant Secretary

**Four Seasons at Crystal Springs
Community Development District**



Chair / Vice Chair of the Board of Supervisors

**Petition to Dissolve
Four Seasons at Crystal Springs
Community Development District**

Petitioner, the Four Seasons at Crystal Springs Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes (the "**District**"), that was established by Hernando County Ordinance 2007-21, hereby petitions the Board of County Commissioners in Hernando County, Florida to adopt an ordinance dissolving the District pursuant to section 190.046(10), Florida Statutes in accordance with the District's Resolution 2025-01 attached as **Exhibit "A"**.

Respectively submitted on February 13, 2026.

**Four Seasons at Crystal Springs
Community Development District**



Vivek K. Babbar
District Counsel