OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 5(A)
(Public Hearing 12-19-11)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: November 15, 2011

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Ordinance granting petition of Lennar Homes, LLC, for establishment of a Community Development District; creating and establishing Interlaken Community Development District providing for name, powers and duties; providing description and boundaries; providing initial members of Board of Supervisors; accepting proffered declaration of covenants

Ordinance No. 11-101

The accompanying ordinance was prepared and placed on the agenda at the request of Prime Sponsor Chairman Joe A. Martinez.

R. A. Cuevas, Jr.
County Attorney

RAC/up

Memorandum

MIAMI-DADE COUNTY

Date: December 19, 2011

To: Honorable Chairman Joe A. Martinez
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Ordinance granting petition of Lennar Homes, LLC for establishment of a Community Development District

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The proposed ordinance granting petition of Lennar Homes, LLC for establishment of a Community Development District (CDD) will not have a fiscal impact to the County.

Office of the Mayor

Fis1712

1A

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: December 19, 2011

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 5(A)

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

__✓__ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 5(A)
12-19-11

ORDINANCE NO. 11-101

ORDINANCE GRANTING PETITION OF LENNAR HOMES, LLC, FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT; CREATING AND ESTABLISHING INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; ACCEPTING PROFFERED DECLARATION OF RESTRICTIVE COVENANTS; PROVIDING SEVERABILITY; EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature created and amended Chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Miami-Dade County Board of County Commissioners the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Article VIII, Section 6(1) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, Lennar Homes, LLC, ("Petitioner") has petitioned for the establishment of the Interlaken Community Development District (the "District"); and

WHEREAS, a public hearing has been conducted by the Miami-Dade County Board of County Commissioners in accordance with the requirements and procedures of Section 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering community development facilities and services to the area that will be served by the District; and

WHEREAS, the proposed facilities and services to be provided by the District will be compatible with the capacity and uses of existing local and regional community development facilities and services; and

WHEREAS, the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, the owner of the property that is to be developed and served by the community development services and facilities to be provided by the District has submitted an executed declaration of restrictive covenants pledging among other things to provide initial purchasers of individual residential units with notice of liens and assessments applicable to such parcels, with certain remedial rights vesting in the purchasers of such parcels if such notice is not provided in a timely and accurate manner; and

WHEREAS, having made the foregoing findings, after a public hearing, the Miami-Dade County Board of County Commissioners wishes to exercise the powers bestowed upon it by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by Chapter 190, Florida Statutes; and

WHEREAS, the Miami-Dade County Board of County Commissioners finds that the District shall have those general and special powers authorized by Sections 190.011 and

190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, THAT:

Section 1. The foregoing findings are adopted as part of this ordinance.

Section 2. The Petition to establish the Interlaken Community Development District over the real property described in the Petition attached to this ordinance which was filed by Lennar Homes, LLC, a Florida limited liability company, on October 31, 2011 and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached to, and incorporated in, this ordinance as Exhibit J.

Section 3. The external boundaries of the District shall be as depicted on the location map attached to, and incorporated in, this ordinance as Exhibit K.

Section 4. The initial members of the Board of Supervisors shall be as follows:

Carolina Herrera
Teresa Baluja
Lizeth C. Franco
Mileidis Alfonso
Mercedes Suarez

Section 5. The name of the District shall be the "Interlaken Community Development District.

Section 6. The Interlaken Community Development District is created for the purposes set forth in Chapter 190, Florida Statutes, pursuant to the authority granted by Section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7. Pursuant to Section 190.005 (2) (d), Florida Statutes, the charter for the Interlaken Community Development District shall be Sections 190.006 through 190.041, Florida Statutes.

Section 8. The Miami-Dade County Board of County Commissioners hereby grants to the Interlaken Community Development District all general powers authorized pursuant to

Section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers.

Section 9. The Miami-Dade County Board of County Commissioners hereby grants to the Interlaken Community Development District the special powers authorized pursuant to Section 190.012 (1), Florida Statutes and Sections 190.012 (2) (a) (d) and (f), (except for powers regarding waste disposal), Florida Statutes and Section 190.012 (3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers; provided that the District's exercise of power under Section 190.012(1)(b), Florida Statutes, pertaining to water, waste water and reuse water services shall be pursuant to that Declaration of Restrictive Covenants submitted to the Board of County Commissioners in connection with the petition.

Section 10. All bonds issued by the Interlaken Community Development District pursuant to the powers granted by this ordinance shall be validated pursuant to Chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the Interlaken Community Development District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Miami-Dade Board of County Commissioners.

Section 12. Notwithstanding any power granted to the Interlaken Community Development District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the district shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, or special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 13. Notwithstanding any power granted to the Interlaken Community Development District pursuant to this Ordinance, the District may exercise the power of eminent

domain outside the District's existing boundaries only with the prior specific and express approval of the Board of County Commissioners of Miami-Dade County.

Section 14. This Board hereby accepts that Declaration of Restrictive Covenants proffered by the owners of the lands within the jurisdiction of the Interlaken Community Development District, in connection with the petition submitted by Lennar Homes, LLC, and approved herein.

Section 15. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected by such invalidity.

Section 16. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County.

Section 17. This ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: December 19, 2011

Approved by County Attorney as
to form and legal sufficiency:

Prepared by:

Gerald T. Heffernan

Prime Sponsor: Chairman Joe A. Martinez

PETITION TO ESTABLISH
INTERLAKEN
COMMUNITY DEVELOPMENT DISTRICT

July 2011

EXHIBIT "J" TO THE ORDINANCE

PETITION TO ESTABLISH INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT

Petitioner, **LENNAR HOMES, LLC, a Florida limited liability company** ("Petitioner"), petitions Miami-Dade County, Florida ("County"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes and the Miami-Dade Home Rule Charter, to adopt an ordinance to establish a Uniform Community Development District and to designate the land area for which the District would manage and finance basic service delivery and states as follows:

1. **Petitioner:** Petitioner is a corporation with principal offices at 730 NW 107th Avenue, Third Floor, Miami, Florida 33172.

2. **District Location and Description:** The land area to be included in the District comprises approximately 30 gross acres more or less. A map showing the location of the land area to be included in the District is attached as **Exhibit A.** All of the land in the proposed District is within the unincorporated area of Miami-Dade County, Florida. A metes and bounds legal description of the external boundaries of the District is attached as **Exhibit B**. The project to be developed by Petitioner within the District is called Interlaken.

3. **District Impact:** There is no property within the external boundaries of the District which will not be part of the District. The impact of creating the District on the parcels adjacent to the District should be positive, in that the facilities provided by the District and maintenance of same should result in an aesthetically pleasing surrounding area with beneficial infrastructure while not detrimentally affecting anyone outside the District. In addition, any potential establishment costs to Miami-Dade County, the establishing entity, will be nominal.

4. **Property Owner Consent:** Attached as **Exhibit C** is documentation constituting written consent to the establishment of the District by the owner of the real property to be included in and serviced by the District.

5. **Initial Governing Board:** The five (5) persons designated to serve as the initial members of the board of supervisors of the District, who shall serve in that office until replaced by elected members, as provided in Section 190.006, Florida Statutes, are named in **Exhibit D** attached hereto.

6. **District Name:** The proposed name of the District is Interlaken Community Development District.

7. **Authorized Agent:** Copies of all correspondence and official notices should be sent to the authorized agent for the District as follows:

Gerald L. Knight, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
515 East Las Olas Boulevard, Sixth Floor
Fort Lauderdale, Florida 33301
Phone: 954-764-7150 / Fax: 954-764-7279
Email: gknight@bclmr.com

8. **Water and Sewer Lines:** The major trunk water mains, sewer interceptors and outfalls currently in existence to serve the District are identified on **Exhibit E** attached hereto.

9. **District Improvements:** The Petitioner intends that the District will finance (i) roadway improvements; (ii) stormwater management system; (iii) water distribution system and; (iv) sanitary sewer system. The water distribution and sanitary sewer systems will be owned by Miami-Dade County Water and Sewer Department. The stormwater management system will be owned and maintained by the District. The roadway improvements, including, landscaping, streetlights and signage, will be owned

and maintained by the District and/or Miami-Dade County. The proposed timetable to construct the District improvements, based upon available data, is attached hereto as **Exhibit F**. A good faith estimate of the costs of the District improvements is attached hereto as **Exhibit G**.

10. **Future Land Use Plan and Zoning Designation:** The future general distribution, location and extent of land uses within the proposed District are shown on **Exhibit H** attached hereto. The District is zoned RU-1M(a) (20 acres) and RU-3M (10 acres).

11. **Statement of Estimated Regulatory Costs:** The statement of estimated regulatory costs of granting this Petition and establishing the District is attached hereto as **Exhibit I**.

12. **Rights to be Granted the District:** Petitioner hereby requests that the District be granted the right to exercise all powers provided for in Sections 190.012(1) and (2)(a) and (d), Florida Statues.

13. **Disclosure Requirements:** The Petitioner undertakes on behalf of the District that the Petitioner and the District will provide full disclosure of information relating to the public financing and maintenance of improvements to real property to be undertaken by the District as required by Section 190.009, Florida Statutes, and as required as a condition of the creation of the District by the Miami-Dade County Commission.

14. **Reasons for the Establishment of the District:** The property within the District is amenable to operating 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 effective Miami-Dade County Comprehensive Master Plan.

b) The area of land within the District is part of a unified plan of development. The land encompassing the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional integrated community.

c) The community development services of the District will be compatible with the capacity and use of the existing local and regional community development services and facilities.

d) The District will be the best alternative available for delivering community development services to the area to be served because the District provides a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside of the District.

WHEREFORE, Petitioner respectfully requests Miami-Dade County to:

A. Schedule and hold a public hearing to consider this Petition pursuant to the uniform procedures set forth in Section 190.005(2)(b) and (1)(d), Florida Statutes.

B. Grant the Petition and adopt an ordinance to establish the District and designate the land area to be serviced by the District, pursuant to Sections 190.005(2), Florida Statutes.

Signature on following page.

Respectfully submitted this 7th day of July, 2011.

LENNAR HOMES, LLC, a Florida limited liability company

By: U.S. Home Corporation, a Florida corporation, as Managing Member

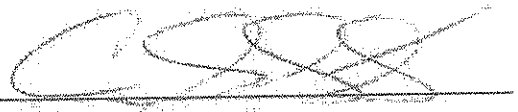
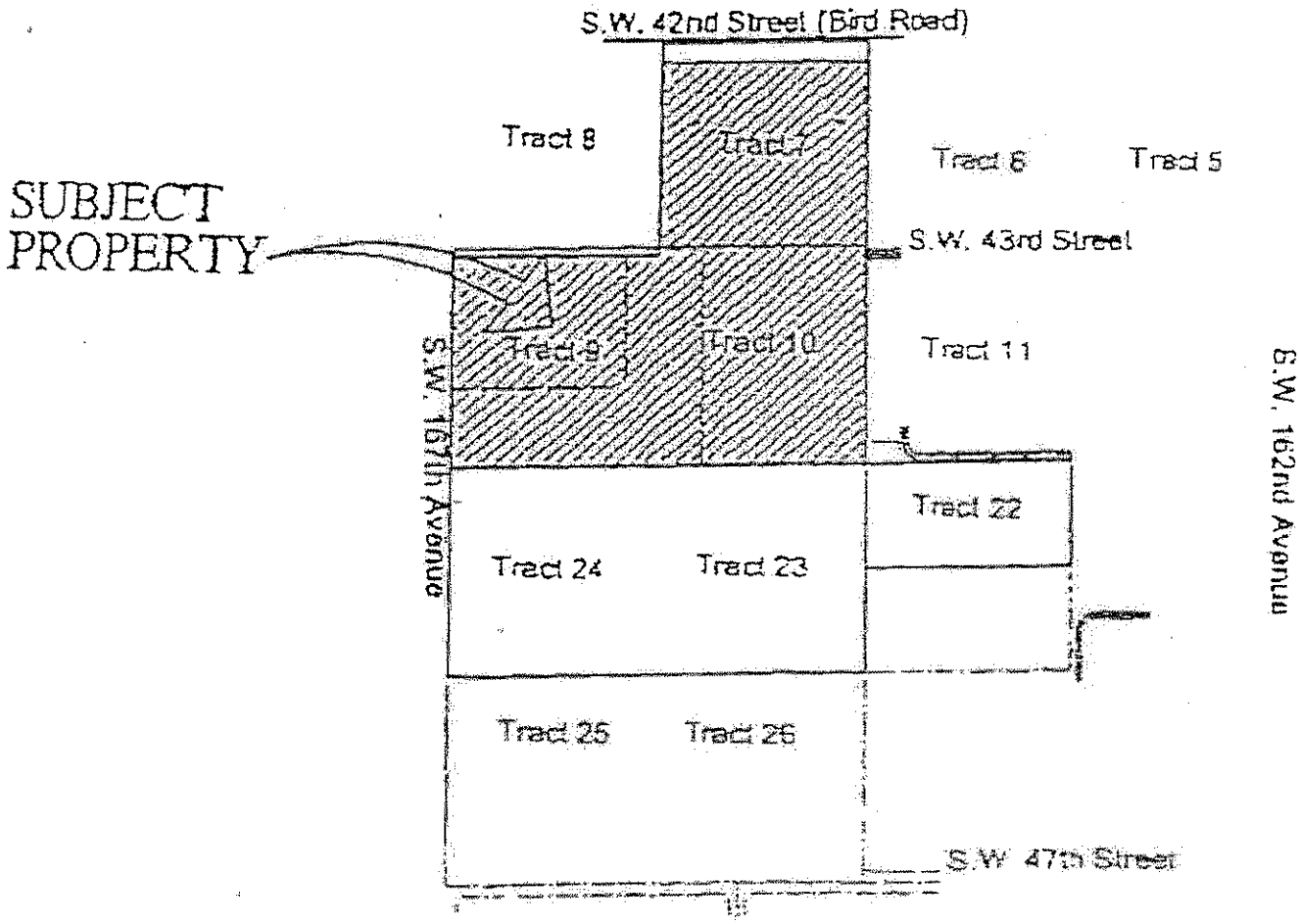
By: 
Print: [illegible]
Title: [illegible]

EXHIBIT A
Location of the land area



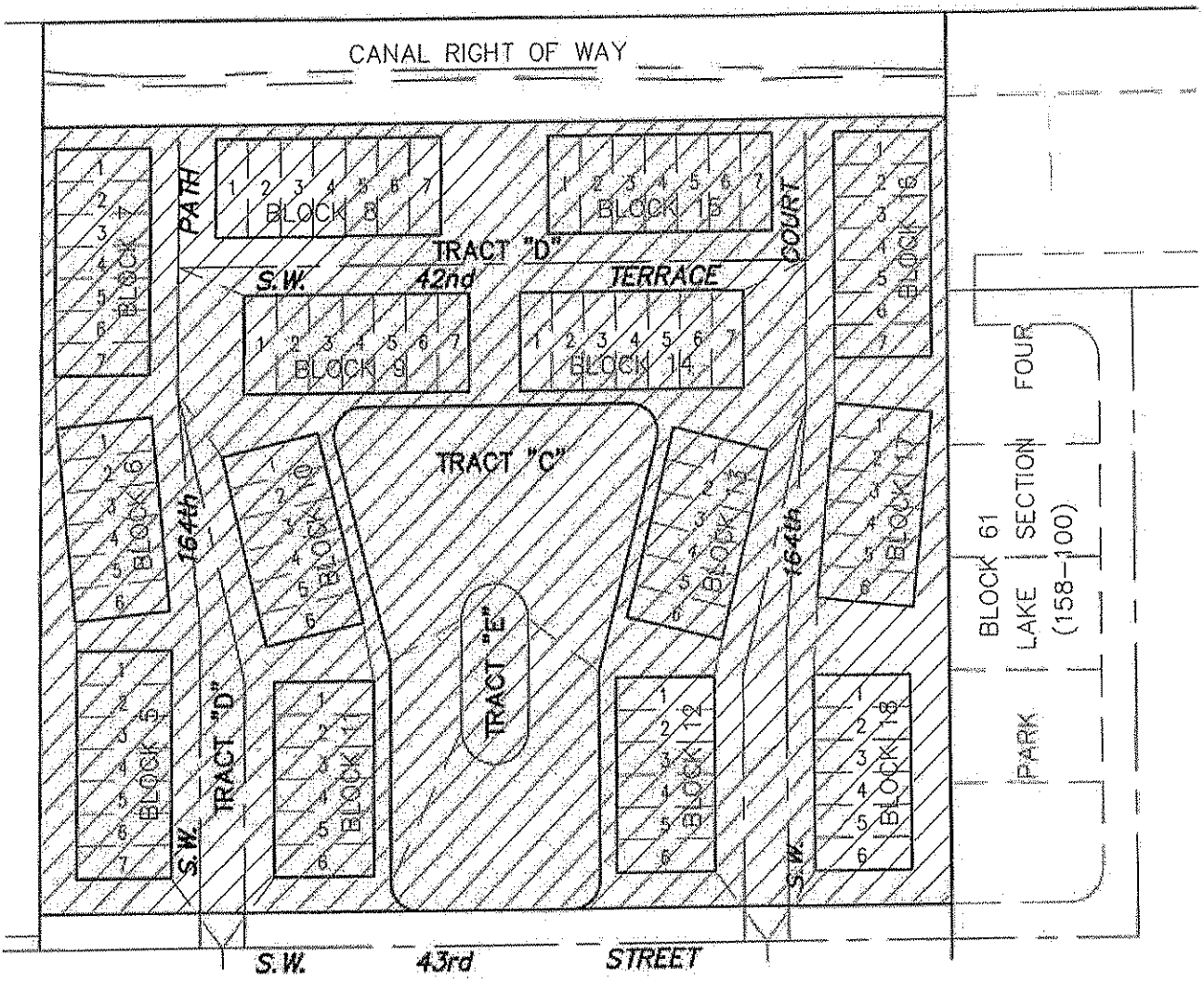
LOCATION MAP

NW 1/4 SECTION 20-54-39

SCALE: 1" = 500'-0"

EXHIBIT B
Metes and bounds legal description

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SEE PAGE 2 of 4

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INTERLAKEN			
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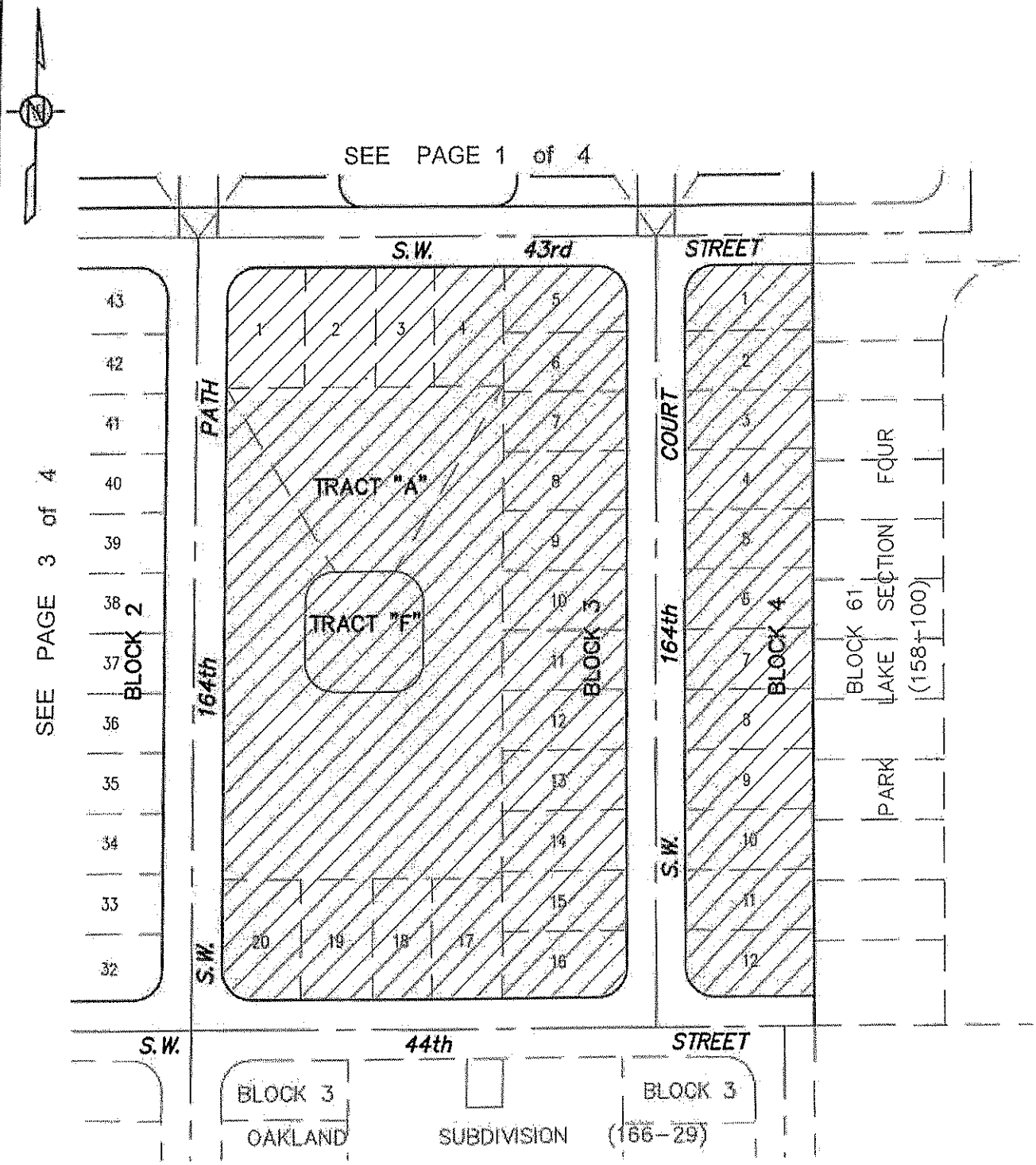
	Job #: 57397	Scale: NTS	

E.R. BROWNELL & ASSOC., INC.
CONSULTING ENGINEERS
2434 SW 28th LANE
PH: 305.860.3866
LAND SURVEYORS
Miami, Florida, 33133
FAX: 305.860.3870
Certificate of Authorization No: LB 761
Sk No.: SM-2504

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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INTERLAKEN

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E.R. BROWNELL & ASSOC., INC.
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2434 SW 28th LANE
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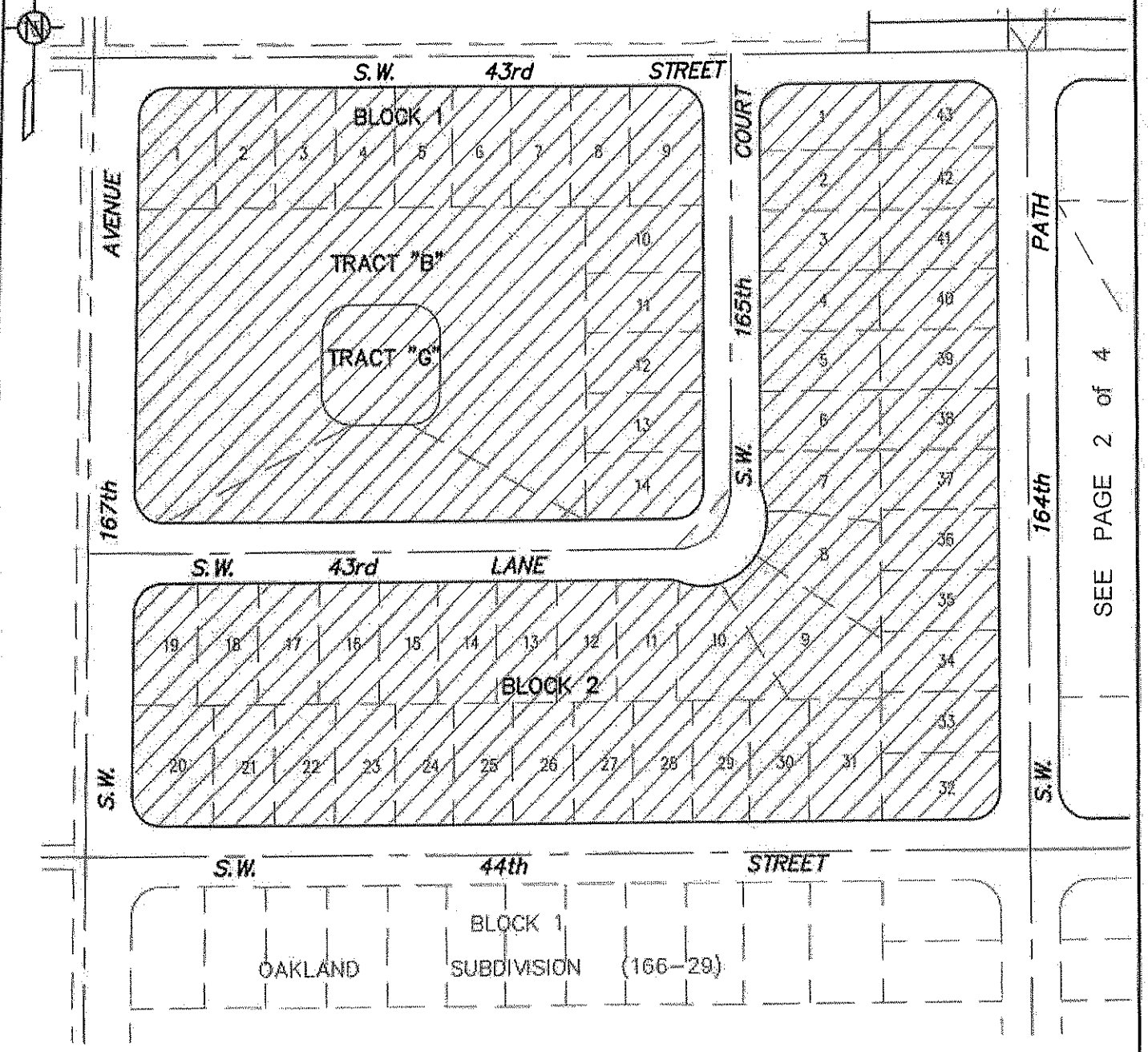

PAGE 3 OF 4

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INTERLAKEN

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E.R. BROWNELL & ASSOC., INC.
CONSULTING ENGINEERS — LAND SURVEYORS
2434 SW 28th LANE — Miami, Florida, 33133
PH: 305.860.3866 — FAX: 305.860.3870
Certificate of Authorization No: LB 761

Sk No.: SM-2504

LEGAL DESCRIPTION:

Tracts A, B, C, D, E, F, and G; Lots 1 through 14, Block 1; Lots 1 through 43, Block 2; Lots 1 through 20, Block 3; Lots 1 through 12, Block 4; Lots 1 through 7, Block 5; Lots 1 through 6, Block 6; Lots 1 through 7, Block 7; Lots 1 through 7, Block 8; Lots 1 through 7, Block 9; Lots 1 through 6, Block 10; Lots 1 through 6, Block 11; Lots 1 through 6, Block 12; Lots 1 through 6, Block 13; Lots 1 through 7, Block 14; Lots 1 through 7, Block 15; Lots 1 through 7, Block 16; Lots 1 through 6, Block 17; Lots 1 through 6, Block 18; of INTERLAKEN, according to the plat thereof, recorded in Plat Book 167 at Page 92, of the Public Records of Miami-Dade County, Florida.

Formerly Known As:

Tract 7, Tract 9 and the North 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida, less that portion of Tract 7 lying within the North 85 feet of the Northwest 1/4 of said Section 20 thereof; AND

That portion of said Tract 7 lying within the South 10 feet of the North 85 feet of the Northwest 1/4 of Section 20, Township 54 South, Range 39 East, described in that certain QUIT CLAIM AND CONVEYANCE DEED BY MIAMI-DADE COUNTY, recorded in Official Records Book 24764 at Page 3568, of the Public Records of Miami-Dade County, Florida; AND

The South 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

Dated: 8/10/11

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization No. LB 761

By: Thomas Brownell
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

This Description and accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This documents consists of multiple pages and each page shall not be considered full, valid and complete unless attached to the others.

EXHIBIT C

AFFIDAVIT OF OWNERSHIP AND CONSENT
INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

On this 8th day of July, 2011, personally appeared before me, Carlos Gonzalez, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

U.S. Home Corporation, a Florida corporation, is the Managing Member of Lennar Homes, LLC, a Florida limited liability company (the "Company"). The Company is the owner of the following described property, to wit:

See Exhibit "A" attached hereto (the "Property")

Affiant hereby represents that she/he has full authority to execute all documents and instruments on behalf of the Company, including the Petition before the Board of County Commissioners of Miami-Dade County, Florida, to adopt an ordinance to establish the Interlaken Community Development District (the "Proposed CDD"). The Property constitutes all of the real property to be included in the Proposed CDD. Affiant, on behalf of the Company, hereby consents to the establishment of the Proposed CDD.

FURTHER AFFIANT SAYETH NOT.

Carlos Gonzalez, as Vice President of U.S. Home Corporation, a Florida corporation, Managing Member of Lennar Homes, LLC, a Florida limited liability

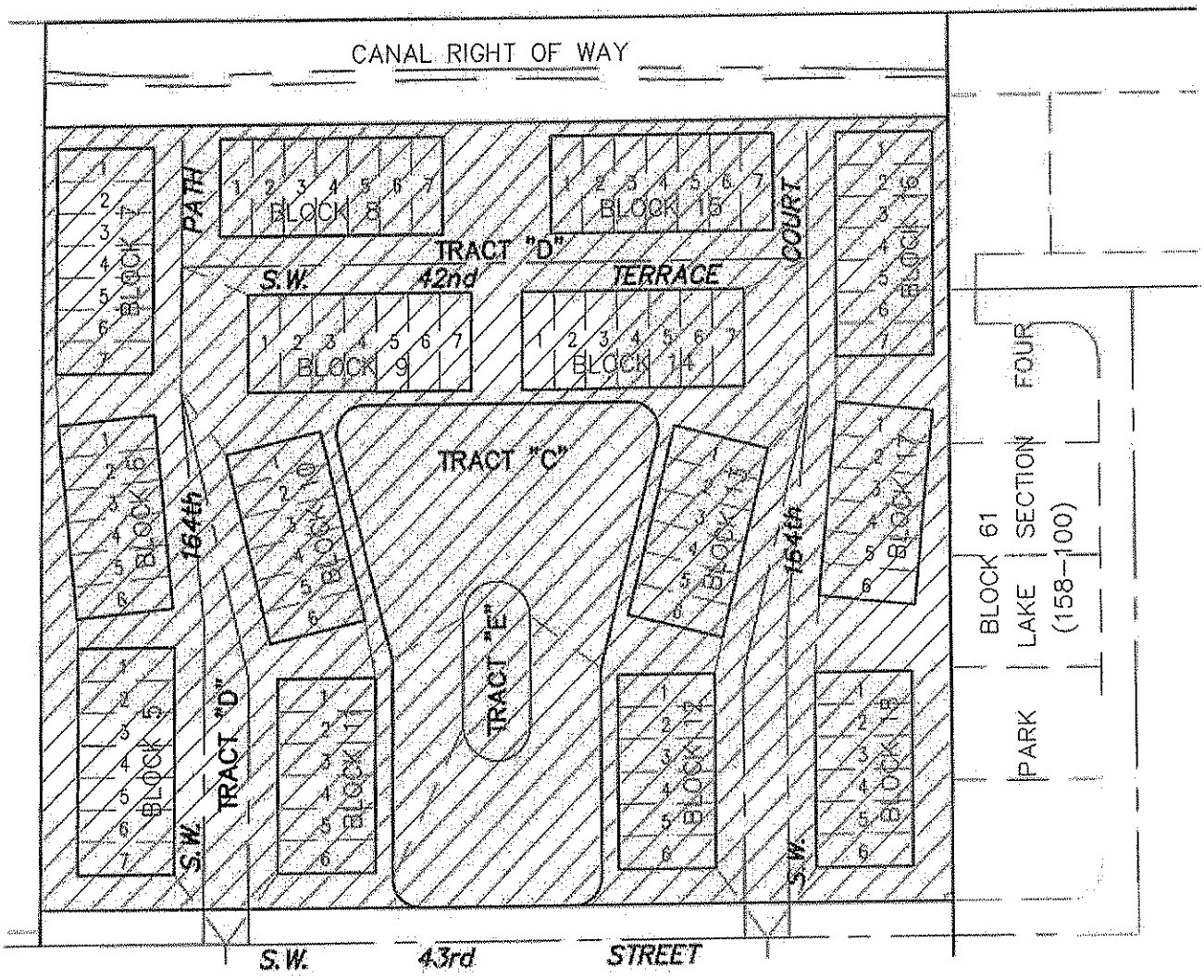
Subscribed and sworn to before me this 8th day of July, 2011, by Carlos Gonzalez, who personally appeared before me, and is personally known.

Print Name: _____
Notary Public, State of Florida

BARBARA TORRES
MY COMMISSION # DD 981571
EXPIRES: May 13, 2014
Bonded Thru Notary Public Underwriters

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"



SEE PAGE 2 of 4

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INTERLAKEN

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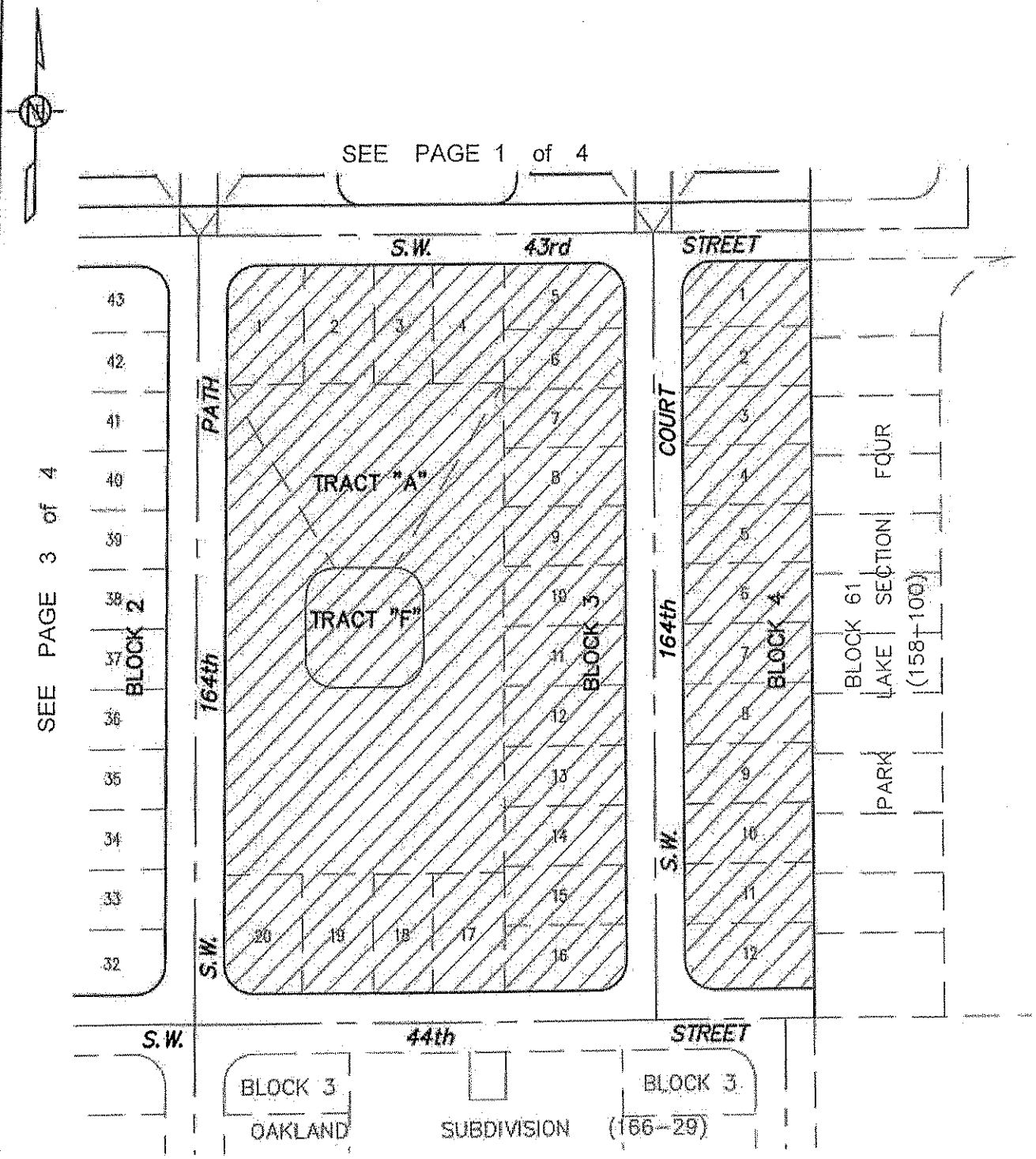

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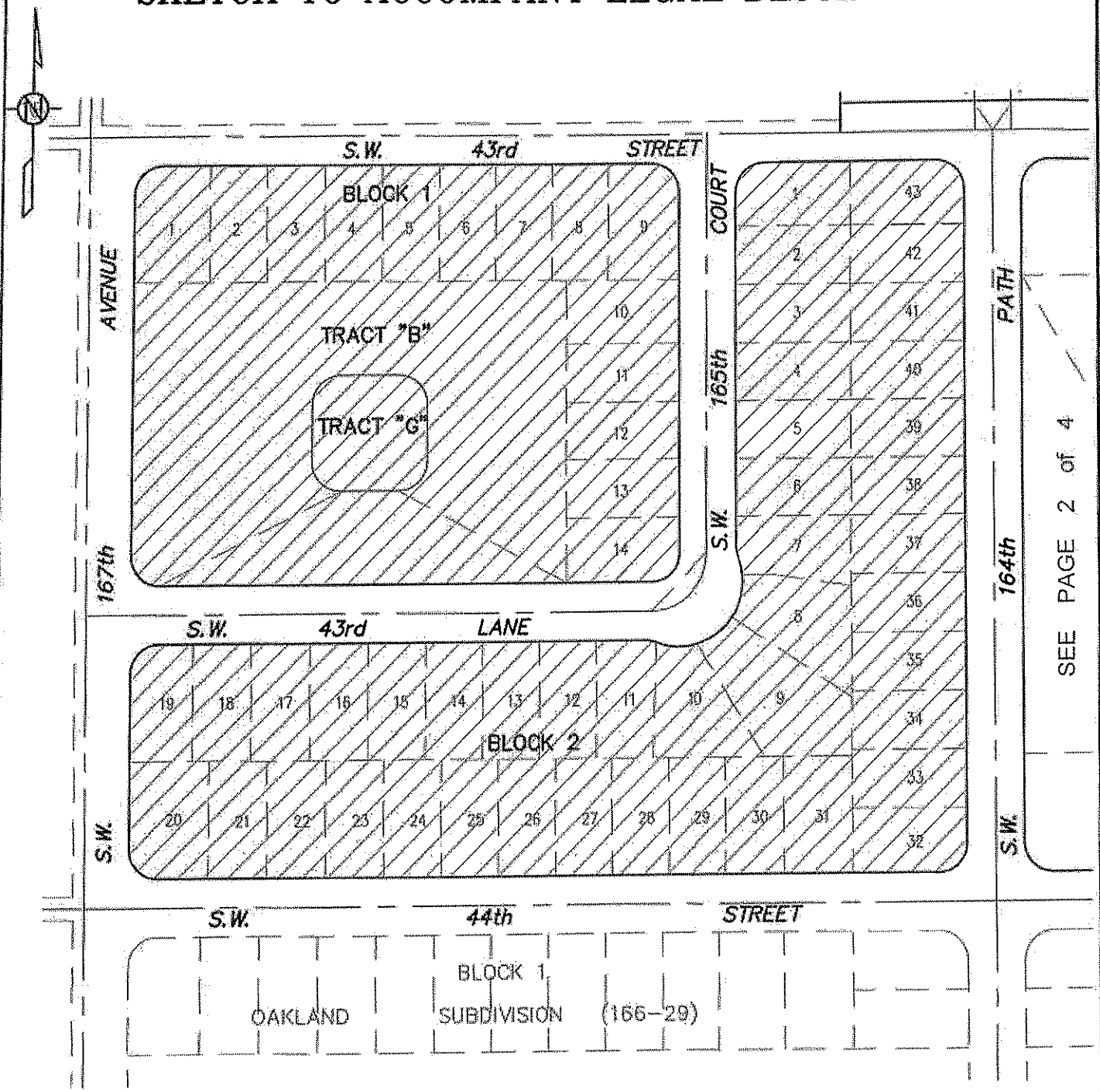

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Formerly Known As:

Tract 7, Tract 9 and the North 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida, less that portion of Tract 7 lying within the North 85 feet of the Northwest 1/4 of said Section 20 thereof; AND

That portion of said Tract 7 lying within the South 10 feet of the North 85 feet of the Northwest 1/4 of Section 20, Township 54 South, Range 39 East, described in that certain QUIT CLAIM AND CONVEYANCE DEED BY MIAMI-DADE COUNTY, recorded in Official Records Book 24764 at Page 3568, of the Public Records of Miami-Dade County, Florida; AND

The South 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

Dated: 8/10/11

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization No. LB 761

By: Thomas Brownell
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

This Description and accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This documents consists of multiple pages and each page shall not be considered full, valid and complete unless attached to the others.

E.R. BROWNELL & ASSOCIATES, INC.
2434 SW 28th Lane, Miami, Florida 33133

25

JOINDER BY MORTGAGEE IN PETITION TO ESTABLISH THE INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT

To Miami-Dade County, Florida:

The undersigned, LENNAR HOMES, LLC, a Florida limited liability company, the Mortgagee under that certain Mortgage and Security Agreement from J.F.M. Development Corporation, a Florida corporation, to Union Planters Bank, N.A., now merged into Regions Bank, dated January 17, 2003, and recorded in Official Records Book 21003, Page 4597, and assigned to Lennar Homes, LLC, a Florida limited liability company, by Assignment recorded in Official Records Book 27441, Page 499, as modified in Official Records Book 22444, Page 4327, and Official Records Book 24072, Page 4072, all of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Petition to Establish the Interlaken Community Development District. This joinder is executed for the purpose of acknowledging that the property will be bound by the Declaration of Restrictive Covenants dated as of July 8, 2011, and executed by Lennar Homes, LLC, a Florida limited liability company, in connection with the creation of the Interlaken Community Development District; however, the undersigned shall have no personal liability as a result of the execution of this Joinder.

IN WITNESS WHEREOF, these presents have been executed this 6th day of July, 2011.

LENNAR HOMES, LLC, a Florida limited liability company

By: U.S. Home Corporation, a Florida corporation, as Managing Member

By: _____

Print: _____

Title: VP

_____

Print or Type Name

_____

Print or Type Name

STATE OF Florida)
) **ss:**
COUNTY OF Orange)

The undersigned, a Notary Public in and for the said County in the State aforesaid, do hereby certify that [illegible] as VP of U.S. Home Corporation, a Florida corporation, the Managing Member of LENNAR HOMES, LLC, a Florida limited liability company, subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that he or she, being thereunto duly authorized, signed on behalf of LENNAR HOMES, LLC, a Florida limited liability company, and delivered the said instrument as the free and voluntary act of LENNAR HOMES, LLC, a Florida limited liability company, and as his or her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8th day of July, 2011.

NOTARY PUBLIC
SEAL OF OFFICE:

Notary Public, State of Florida

BARBARA TORRES
MY COMMISSION # DD 981571
EXPIRES: May 13, 2014

(Name of Notary Public, Printed, Stamped or Typed as Commissioned.)

☑ Personally known to me, or
☐ Produced identification:

(Type of Identification Produced)

☐ DID take an oath, or
☐ DID NOT take an oath.

EXHIBIT D
Initial members of the Board of Supervisors

1. Carolina Herrera
2. Teresa Baluja
3. Lizeth C. Franco
4. Mileidis Alfonso
5. Mercedes Suarez

The address of all of the above-named members is: 730 NW 107th Avenue, Third Floor, Miami, Florida 33172

Carolina Herrera
Vice President Property management
SE Region at Lennar Homes
730 NW 107 Ave, 3rd Floor
Miami, Florida, 33172

SUMMARY:
Specialties:
Property Management, Land Acquisition, Legal Settlements and Contracts, Industry Advocate, Real Estate.

Current Employment:

Lennar Homes 2004-Present
Vice President of Property Management SE Division
Real Estate industry, Property Management, Contracts

Education:

University of Miami- School of Business 2008-2009
MBA

Universidad del Rosario-Law School 1997-2002
Attorney,
Bogota, Colombia

Additional Information:
Builder Association of South Florida- Board Member

Teresa Baluja
HOA Manager for SE Region at Lennar Homes
730 NW 107 Ave, 3rd Floor
Miami, Florida, 33172
Tel: 305-485-2080

Current Employment:

Lennar Homes 2007-Present
HOA Manager for SE Region
Real Estate Industry, Property Management, Contracts

Education:

FIU- Bachelors in Elementary Education 2006

CAM License 2010

LIZETH C. FRANCO

9975 NW 46th St, Apt 302 ~ Doral, FL, 33178 ~ FLizeth@gmail.com ~ 305.764.2679

PROFESSIONAL SKILLS

Over seven years of administrative experience with exceptional communication skills and the ability to work well under pressure. Responsible and ethical, independent, organized, very punctual and proactive. Proficient in Microsoft Office, Serengeti, Blueprint, and JD Edwards. Bilingual. Licensed Florida Notary Public.

WORK EXPERIENCE

Lennar Homes, LLC – Miami, Florida

Executive Assistant – Internal Audit Dept., May 2007 – October 2008; Legal Dept., October 2008 – 2010; SE FI Division, 2010- Present.

- Provide general administrative support to the General Counsel, Deputy General Counsel, in house attorneys and staff in the Aliso Viejo, Houston and Miami offices.
- Prepare and format Audit Committee Book for General Counsel's presentation to the Board of Directors every quarter. Streamlined this process by introducing efficiencies.
- Created a database to allow efficient and effective communication and document sharing between offices.
- Distribute and maintain records of all communications internally and externally to upper management, outside Counsel and Courts.
- Facilitate approval and processing of invoices in Serengeti and JD Edwards.
- Prepare, review, track, and facilitate payment of associates' expense reports (up to 20 per month).
- Maintain records for associates, such as time off request forms and other confidential information.
- Coordinate travel arrangements for six attorneys.

EFC Management Services – Miami, Florida

Administrative Assistant - Procurement and Logistics, May 2005 – May 2007

- Assisted Real Estate/Construction Department and provided support to owner with art exhibition spaces, including worldwide logistics for fine art and furniture.
- Coordinated construction projects with architects and engineers, including permits, bid requests, purchase orders, procurement research, and vendor recommendations. .
- Prepared expense reports and travel arrangements for architects, project managers, and executives.
- Performed general office duties such as answering high volume phone calls, photocopying, faxing, filing and scanning.
- Maintained an updated mailing list and assisted during special exhibition openings and private events.

Victor Foltz, DMD – Lititz, Pennsylvania

Secretary/Office Manager, January 2003 – November 2004

- Established new clientele, negotiated treatment and payment plans.
- Processed insurance claims and explain benefits to patients.
- Performed general office duties such as answering the phone, scheduling appointments, photocopying, faxing and filing.
- Managed supply inventory and placed orders as needed.
- Coordinated services with dental labs, oral surgeons and other doctors' offices.
- Managed Accounts Payable, Accounts Receivable, and Cash Management.

EDUCATION

Allstate Insurance Company, Harrisburg, Pennsylvania
Property & Casualty License, 2001

L.C.G.S High School, Colombia, SA
High School Diploma, 1996

8481 SW 38th Street
Miami, Florida 33155

(305) 283 8279 Cellular
MillieAlfonso@gmail.com

Mileidis "Millie" Alfonso

Objective To obtain a position in a field where my skills and work experience will make me a valuable addition to a team oriented staff

Experience

2010 – Present Lennar Homes Miami, FL

Sales Administrative Assistant

2003–2009 Del Prado Realty, Inc. Miami, FL

Sales Associate/Office Manager

- Schedule and organize office meetings.
- Input Listings on the MLS for sales associates.
- Control realtors educational licensing requirements
- Perform secretarial duties to the president. Monitor and prepared checks payments for President's personal expense; entrusted as one of the authorized signatories in his personal checking account.
- Screen all incoming calls and make decisions for action
- Monitor office supplies for the company

2000–2003 Royal West Properties, Inc. Miami, FL

Sales Representative

- Follow-up leads received on a daily basis.
- Make appointments and visit customers to give them a full presentation on the company inventory of vacant lots.
- Assist customers with a tour of the City of Cape Coral and Lehigh Acres, Florida.
- Make contracts and follow process for closing the transaction.
- Follow up with county for the recording of the deed.
- Negotiate contracts to purchase and increase company inventory.

1992–2000 Tropical Insurance Miami, FL

General Lines Insurance Agent

- Represented various insurance companies.
- Provide professional service for customers and for office staff.
- Explain policy coverage and different plans available to satisfy the customer's insurance needs.
- Make contracts follow up for policy to be issued and provide insurance company with the proper documents for the underwriting process of the policy.

Education

October – 2009 Gold Coast School of Real Estate Miami, FL

- 72-Hour Real Estate Broker's Pre-License Course
- Passed State Exam for Broker's license 12/15/2009

1997–1999 Miami Dade Community College Miami, FL

- 36 credits toward Associated Arts Degree.

January - 1994 Miami Dade Community College Miami, FL

- 220 General Lines Insurance Course
- Passed Sate Exam for General Lines Insurance Agent 06/15/1994

1983 – 1987 South West Miami Senior High School Miami, FL

- Completed 12 grades Standard High School Diploma

Skills

- Excellent Customer Service Skills.
- Excellent communications, problem solving, teamwork, organizational and facilitation skills.
- Quickly able to establish report with customer and staff
- Extensive administrative experience. Able to manage multiple projects simultaneously independently.
- Extremely detailed oriented.
- Bilingual in English and Spanish.
- Computer proficient including Microsoft Word, Excel and most internet application.

14532 SW 52nd Street
Miami FL 33175

(786) 357-8061
mer0513@hotmail.com

Mercedes Suarez

Objective

Seeking a position of increasing responsibility proving an opportunity to utilized effective organization, communication, and customer service skills.

Experience

Lennar Homes, LLC — 2011-Present

HOA Manager for SE Region

- Real Estate
- Property Management
- Contracts

TOUSA, Inc. / Engle Homes — 2004-2010

Administrative Representative

- Appointed Member of three Community Development Districts.
- Homeowner Association President of 13 communities and 3 Master Associations.
- Human Resource Representative for the Dade Division, personal recruiting, training, scheduling, evaluating performances averaging from 12-65 personnel.
- Administered the reduction of 6 million dollars of Subdivision Performance Bonds for various developments in the tri-county area.
- Vendor liaison, monitoring and coordinating meetings and pricing of contracts.
- Conducted Chinese Drywall inspections for various developments.
- Supervised the sales contract process for the Sales Department.
- Coordinate with vendors and project managers building schedules.
- Managed delivery and payment schedules with General Electric Co.

Ford Armenteros & Manucy, Inc. — 1999-2004

Development Consultant/project Manager

- Preparation, filing and processing of application for platting subdivision approvals, building permits, zoning approvals and civil engineering approvals (water and sewer plans, paving and drainage plans) through Miami-Dade County, local municipalities and various governmental regulatory boards and agencies.
- Coordinate preparation of Tentative Plats, Final Plats and Site Plan drawings for residential and commercial subdivisions.
- Due Diligence Research and Reports determining the requirements to develop and/or subdivide land development projects.
- Deal with issues related to concurrency and traffic trip generation for proposed land development projects.
- Assist in the preparation and processing of Petitions for Road Closure and

- Site Plan applications within Miami-Dade County and local municipalities.
- Review of site plans, surveys, and legal descriptions and for various projects.
- Prepare proposals and presentations for potential and existing clients.
- Managed client billing and collections for land development projects.

Ford Armenteros & Manucy, Inc. 1997-1999

Collections and Billing Supervisor

- Preparations of client proposals, invoicing, A1A forms and bank draws.
- Dealt with issues pertaining to collections, filing of liens and coordinate collection matters with legal counsel.
- Prepare purchase orders and change orders.
- Supervised collections department
- Dealt with various banks and accounts.
- Developed rapport with clients.
- Handled inventory and ordering of office supplies and equipment.

Education And Training

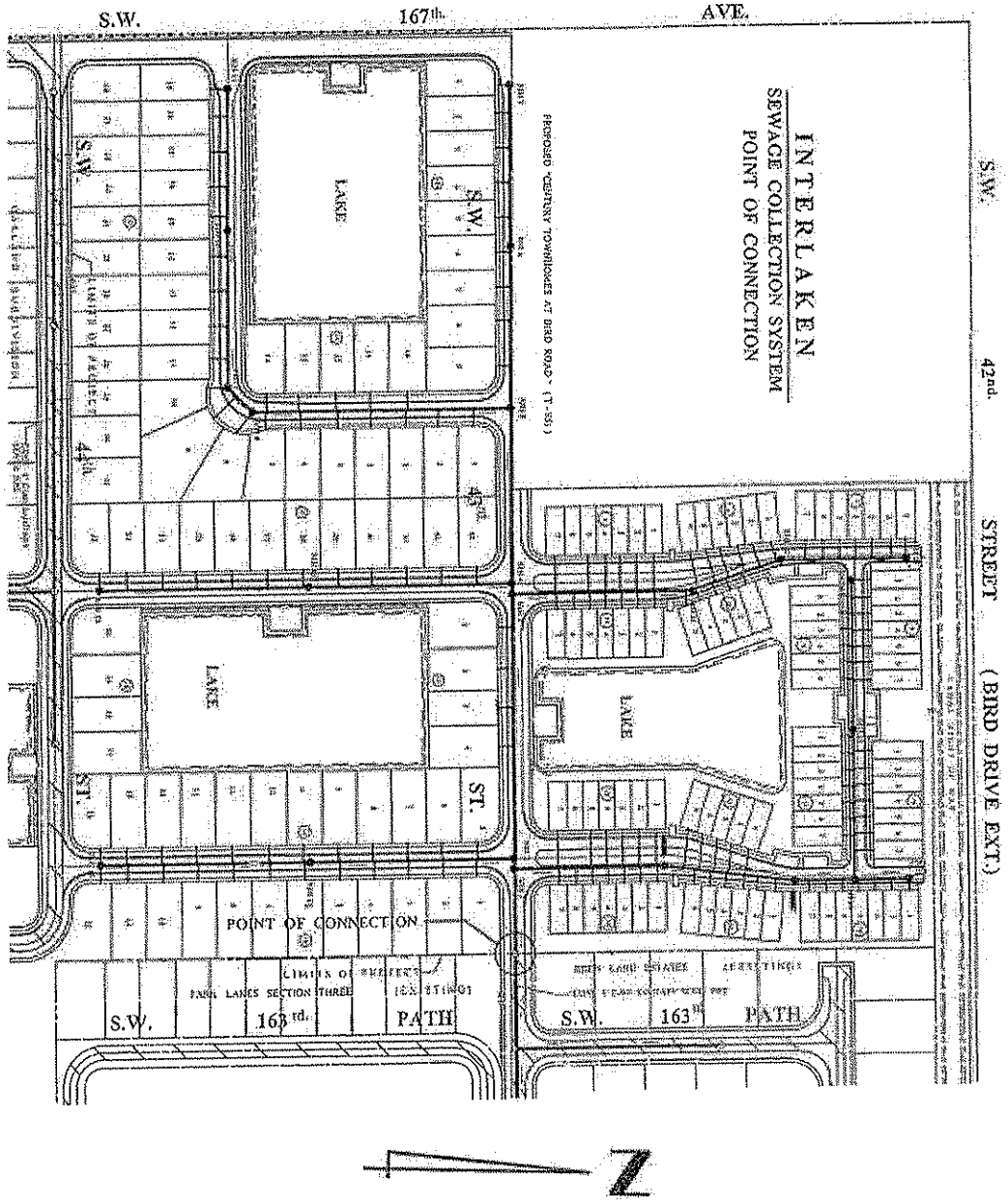
- International Fine Arts College Miami Florida
- Edison Community College Ft. Myers, Florida
- Barron Collier High School Naples Florida
- Licensed Notary Public of the State of Florida since 2002
- Human resource Training

Skills

Proficient in most Windows based programs (Word, Outlook, Excel, GroupWise, and PowerPoint) and Mas90 Accounting program. Bilingual, excellent customer service and interpersonal skills.

EXHIBIT E
Water and sewer sketch

PEDRO E. RODRIGUEZ, P.E., P.A.
Consulting Engineer
8390 West Flagler Street., Suite 215
Miami, Florida 33144
Ph.: (305) 552-7425 Fax: (305) 552-7463
E-mail: pedro215@bellsouth.net



PEDRO E. RODRIGUEZ, P.E., P.A.
Consulting Engineer
8390 West Flagler Street., Suite 215
Miami, Florida 33144
Ph.: (305) 552-7425 Fax: (305) 552-7463
E-mail: pedro215@bellsouth.net

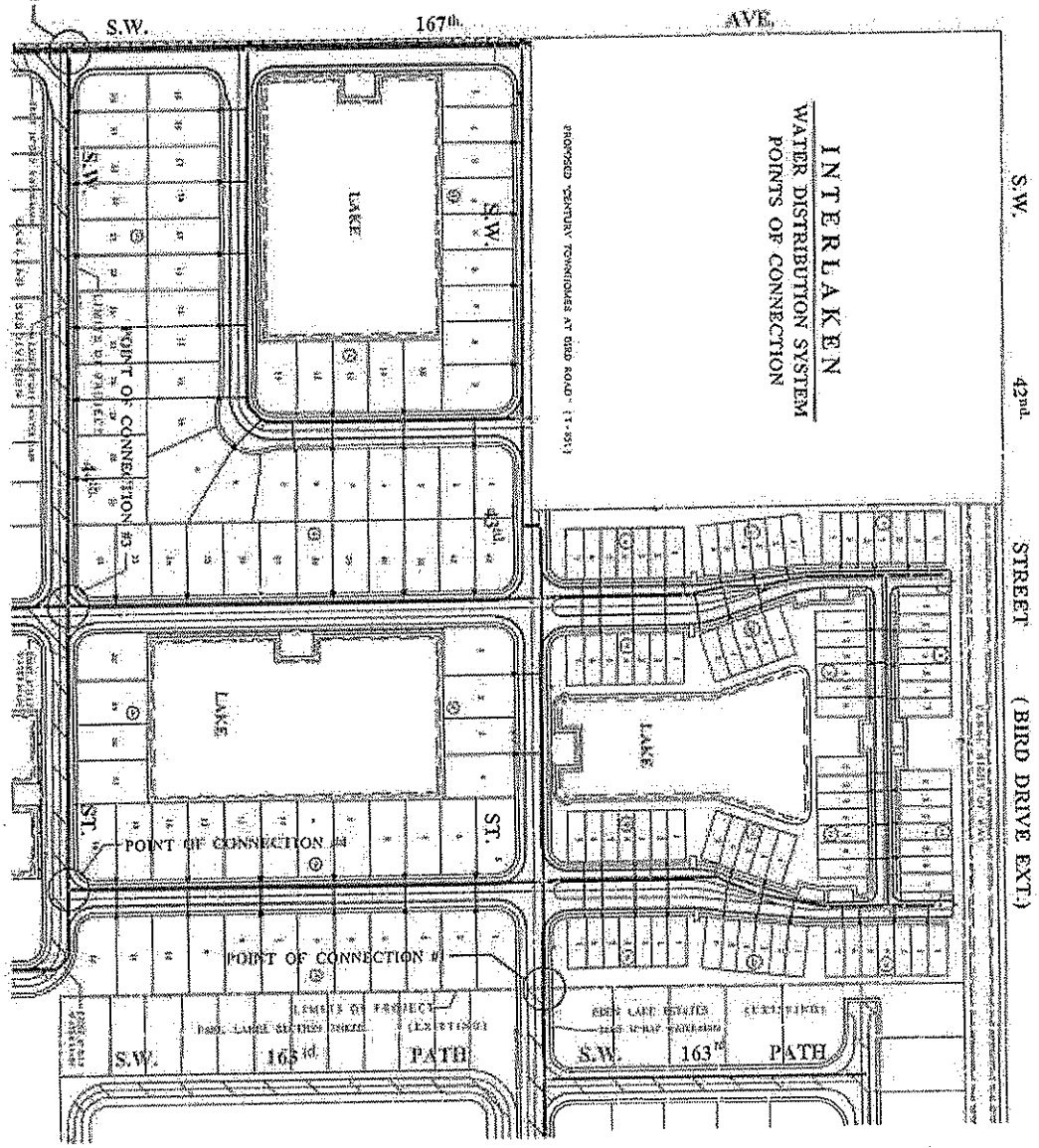


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EXHIBIT F
Timetable of construction of improvements

	Start Date	End Date
Stormwater Management System	August 2011	November 2011
Water Distribution System	November 2011	November 2011
Sanitary Sewer System	September 2011	November 2011
Roadway Improvements	October 2011	December 2011

EXHIBIT G
Cost estimate of improvements

Stormwater Management System		$ 801,748.71
Water Distribution System		$ 338,457.47
Sanitary Sewer System		$ 493,996.53
Roadway Improvements		$ 454,335.97
	Total	$ 2,088,538.68

EXHIBIT H
Future land use map

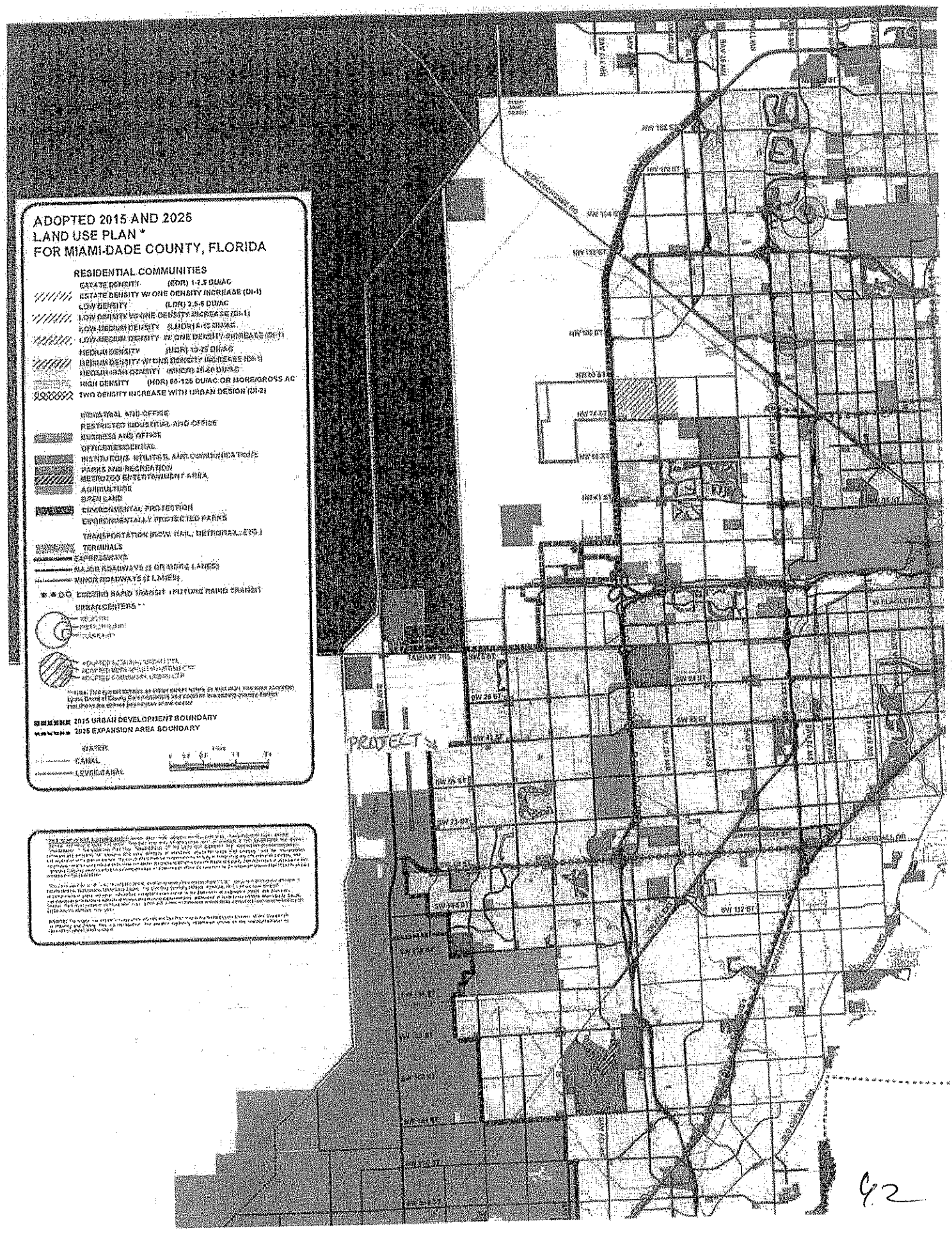
ADOPTED 2015 AND 2025
LAND USE PLAN *
FOR MIAMI-DADE COUNTY, FLORIDA
RESIDENTIAL COMMUNITIES
ESTATE DENSITY (EDR) 1-2.5 DU/AC
ESTATE DENSITY W/ ONE DENSITY INCREASE (DI-I)
LOW DENSITY (LDR) 2.5-6 DU/AC
LOW DENSITY W/ ONE DENSITY INCREASE (DI-1)
LOW-MEDIUM DENSITY (LMDR) 6-13 DU/AC
LOW-MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)
MEDIUM DENSITY (MDR) 13-25 DU/AC
MEDIUM DENSITY W/ ONE DENSITY INCREASE (DI-1)
MEDIUM-HIGH DENSITY (MHDR) 25-60 DU/AC
HIGH DENSITY (HDR) 60-125 DU/AC OR MORE/GROSS AC
TWO DENSITY INCREASE WITH URBAN DESIGN (DI-2)
INDUSTRIAL AND OFFICE
RESTRICTED INDUSTRIAL AND OFFICE
BUSINESS AND OFFICE
OFFICE/RESIDENTIAL
INSTITUTIONS, UTILITIES, AND COMMUNICATIONS
PARKS AND RECREATION
METRORAIL ENTERTAINMENT AREA
AGRICULTURE
OPEN LAND
ENVIRONMENTAL PROTECTION
ENVIRONMENTALLY PROTECTED PARKS
TRANSPORTATION (NOW, RAIL, METRORAIL, ETC.)
TERMINALS
EXPRESSWAYS
MAJOR ROADWAYS (6 OR MORE LANES)
MINOR ROADWAYS (4 LANES)
EXISTING RAPID TRANSIT / FUTURE RAPID TRANSIT
URBAN CENTERS **
2015 URBAN DEVELOPMENT BOUNDARY
2025 EXPANSION AREA BOUNDARY
WATER
CANAL
LEVEE/CANAL
PROJECT
SW 112 ST

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EXHIBIT I
Statement of estimated regulatory costs

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form **Interlaken Community Development District** ("District"). The District comprises approximately 30 gross acres of land located within the unincorporated area of Miami-Dade County (the "County"), Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes as follows:

"That the process of establishing such a district pursuant to uniform general law shall 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."

1.2 Overview of the Interlaken Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Interlaken Community Development District. Interlaken Community Development District will encompass approximately 30 gross acres.

The Development plan for the proposed lands within the District includes the construction of approximately 89 single family homes and 91 townhomes. All are authorized for inclusion within the District. A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the county in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Interlaken CDD. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541 (2), a statement of estimated regulatory costs must contain:

(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency[1], and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "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, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (Miami-Dade County is not defined as a small county for purposes of this requirement).

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

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

As noted above, the Interlaken Community Development District is a residential community designed for up to 180 residential units. Formation of the District would put all of these areas under the jurisdiction of the District. Prior to platting, and sale of any units, all of the land owned by the Developer and any other landowner will also be under the jurisdiction of the District.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

[1] For the purposes of this SERC, the term "agency" means the County and the term "rule" means the ordinance(s) which the County will enact in connection with the creation of the District.

3.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 1,000 acres, therefore the County is the establishing entity under 190.005 (1) F.S. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the local general purpose government will be offset by the filing fee required under 190.005 (1), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 169.412, Florida Statutes, the proposed district must pay an annual fee to the State of Florida Department of Community Affairs, which offsets such costs.

Miami-Dade County

The proposed land for the District is within the Miami-Dade County (the "County") and consists of approximately 30 gross acres. The County and its staff may process and analyze the petition, conduct public hearings with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources.

These costs to the County are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, potential costs are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district.

The annual costs to the County because of the establishment of the District are also minimal. The proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

3.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No state or local

subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

4.0 A good faith estimate of the transactional costs are likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. The roadway improvements, stormwater management system, water distribution system, sanitary sewer system, and related incidental costs, as described in Table 1, will be funded by the District.

Table 1. Interlaken Community Development District Proposed Facilities and Services

FACILITY	FUNDED BY	OWNERSHIP	O&M
Roadway Improvements	CDD	CDD/COUNTY	CDD/COUNTY
Stormwater Management System	CDD	CDD	CDD
Water Distribution System	CDD	MDCWSD	MDCWSD
Sanitary Sewer System	CDD	MDCWSD	MDCWSD

Key: CDD=Community Development District, MDCWSD=Miami-Dade County Water and Sewer Department, O&M=Operations and Maintenance

The petitioner has estimated the design and development costs for providing the capital facilities and outlined in Table 2. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately $2,088,539. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 2.

Prospective future landowners in the District may be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance. In addition, to the levy of non-ad valorem assessments for debt service, the District may also impose a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services.

Furthermore, to locate in the District by new property owners is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels of facilities and services

financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, a District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a District is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

Table 2. Cost Estimate for District Facilities

Category	Cost
Roadway Improvements	$ 454,335.97
Stormwater Management System	$ 801,748.71
Water Distribution System	$ 338,457.47
Sanitary Sewer System	$ 493,996.53
Total Projected Costs of Improvements	$ 2,088,538.68

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid all of its contracts. This affords small businesses the opportunity to bid on District work.

The County has an estimated population that is greater than 75,000 according to the 2010 U.S Census. Therefore the County is not defined as a "small county" according to Section 120.52 (19), Florida Statutes.

6.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Developer's Engineer and other professionals associated with the Developer.

7.0 In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

There have been no good faith written proposals submitted to the agency as described in Section 120.541(1)(a), Florida Statutes.

Prepared by:
Governmental Management Services - South Florida, LLC
June 23, 2011

APPENDIX A
Reporting Requirements

APPENDIX A: *REPORTING REQUIREMENTS AT A GLANCE*

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
AUDITOR GENERAL, LOCAL GOVERNMENT SECTION Room 401, Claude Pepper Building, 111 West Madison Street, Tallahassee, Florida 32399-1450			
Annual Financial Audit Report	Section 218.39, *F.S.* Chapter 10.650, *Rules of the Auditor General.* Handbook Section 2 - 4	All special districts with either revenues or expenditures of more than $100,000.00. All special districts with revenues or expenditures/expenses between $50,000.00 and $100,000.00 that have not been subjected to a financial audit for the two preceding fiscal years. A dependent special district that is a component unit of a county or municipality may provide for an annual financial audit by being included in the audit of that county or municipality. In such instances, that audit report must clearly state that the special district is a component unit of the county or municipality.	Annually within 45 days after delivery of the audit report to the governmental entity, but no later than 12 months after fiscal year end. Two copies of the annual financial audit report must be submitted to the Auditor General.

Abbreviations: F.A.C. = *Florida Administrative Code*; F.S. = *Florida Statutes*

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
DEPARTMENT OF COMMUNITY AFFAIRS, SPECIAL DISTRICT INFORMATION PROGRAM 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100			
Creation Documents and Amendments, including Codified Act, if applicable	Section 189.418, *F.S.* Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Written Status Statement	Section 189.418, *F.S.* Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval of creation document.
Dissolution Documents	Section 189.4042, *F.S.* Handbook Section 1 - 4	All special districts.	Within 30 days of the dissolution effective date.
Merger Documents	Section 189.418, *F.S.* Section 189.4042, *F.S.* Handbook Section 1 - 4	All special districts.	Within 30 days of the merger's effective date.
Special District Map and Amendments	Section 189.418, *F.S.* Handbook Section 1 - 4	All special districts.	Within 30 days after adoption / approval.
Special District Fee Invoice ($175.00) and Update Form	Section 189.427, *F.S.* Rule 9B-50.003, *F.A.C.* Handbook Section 1 - 3	All special districts.	Annually, by the due date on the Form (sent to all special districts around October 1).
Registered Agent and Office Initial Designation	Section 189.416, *F.S.* Section 189.418, *F.S.* Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, *F.S.* Section 189.418, *F.S.* Handbook Section 1 - 4	All special districts.	Upon making the change.
Disclosure of Public Financing	Section 190.009, *F.S.*	All Community Development Districts.	At all times public financing is imposed.

Abbreviations: F.A.C. = *Florida Administrative Code*; F.S. = *Florida Statutes*

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF ACCOUNTING 200 East Gaines Street, Tallahassee, Florida 32399-0354			
Annual Financial Report with a copy of the Annual Financial Audit Report attached, if required	Section 189.418, *F.S.* Section 218.31, *F.S.* Section 218.32, *F.S.* Handbook Section 2 - 3	All Housing Authorities; All independent special districts; All dependent special districts that are not component units of a local governmental entity.	Annually within 12 months of fiscal year end (9/30) and 45 days of audit completion. If no audit is required, file by April 30.
DEPARTMENT OF FINANCIAL SERVICES, BUREAU OF COLLATERAL MANAGEMENT 200 East Gaines Street, Tallahassee, Florida 32399-0345			
Public Depositor Annual Report to the Chief Financial Officer (Form DFS-J1-1009)	Section 280.17, *F.S.* Handbook Section 3 - 5	All special districts.	Annually by November 30.
Public Deposit Identification and Acknowledgment Form (Form DFS-J1-1295)	Section 280.17, *F.S.* Handbook Section 3 - 5	All special districts.	Execute at the time of opening the account and keep on file. Submit only in case of default of the qualified public depository.

Abbreviations: F.A.C. = *Florida Administrative Code*; F.S. = *Florida Statutes*

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Department of Management Services, Division of Retirement Bureau of Local Retirement Systems, Cedars Executive Center, Building C, 2639 C North Monroe Street, Tallahassee, Florida 32399-1560			
Actuarial Impact Statement for Proposed Plan Amendments	Section 112.63, *F.S.* Rule Chapter 60T-1.001, *F.A.C.* Handbook Section 2 - 6	Any special district proposing benefit changes to its defined benefit retirement plan.	When considering plan changes.
Defined Contribution Report	Section 112.63, *F.S.* Rule Chapter 60T-1.004, *F.A.C.* Handbook Section 2 - 6	Special districts with defined contribution plans.	Within 60 days of the reporting period's ending date.
Actuarial Valuation Report	Section 112.63, *F.S.* Rule Chapter 60T-1, *F.A.C.* Handbook Section 2 - 6	Special districts with defined benefit retirement plans.	At least every three years, within 60 days of completion.
Department of Revenue, Property Tax Administration Program, TRIM Compliance Section P.O. Box 3000, Tallahassee, Florida 32315-3000			
Truth-In-Millage Form DR421	Section 200.068, *F.S.* Handbook Section 3 - 3	Special districts that can levy taxes but will not do so during the year.	Annually by November 1.
Truth-In-Millage Compliance Package Report	Section 200.068, *F.S.* Handbook Section 3 - 3	Special districts levying property taxes.	No later than 30 days following the adoption of the property tax levy ordinance/resolution.
Commission on Ethics P.O. Drawer 15709, Tallahassee, Florida 32317-5709			
Quarterly Gift Disclosure (Form 9)	112.3148, *F.S.* Handbook Section 3 - 1	Everyone required to file Form 1, receiving a gift worth over $100.00, unless the person did not receive any gifts during the calendar quarter.	By the last day of the calendar quarter following any calendar quarter in which a reportable gift was received.

Abbreviations: F.A.C. = *Florida Administrative Code*; F.S. = *Florida Statutes*

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
LEGISLATURE: PRESIDENT OF THE SENATE (Florida Capitol, Suite 409, Tallahassee, Florida 32399-1100), *SPEAKER OF THE HOUSE OF REPRESENTATIVES* (Florida Capitol, Suite 420, Tallahassee, Florida 32399-1300) and *EACH APPROPRIATE STANDING COMMITTEE OF THE LEGISLATURE*			
Agency Rule Report	Section 120.74, *F.S.* Handbook Section 1 - 4	Certain Special Districts with adopted rules (see Handbook Section 1 - 4, page 20).	Initial by October 1, 1997, then by October 1 of every other year thereafter.
SPECIAL DISTRICT'S GOVERNING BOARD MEETING MINUTE RECORDER			
Memorandum of Voting Conflict for County, Municipal, and Other Local Public Officers (Form 8B)	Section 112.3143, *F.S.* Handbook Section 3 - 1	Special District Local Officers with Voting Conflicts.	Within 15 days after the vote occurs.
SPECIAL DISTRICT'S GOVERNING BOARD MEMBERS (EACH MEMBER)			
Actuarial Valuation Report	See *Department of Management Services, Division of Retirement.*		
Annual Financial Audit Report	See *Auditor General, Local Government Section.*		

Abbreviations: F.A.C. = *Florida Administrative Code*; F.S. = *Florida Statutes*

Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
Special District's Local Governing Authority(ies) / Local General-Purpose Government(s): (If municipality, file at the place they designate. If county(ies), file with the (each) clerk of the board of county commissioners.)			
Budget or Tax Levy	Section 189.418, *F.S.* Handbook Section 2 - 2	All special districts.	When requested, provide to the local governing authority within the district's boundaries.
Public Facilities Initial Report	Section 163.3191, *F.S.* Section 189.415(2), *F.S.* Rule Chapter 9J-33, *F.A.C.* Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6, page 31).	Within one year of the special district's creation.
Public Facilities Annual Notice of Any Changes	Section 163.3191, *F.S.* Section 189.415(2), *F.S.* Rule Chapter 9J-33, *F.A.C.* Handbook Section 1 - 6	Independent special districts (See Handbook Section 1 - 6, page 31).	Annually. Contact each local general-purpose government for the due date.
Public Facilities Updated Report	Section 189.415(2)(a), *F.S.* Rule Chapter 9J-33, *F.A.C.* Handbook Section 1 - 6 Appendix B	Independent special districts (See Handbook Section 1 - 6, page 31).	Every five years, at least 12 months before the due date that each local general-purpose government must submit its Report to the Department of Community Affairs. See Appendix B.
Registered Agent and Office Initial Designation	Section 189.416, *F.S.* Section 189.418, *F.S.* Handbook Section 1 - 4	All special districts.	Within 30 days after the first governing board meeting.
Registered Agent and Office Changes	Section 189.416, *F.S.* Section 189.418, *F.S.* Handbook Section 1 - 4	All special districts.	Upon making the change.
Regular Public Meeting Schedule	Section 189.417, *F.S.* Section 189.418, *F.S.* Handbook Section 3 - 2	All special districts.	Quarterly, semiannually, or annually.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SPECIAL DISTRICT'S LOCAL LEGISLATIVE DELEGATION			
Draft Codified Charter as a Local Bill	Section 189.429, *F.S.* Handbook Section 1 - 4	All special districts with more than one Special Act.	December 1, 2004
SPECIAL DISTRICT'S RESIDENTS AND PROSPECTIVE RESIDENTS AND RESIDENTIAL DEVELOPERS (GIVE SUFFICIENT NUMBER OF COPIES TO THE DEVELOPERS FOR DISTRIBUTION TO EACH PROSPECTIVE INITIAL PURCHASER OF PROPERTY)			
Disclosure of Public Financing	Section 190.009, *F.S.*	All Community Development Districts.	At all times public financing is imposed.
STATE BOARD OF ADMINISTRATION, FINANCIAL OPERATIONS 1801 Hermitage Boulevard, Suite 100, Tallahassee, Florida 32308			
Investment Pool Systems Input Documentation	Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of making any changes or updates to the account.
Resolution for Investment of Surplus Funds	Section 218.407, *F.S.* Handbook Section 3 - 6	All special districts investing funds with the State Board of Administration or Local Government Trust Fund.	At the time of investing surplus funds.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
STATE BOARD OF ADMINISTRATION, DIVISION OF BOND FINANCE 1801 Hermitage Boulevard, Suite 200, P.O. Box 13300, Tallahassee, Florida 32317-3300			
Advance Notice of Bond Sale	Section 218.38, *F.S.* Handbook Section 2 - 5	All special districts as applicable.	Before selling certain general obligation bonds & revenue bonds or closing on any similar long-term debt instruments.
Bond Information Form/Bond Disclosure Form (BF2003/2004A & B)	Section 189.418, *F.S.* Section 218.38, *F.S.* Handbook Section 2 - 5	All special districts as applicable. New bond issues only.	Within 120 days after delivery of general obligation bonds and revenue bonds.
Bond Verification Form (BF2005)	Handbook Section 2 - 5	All special districts as applicable.	Within 45 days of the Division of Bond Finance's request.
Final Official Statement (Bonds)	Section 218.38, *F.S.* Handbook Section 2 - 5	All special districts as applicable.	Within 120 days after delivery of the bonds, if prepared.
IRS Form 8038 (Bonds)	Section 159.345(1), *F.S.* Section 159.475(1), *F.S.* Section 159.7055, *F.S.* Handbook Section 2 - 5	Special districts issuing Industrial Development or Research and Development Bonds.	Submit with the Bond Information Form & Official Statement, if any is published.

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Submission Requirement	Statutory / Rule Reference	Applicable Special Districts	Due Date
SUPERVISOR OF ELECTIONS (LOCAL) In the County of the Reporting Person's Permanent Residence			
Statement of Financial Interests (Form 1)	Section 112.3145, *F.S.* Handbook Section 3 - 1	All "special district local officers" appointed to a special district or special district's board.	Within 30 days of accepting the appointment, then every year thereafter by July 1.
		All "special district local officers" elected to a special district's board.	During the qualifying period, then every year thereafter by July 1.
Final Statement of Financial Interests (Form 1F)	Section 112.3145, *F.S.* Handbook Section 3 - 1	All "special district local officers" who are required to file Form 1 and are leaving a public position.	Within 60 days of leaving a public position.
Quarterly Client Disclosure (Form 2)	Section 112.3145(4), *F.S.* Handbook Section 3 - 1	Certain special district local officers, depending upon their position, business or interests (See Handbook Section 3 - 1).	No later than the last day of the calendar quarter following the calendar quarter during which the representation was made.
Annual Disclosure of Gifts from Governmental Entities and Direct Support Organizations and Honorarium Event Related Expenses (Form 10)	Section 112.3148, *F.S.* Section 112.3149, *F.S.* Handbook Section 3 - 1	All special district local officers who file Form 1 and who received a reportable gift or expense.	Annually by July 1.
SUPERVISOR OF ELECTIONS (LOCAL) In the County in which the Special District of the Reporting Person has its Principal Office			
Interest in Competitive Bid for Public Business (Form 3A)	Section 112.313(12)(e), *F.S.* Handbook Section 3 - 1	Certain special district local officers (See Handbook Section 3 - 1).	Before or at the time of the submission of the bid.

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ADDENDUM TO PETITON TO ESTABLISH

INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT

Petitioner, LENNAR HOMES, LLC, a Florida limited liability company ("Petitioner"), hereby submits this Addendum to the Petition dated July 6, 2011, to Establish the Interlaken Community Development District (CDD) in Miami-Dade County, Florida and states as follows:

Responsibility for Landscape Maintenance in the Public-Right-of-Way: The maintenance of improved swales and medians in the public Rights-of-Way excluding swale maintenance by owners of property as defined by Chapter 19 of the Code of Miami-Dade County shall be provided by this CDD including but not limited to; irrigation, landscape lighting, payment of related utility bills, turf, trees, shrubs and any other landscaping improvements provided or caused by this development, covenants associated with landscaping permitting in the public rights-of-way notwithstanding. In the event this CDD is dissolved or becomes defunct and fails to provide maintenance services within the public Rights-of-Way as specified herein, the required dormant multipurpose maintenance special taxing district shall be activated to provide any such maintenance services.

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RECEIVED
PUBLIC WORKS DEPT
2011 JUL 14 AM 11:35
SPECIAL TAXING
DISTRICTS DIVISION

Respectfully submitted this 2nd day of July, 2011.

LENNAR HOMES, LLC, a Florida limited liability company

By: U.S. Home Corporation, a Florida corporation, as Managing Member

By: _____
Print: _____
Title: _____

This instrument was prepared by:
Gerald L. Knight, Esq. Billing, Cochran, Lyles, Mauro & Ramsey, P.A. 515 E. Las Olas Blvd, 6th Floor Fort Lauderdale, Florida 33312
(Space Reserved for Clerk)

DECLARATION OF RESTRICTIVE COVENANTS

WHEREAS, the undersigned Owner holds the fee simple title to the land described in the attached Exhibit A (the "Property"), located in Miami-Dade County, Florida (the "County"); and

WHEREAS, Owner desires to provide certain covenants to the County Board of County Commissioners (the "Board") in support of a Petition (the "Petition") for creation of the Interlaken Community Development District (the "District") filed October 31, 2011, and approved pursuant to Ordinance No. _____ enacted by the Board on _____, 2011 (the "Ordinance"), in accordance with the requirements of Chapter 190, Florida Statutes, and Section 1.01(A)(21) of the County Home Rule Charter; and

WHEREAS, among those covenants are provisions for the timely, accurate, and enforceable disclosure, to all prospective initial purchasers who have entered or will enter into contracts for improved residential units within the Property (each a "Prospective Initial Purchaser"), of the obligation to pay to the District: (1) the pro-rata share for each Dwelling Unit (defined below) of the cost of the acquisition, construction, reconstruction, and equipping of certain public infrastructure which benefit the Property either as a one time assessment at the time of closing or as an annual assessment based on the debt service on bonds to be issued by the

District to finance such capital costs until such bonds are retired (collectively, "Capital Assessments"), and (2) the costs associated with (i) operations of the District including administration ("Operations Assessments") and (ii) maintenance of public infrastructure by the District ("Infrastructure Maintenance Assessments"; Operations and Infrastructure Maintenance Assessments are hereinafter collectively referred to as "Administrative Assessments"); and

WHEREAS, other covenants made by Owner include provisions for the long-term maintenance of infrastructure serving the Property including, but not limited to, roadways, drainage, and landscaping; and

WHEREAS, such covenants of Owner are made in order to assure the Board that the representations made by Owner in support of the Petition will be abided by,

NOW, THEREFORE, Owner freely, voluntarily, and without duress, and on behalf of its heirs, successors, and assigns, makes the following Declaration of Restrictive Covenants covering and running with the Property (this "Declaration"):

1. COVENANTS.

1.1 Public Records Notice of Existence of District. This Declaration shall serve as notice in the public records of the County that unless the District is terminated in accordance with the requirements of Chapter 190, Florida Statutes, and such termination is reflected in the public records of the County, the Property and all lands, parcels, lots, and units located within the District's boundaries are subject to the Capital Assessments and Administrative Assessments levied and imposed by the District, subject only to the exceptions or exemptions from such assessments expressly provided by Florida law.

1.2 CDD and Purchase Contract Notices.

1.2.1 Owner shall be required to provide to each Prospective Initial Purchaser of an improved individual residential lot or unit within the Property (individually, a "Dwelling Unit") written notice of the estimated annual Capital Assessments and Administrative Assessments (the "CDD Notice") to be imposed on such individual Dwelling substantially in the form attached hereto as Exhibit B prior to, or contemporaneously with, the execution of a purchase and sale contract ("Purchase Contract") for such Dwelling Unit. For the purposes of this Declaration, the term "Owner" means each seller of Dwelling Units within the Property. Notwithstanding the foregoing, if a Prospective Initial Purchaser executed a Purchase Contract before the effective date (10 days after enactment) of the Ordinance (the "Effective Date of the Ordinance") but was not given an contemporaneous CDD Notice, Owner may still give the CDD Notice to such Prospective Initial Purchaser; provided, however, such CDD notice must be given together with the following written notice and must be sent to such Prospective Purchaser by certified mail, professional overnight delivery or hand delivery, with return receipt, not later than the first business day following the Effective Date of the Ordinance:

> THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS NOTICE AND THE ATTACHED CDD NOTICE ARE BEING GIVEN TO YOU PURSUANT TO SUCH DECLARATION. PLEASE NOTE THAT THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF $32,100 FOR A SINGLE FAMILY UNIT AND $21,000 FOR A TOWNHOUSE UNIT. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF $14,000 FOR A SINGLE FAMILY UNIT AND $9,000 FOR A TOWNHOUSE UNIT IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF $1,070 FOR A SINGLE FAMILY UNIT AND $700 FOR A TOWNHOUSE UNIT FOR ITS

PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THE ATTACHED NOTICE FULLY DESCRIBES YOUR OBLIGATIONS. YOU MAY ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS NOTICE. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE THAT YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT, AND ALL OTHER PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES ARE AVAILABLE TO PURCHASER WHETHER OR NOT YOU ELECT TO RESCIND EXCEPT IN THE EVENT OF AN OWNER DEFAULT WITH RESPECT TO THE CDD NOTICE AND THEN ONLY IN ACCORDANCE WITH THE DECLARATION.

Owner shall promptly refund any amounts due under the foregoing notice if a Prospective Initial Purchaser properly rescinds a Purchase Contract during the time provided. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to the foregoing notice.

1.2.2 Owner shall also provide substantially the following disclosure ("Purchase Contract Notice") on the first page of each Purchase Contract executed after the Effective Date of the Ordinance for a Dwelling Unit within the Property, immediately after disclosure of the purchase price for the Dwelling Unit:

THIS DWELLING UNIT IS WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF $32,100 FOR A SINGLE FAMILY UNIT AND $21,000 FOR A TOWNHOUSE UNIT. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF $14,000 FOR A SINGLE FAMILY UNIT AND $9,000 FOR A TOWNHOUSE UNIT IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF $1,070 FOR A SINGLE FAMILY UNIT AND $700 FOR A TOWNHOUSE UNIT FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID ONE TIME AT

CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. INITIAL PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, INITIAL PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. INITIAL PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

PURCHASER'S INITIALS: _____ _____

Owner shall cause each Prospective Initial Purchaser to initial the Purchaser Contract Notice where indicated.

1.3 Relief to Prospective Initial Purchaser for Owner Default.

1.3.1 Owner shall provide relief, in the manner provided by this Section 1.3 to any Prospective Initial Purchaser who has not yet closed on a Dwelling Unit if any one of the following events shall occur (an "Owner Default"):

1.3.1.1.Owner fails to provide a timely CDD Notice or Purchase Contract Notice as required; and/or

1.3.1.2.Owner provides a timely CDD Notice; however, such CDD Notice underestimates the aggregate or monthly actual Administrative Assessments for the District's first three fiscal years by more than five percent (5%); and/or

1.3.1.3.Owner provides a timely CDD Notice and/or Purchase Contract; however, such CDD Notice and/or Purchase Contract Notice underestimates the actual

Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or monthly actual Annual Capital Assessments by more than five percent (5%).

1.3.2 In the event of any Owner Default that is not cured by a timely Late Notice (as hereinafter defined), a Prospective Initial Purchaser may, in writing (a "Termination Notice"), elect to rescind the Purchase Contract at any time prior to closing. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who terminates a Purchase Contract pursuant to this provision.

1.3.3 Prior to the receipt of a Termination Notice from a Prospective Initial Purchaser affected by an Owner Default, Owner shall have an opportunity to cure any Owner Default by providing a written notice (a "Late Notice") to such affected Prospective Initial Purchaser (i) prior to closing and (ii) within the later of ninety (90) days from (x) the date of execution of the Purchase Contract or (y) the Effective Date of the Ordinance (the "Cure Period"). If the Owner Default set forth in Section 1.3.1.3 is due solely to a fluctuation of interest rates on the bonds once the pricing of the bonds is completed, Owner shall have the opportunity to cure such Owner Default by providing a written notice setting forth the new annual Capital Assessments to such affected Prospective Initial Purchaser (the "Extended Late Notice") no later than the earlier of (i) the closing date of the Dwelling Unit or (ii) ninety (90) days from the pricing of the bonds (the "Extended Cure Period"). An Owner Default cannot be cured as to an affected Prospective Initial Purchaser after the expiration of the applicable Cure

Period or applicable Extended Cure Period. If Owner provides (i) a Late Notice to a Prospective Initial Purchaser during the applicable Cure Period or (ii) an Extended Late Notice during applicable Extended Cure Period, then such Prospective Initial Purchaser may still elect to rescind the Purchase Contract at anytime for a period of thirty (30) days following receipt of Late Notice or Extended Late Notice. Upon such election, Owner shall return all monies paid by the Prospective Initial Purchaser regarding the purchase of the real property identified in the Purchase Contract within ten (10) calendar days after receiving written notice from the Prospective Initial Purchaser that such Prospective Initial Purchaser has elected to rescind the Purchase Contract. No other remedies provided in Section 1.4 shall be available to a Prospective Initial Purchaser who receives an accurate Late Notice or Extended Late Notice during the Cure Period or Extended Cure Period, as applicable, regardless of whether the Prospective Initial Purchaser elects to rescind the Purchase Contract.

1.3.4 Every Late Notice or Extended Late Notice sent by Owner to a Prospective Initial Purchaser must include the following in bold type in a font at least as large as the largest font in such Late Notice or Extended Late Notice (*with correct type of notice indicated*):

> THE DWELLING UNIT YOU ARE PURCHASING IS SUBJECT TO A COMMUNITY DEVELOPMENT DISTRICT AND A RELATED DECLARATION OF RESTRICTIVE COVENANTS WHICH REQUIRES THAT CERTAIN NOTICES BE GIVEN TO PURCHASERS BY OWNER. THIS IS A *[LATE NOTICE* or *EXTENDED LATE NOTICE]* UNDER SUCH DECLARATION. IF OWNER PROVIDES YOU WITH THIS *[LATE NOTICE* or *EXTENDED LATE NOTICE]* DURING THE APPLICABLE CURE PERIOD, THEN YOU AS A PROSPECTIVE INITIAL PURCHASER MAY STILL ELECT TO RESCIND THE PURCHASE CONTRACT FOR A PERIOD OF THIRTY (30) DAYS FOLLOWING RECEIPT OF THIS *[LATE NOTICE* or *EXTENDED LATE NOTICE]*. UPON SUCH ELECTION, OWNER SHALL RETURN ALL MONIES PAID BY YOU AS THE PROSPECTIVE INITIAL PURCHASER REGARDING THE PURCHASE OF THE REAL PROPERTY IDENTIFIED IN THE PURCHASE CONTRACT WITHIN TEN (10) CALENDAR DAYS AFTER RECEIVING YOUR WRITTEN NOTICE YOU HAVE ELECTED TO RESCIND THE PURCHASE CONTRACT., AND ALL OTHER PROVISIONS OF THE DECLARATION

OF RESTRICTIVE COVENANTS NOT INCONSISTENT WITH THE REMEDIES SET FORTH HEREIN SHALL GOVERN. NO OTHER REMEDIES PROVIDED IN SECTION 1.4 OF THE DECLARATION SHALL BE AVAILABLE TO YOU AS A PROSPECTIVE INITIAL PURCHASER IF YOU RECEIVE THIS *[LATE NOTICE* or *EXTENDED LATE NOTICE]* DURING THE APPLICABLE CURE PERIOD, REGARDLESS OF WHETHER YOU AS A PROSPECTIVE INITIAL PURCHASER ELECT TO RESCIND THE PURCHASE CONTRACT.

1.3.5 If the Owner Default involves the failure to provide a Purchase Contract Notice or Owner provided a Purchase Contract Notice in substantially the correct form and location; however, such Purchase Contract Notice underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the annual Capital Assessments by more than five percent (5%), then the Late Notice or Extended Late Notice shall also contain the following:

YOUR PURCHASE CONTRACT PROVIDES THAT THE PURCHASE PRICE FOR YOUR DWELLING UNIT IS AS FOLLOWS: [*INSERT PURCHASE PRICE INFORMATION*]. THIS DWELLING UNIT IS OR WILL BE WITHIN A COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT"). THE DISTRICT PLANS TO ISSUE OR HAS ISSUED BONDS THAT WILL HAVE PRINCIPAL AND INTEREST PAYMENTS APPLICABLE TO THIS DWELLING UNIT OVER A PERIOD OF UP TO THIRTY (30) YEARS TO FUND CONSTRUCTION OF INFRASTRUCTURE SERVING THE PROPERTY IN THE ESTIMATED AGGREGATE AMOUNT OF $32,100 FOR A SINGLE FAMILY UNIT AND $21,000 FOR A TOWNHOUSE UNIT. THIS DWELLING UNIT SHALL BE ASSESSED AN ESTIMATED CAPITAL ASSESSMENT OF $14,000 FOR A SINGLE FAMILY UNIT AND $9,000 FOR A TOWNHOUSE UNIT IF PAID IN FULL AT CLOSING OR AN ESTIMATED ANNUAL CAPITAL ASSESSMENT OF $1,070 FOR A SINGLE FAMILY UNIT AND $700 FOR A TOWNHOUSE UNIT FOR ITS PROPORTIONATE SHARE OF DEBT SERVICE ON THE BONDS UNTIL SUCH BONDS ARE PAID IN FULL. WHETHER THE CAPITAL ASSESSMENT IS PAID IN FULL AT CLOSING OR IN ANNUAL INSTALLMENTS IS AT THE OPTION OF THE PURCHASER TO BE EXERCISED AT THE TIME OF CLOSING. THESE AMOUNTS ARE DUE OVER THE TERM OF THE BONDS IN ADDITION TO THE PURCHASE PRICE. PURCHASER ALSO UNDERSTANDS THAT IF THE ACTUAL ANNUAL CAPITAL ASSESSMENTS ON THE DWELLING UNIT ARE MORE THAN FIVE PERCENT (5%) HIGHER THAN THE ESTIMATED AMOUNT PROVIDED HEREIN, PURCHASER SHALL HAVE THE RIGHT TO RESCIND THIS AGREEMENT AT ANY TIME PRIOR TO CLOSING. PURCHASER FURTHER ACKNOWLEDGES AND AGREES THAT THE ESTIMATED AMOUNT OF CAPITAL ASSESSMENTS DOES NOT INCLUDE ADMINISTRATIVE ASSESSMENTS WHICH SHALL BE LEVIED BY THE DISTRICT FOR OPERATIONS AND INFRASTRUCTURE MAINTENANCE AND MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. IN THE EVENT OF ANY CONFLICT BETWEEN THE

DISCLOSURES IN THIS PROVISION AND THE ATTACHED CDD NOTICE, THE CDD NOTICE SHALL CONTROL.

1.3.6 If the Owner Default involves the failure to provide a CDD Notice or Owner provided a timely CDD Notice; however, such CDD Notice underestimated (i) the actual aggregate Administrative Assessments for each of the District's first three fiscal years by more than five percent (5%) and/or (ii) the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessment by more than five percent (5%), then the Late Notice or Extended Late Notice must also include a CDD Notice, if the Owner Default involves a failure to provide a CDD Notice or an accurate revised CDD Notice, if the Owner Default involves a timely but inaccurate CDD Notice.

1.4 Relief to a Prospective Initial Purchaser Who Actually Closes on a Dwelling Unit After an Uncorrected Owner Default.

1.4.1 In the event Owner fails to give a Prospective Initial Purchaser a timely CDD Notice, and such failure is not corrected by a timely and accurate Late Notice, then a Prospective Initial Purchaser that closes on the Dwelling Unit ("Actual Initial Purchaser") may demand, in writing, that Owner pay such Actual Initial Purchaser (i) the amount necessary to prepay all Capital Assessments principal, and interest on such Capital Assessments principal due through the next applicable bond payment date respecting the Dwelling Unit *plus* (ii) an amount equal to the sum of the share of the actual Administrative Assessments levied by the District on such Dwelling Unit for the District's first three (3) fiscal years immediately following the closing respecting the Dwelling Unit.

1.4.2 In the event that Owner gave to an Actual Initial Purchaser (i) both a timely CDD Notice and Purchase Contract Notice and either underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual

Capital Assessments (as set forth in Table 1 of the CDD Notice) by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice or (ii) a timely CDD Notice and no Purchase Contract Notice, if applicable, and the CDD Notice underestimated the actual Capital Assessment, if paid in full at closing, by more than five percent (5%) and/or the actual annual Capital Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice or Extended Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner (a) pay such actual Initial Purchaser, in the event he or she elects to pay the Capital Assessment in full at closing, an amount equal to the difference between the actual Capital Assessment due at closing and the estimated Capital Assessment due at closing disclosed in the CDD Notice to the Actual Initial Purchaser or pay such Actual Initial Purchaser, in the event he or she elects to pay an annual Capital Assessment, an amount equal to the difference between the actual aggregate amount of annual Capital Assessments, calculated over the term of the bonds, levied and imposed by the District on such Dwelling Unit and the aggregate amount of estimated annual Capital Assessments, calculated over the term of the bonds, actually disclosed in the CDD Notice to the Actual Initial Purchaser or, (b) if less, the amount necessary to prepay all Capital Assessments principal and interest on such Capital Assessments principal through the next applicable bond payment date with respect to the Dwelling Unit.

1.4.3 In the event that Owner gave an Actual Initial Purchaser a timely CDD Notice and such CDD Notice underestimated the actual annual Administrative Assessments by more than five percent (5%) and such underestimate was not corrected by a timely and accurate Late Notice, then such Actual Initial Purchaser may demand, in writing, that Owner pay such Actual Initial Purchaser an amount equal to the difference between the actual

amount of the Administrative Assessments levied and imposed by the District on such Dwelling Unit and the amount of estimated Administrative Assessments disclosed to the Actual Initial Purchaser in the CDD Notice calculated for the District's first three (3) fiscal years immediately following the closing based on the initial actual annual Administrative Assessments.

1.4.4 Upon such demand by an Actual Initial Purchaser under this Section 1.4, Owner shall deliver the applicable amount to the Actual Initial Purchaser within ten (10) calendar days after: (1) receipt of written demand, or (2) after the date Capital Assessments and Administrative Assessments first become payable, whichever is later, unless Owner and Actual Initial Purchaser agree to another manner or time of payment. An Actual Initial Purchaser shall provide to Owner written notice of election of remedy in this Section on or before one (1) year after the earlier of (1) the date that Capital Assessments and Administrative Assessments first appear on the Actual Initial Purchaser's Combined Real Property tax bill for the affected Dwelling Unit or (2) if such assessments are directly billed by the District and do not appear on the Actual Initial Purchaser's Combined Real Property tax bill, then the date that such Capital Assessment and Administrative Assessments first appear on any bill sent to the Actual Initial Purchaser by the District for the affected Dwelling Unit. After the expiration of that year, Owner shall not be obligated to provide any relief to such Actual Initial Purchaser under this Declaration.

1.4.5 Nothing in this Section 1.4 shall be construed to relieve any Actual Initial Purchaser of the individual Dwelling Unit of liability for all lawful taxes and assessments including, but not limited to, any tax liability resulting from Owner's payments to such Actual Initial Purchaser under Section 1.4.

1.5 Additional Disclosure through District Sign. Owner shall display at every entrance to a sales office or area, in a conspicuous location readily available for viewing by Prospective Initial Purchasers of Dwelling Units, a sign with information about the District. The remedy provisions discussed in Section 1.4 shall not apply to this Section. Such sign(s) shall be no smaller than twenty-four inches by thirty-six inches (24" x 36"), and shall contain the following language in substantially similar form in large, boldface type:

INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT

PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THE INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD IN ADDITION TO COUNTY AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW. THE INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT EXPECTS TO ISSUE BONDS TO FINANCE A PORTION OF THE CONSTRUCTION OF REQUIRED PUBLIC INFRASTRUCTURE IN INTERLAKEN. A PURCHASER OF PROPERTY IN INTERLAKEN WILL BE OBLIGATED TO PAY ANNUAL ASSESSMENTS TO AMORTIZE THE DEBT AND FOR DISTRICT ADMINISTRATION, WHICH AMOUNTS ARE SEPARATE FROM THE PURCHASE PRICE OF THE PROPERTY AND OTHER ASSESSMENTS ON THE PROPERTY, AND WHICH MAY VARY FROM YEAR TO YEAR AND FROM TIME TO TIME. THE TOTAL ANNUAL ASSESSMENTS VARY IN RELATION TO THE INFRASTRUCTURE BENEFIT ALLOCATED TO THE PROPERTY ASSESSED, AND ARE EXPECTED TO APPEAR ON A PURCHASER'S PROPERTY TAX BILL EACH YEAR, BUT MAY BE BILLED DIRECTLY BY THE INTERLAKEN COMMUNITY DEVELOPMENT DISTRICT. A PURCHASER SHALL HAVE THE OPTION TO PAY IN FULL AT ANY TIME THE PRO RATA SHARE, AS ALLOCATED TO THE PURCHASER'S PROPERTY, OF THE TOTAL AMOUNT OF DISTRICT CAPITAL ASSESSMENTS DUE. FOR FURTHER INFORMATION ON INTERLAKEN AND A PURCHASER'S BENEFITS AND OBLIGATIONS RELATING THERETO, CONTACT GOVERNMENTAL MANAGEMENT SERVICES, 5701 N. PINE ISLAND ROAD, SUITE 370, FORT LAUDERDALE, FL 33321 OR CALL AT 954-721-8681.

1.6 Inspection of District Records by County Representatives. Owner shall allow or provide for the District to allow County representatives to review all pertinent records in order to assess the overall performance of Owner in providing timely and accurate disclosure of

estimated Capital Assessments and Administrative Assessments on Dwelling Units within the District. Prompt access shall be provided without prior notice of inspection by the County representatives, but only during normal business hours and without disruption of sales operations. The purpose of such inspection is only to determine Owner's overall compliance with the aforementioned notice requirements and such inspection shall not authorize the County to seek any relief provided under Section 1.4, either on behalf of itself or on behalf of any Prospective Initial Purchaser or Actual Initial Purchaser.

1.7 Sole Provider of Water, Wastewater, and Reuse Service. Owner acknowledges and agrees that the Miami-Dade County Water and Sewer Department ("WASD"), or its successor agency or department, shall be the exclusive provider of water, wastewater, and reuse service to all lands within the Property. Service shall be provided by WASD in accordance with its general policies and procedures for providing service throughout the County.

1.8 Application for Multi-Purpose Special Taxing District to Maintain Infrastructure. The costs of maintaining the infrastructure constructed with funding provided through the District shall be the responsibility of the District and its successors and assigns. In order to assure that such maintenance is performed, however, on or before the recording of a final plat on any portion of the Property, Owner shall apply to the Board for the creation of a multi-purpose special taxing district to maintain the infrastructure serving the Property including, but not limited to, roadways, drainage, walls, and landscaping, as applicable. Upon approval of the multi-purpose special taxing district by the Board, such taxing district may remain dormant until, in the sole and exclusive opinion of the Board, both the District and any homeowners' or similar association shall have failed to maintain the infrastructure serving the Property, as such

failure is defined in any easement and/or covenant recorded in the public records and governing the infrastructure or similar agreement provided by Owner, or in the absence of such easement, covenant or agreement, as determined by the Board. Upon such determination, the Board shall authorize the activation of the multi-purpose special taxing district and cause the infrastructure to be maintained at the expense of such taxing district. By this provision, Owner hereby authorizes the Board and its officials, employees, and agents to enter upon the Property if the special taxing district is activated for the purpose of maintaining the infrastructure serving the Property. Owner further agrees to apply, at the time of plat, replat, or waiver of plat, as applicable, to provide for an easement for the benefit of the County and providing that at any and all times during which the infrastructure or any portion thereof is maintained by the County, the public shall have a right of perpetual access and use in those portions of the Property on which the infrastructure is located including, but not limited to, the roadways serving the Property.

2. BENEFITS AND ENFORCEMENT.

2.1 The covenants set forth in Sections 1.2, 1.3 and 1.4 shall run and be in favor of and to the benefit of Prospective Initial Purchasers and Actual Initial Purchasers of individual Dwelling Units within the Property, and their heirs, successors, and assigns, and shall be enforceable exclusively by such persons. After an individual Dwelling Unit has been once conveyed to an Actual Initial Purchaser, no further notice shall be required to be provided by Owner to any purchaser of a Dwelling Unit if the same has been improved with a residence. If a Dwelling Unit is conveyed as unimproved land, then such Dwelling Unit shall not be deemed to have been conveyed to a Prospective Initial Purchaser or Actual Initial Purchaser, and all of the covenants set forth in Sections 1.2, 1.3 and 1.4 shall apply to the Dwelling Unit and any Owner offering such Dwelling Unit for sale to Prospective Initial Purchasers.

2.2 The covenants set forth in Sections 1.6, 1.7 and 1.8 shall run and be in favor of and to the benefit of the County or any successor municipal government, and shall be enforceable exclusively by such governmental entity.

2.3 Enforcement shall be by action against any party or person violating, or attempting to violate, any covenants herein. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for attorney and paraprofessional fees and costs and expenses and trial and upon appeal. This enforcement provision shall be in addition to any other remedies available at law or in equity, or both.

3. COVENANT RUNNING WITH THE LAND.

This Declaration on the part of Owner shall constitute a covenant running with the land and shall be recorded, at the expense of Owner in the public records of the County, following the acceptance by the Board of an ordinance approving the creation of the District, and shall remain in full force and effect and be binding upon the undersigned Owner, and its successors and assigns, until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and litigation upon, all present and future owners of the Property and for the public welfare. Owner, on behalf of itself and its heirs, successors, and assigns, acknowledges that acceptance of this Declaration does not in any way obligate the County to undertake the construction or maintenance of any infrastructure or any other duty or obligation of the District.

4. TERM.

This Declaration is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each,

unless an instrument signed by the then owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Declaration has first been modified or released by the County.

5. MODIFICATION, AMENDMENT, OR RELEASE.

This Declaration may be modified, amended, or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all of the Property, or of such portion as will be affected by the modification, amendment, or release, including joinders of any and all mortgagees, provided that the same is also approved by the Board, after public hearing.

Should this Declaration be modified, amended, or released, the County Manager or successor official of the County, or the assistant in charge of the office in the County Manager's absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment, or release.

6. ELECTION OF REMEDIES.

All rights, remedies, and privileges granted herein shall be deemed to be cumulative, and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall such exercise preclude the party exercising the same from exercising such other additional rights, remedies, or privileges.

7. SEVERABILITY.

Invalidation of any one of the covenants herein by judgment of Court shall not affect any of the other provisions of this Declaration which shall remain in full force and effect. However, if any material portion of the covenants herein is invalidated and such provision is not timely amended or replaced, or cannot be timely amended or replaced in an enforceable way with materially the same effect as the invalidated provision, the County shall be entitled to revoke any

approval predicated upon the invalidated portion. It shall be Owner's obligation to apply for and diligently pursue any such application for amendment or replacement.

8. ACCEPTANCE OF DECLARATION.

Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner with respect to the District, or with respect to any land use application on the Property, nor does it entitle Owner to a favorable recommendation or the approval of any application, zoning or otherwise, and the Board and/or any Community Zoning Appeals Board and other County boards, officials, and employees retain full authority to approve or deny such application.

IN WITNESS WHEREOF, the undersigned has set its hand and seal to this Declaration of Restrictive Covenants this 8th day of July, 2011.

OWNER:

LENNAR HOMES, LLC, a Florida limited liability company

By: U.S. Homes Corporation, a Florida corporation, as Managing Member

By: _____
Print: Carlos Gonzalez
Title: Vice President

Address: 730 NW 107th Avenue
Miami, Florida 33172

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Carlos Gonzalez as Vice President of U.S. Home Corporation, a Florida corporation, the Managing Member of Lennar Homes, LLC, a Florida limited liability company, this 8 day of July, 2011, who is personally known to me or who produced _____ as identification.

Yamile Junco
Notary Public, State of Florida at Large
Print Name: Yamile Junco
My commission expires: _____

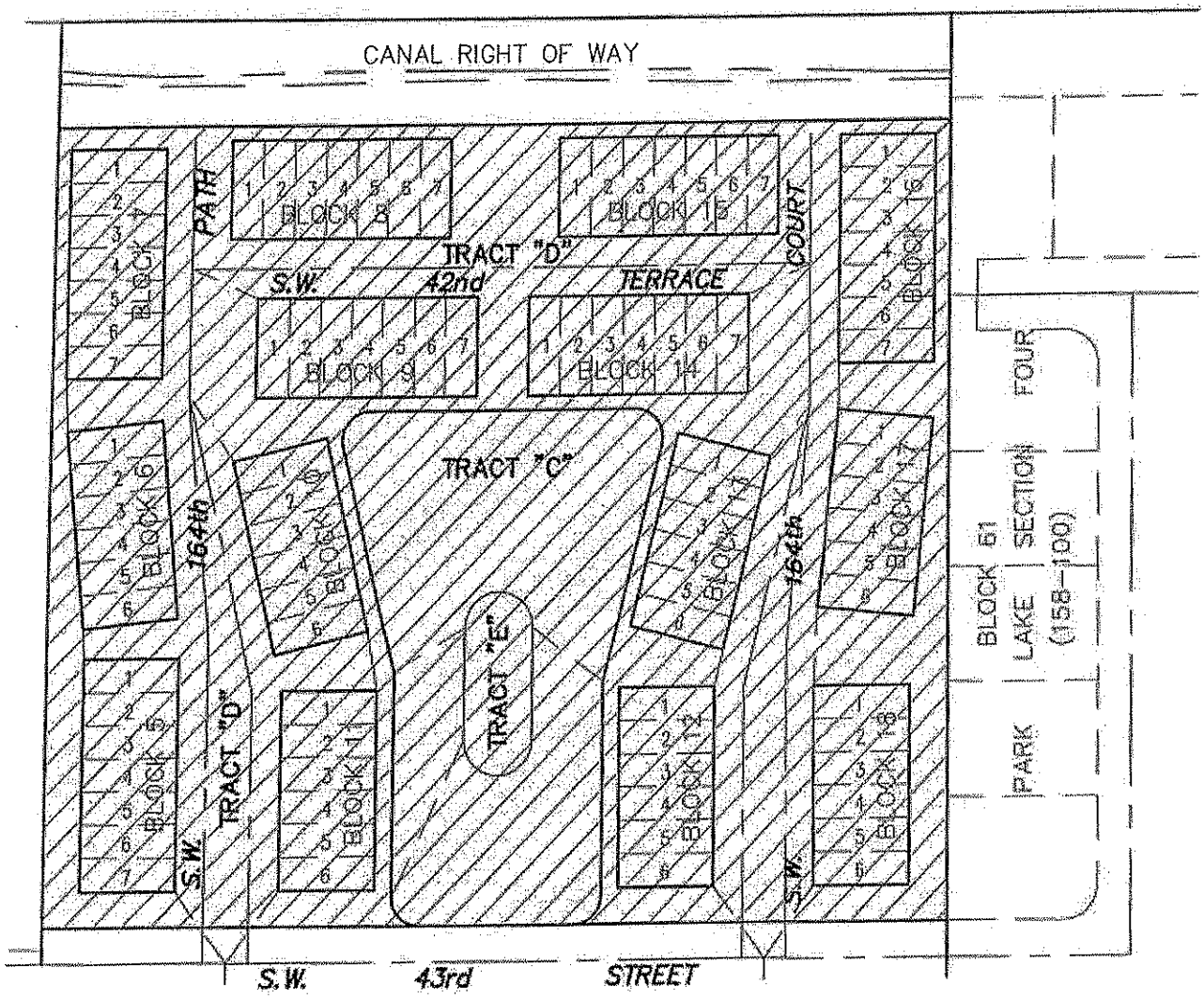
YAMILE JUNCO
MY COMMISSION # EE 034078
EXPIRES: November 21, 2014
Bonded Thru Notary Public Underwriters

Exhibit A

LEGAL DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"



SEE PAGE 2 of 4

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E.R. BROWNELL & ASSOC., INC.
CONSULTING ENGINEERS LAND SURVEYORS
2434 SW 28th LANE Miami, Florida, 33133
PH: 305.860.3866 FAX: 305.860.3870
Certificate of Authorization No: LB 761 Sk No.: SM-2504

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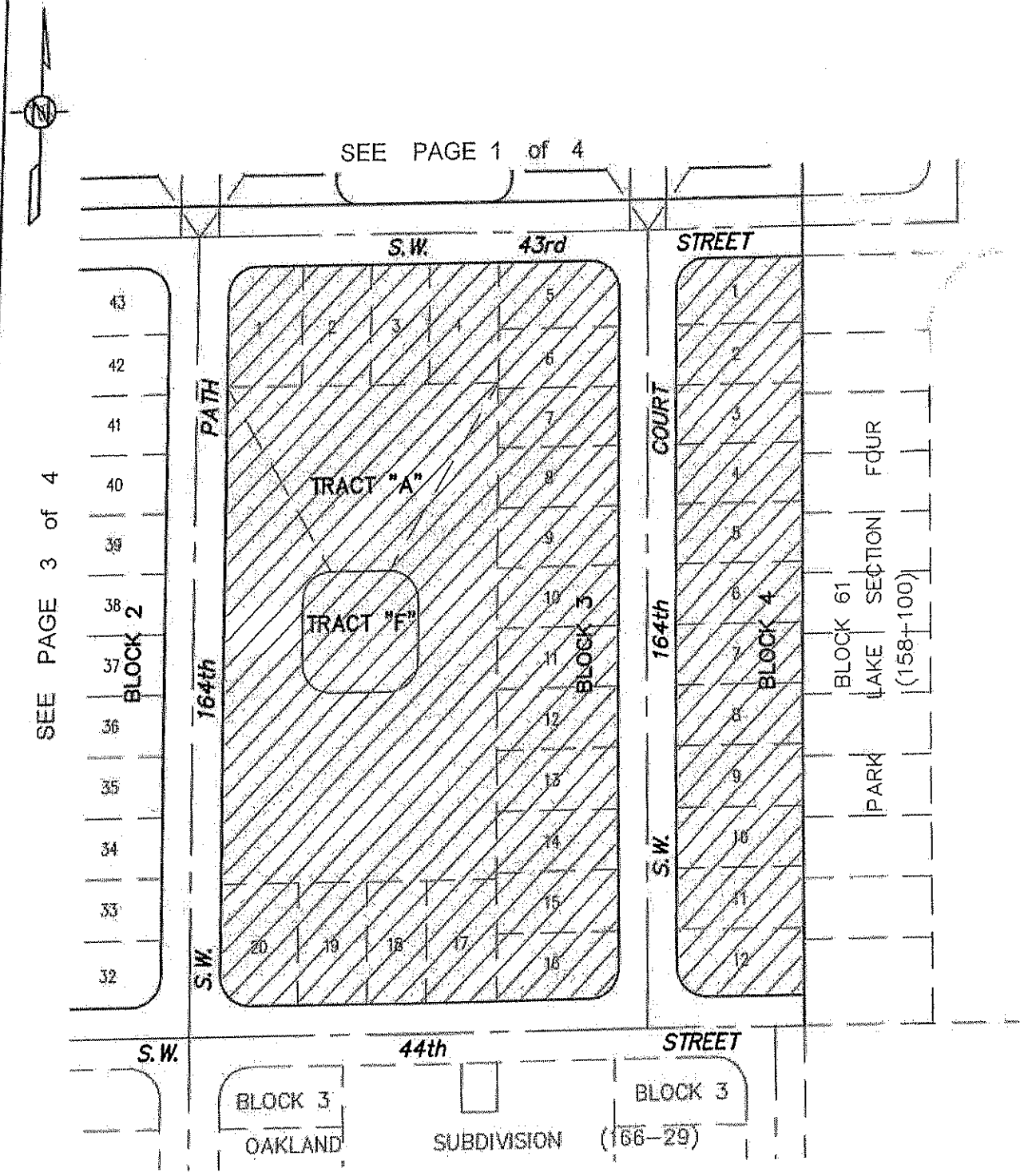

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2434 SW 28th LANE
PH: 305.860.3866
LAND SURVEYORS
Miami, Florida, 33133
FAX: 305.860.3870
Certificate of Authorization No: LB 761

Sk. No.: SM-2504

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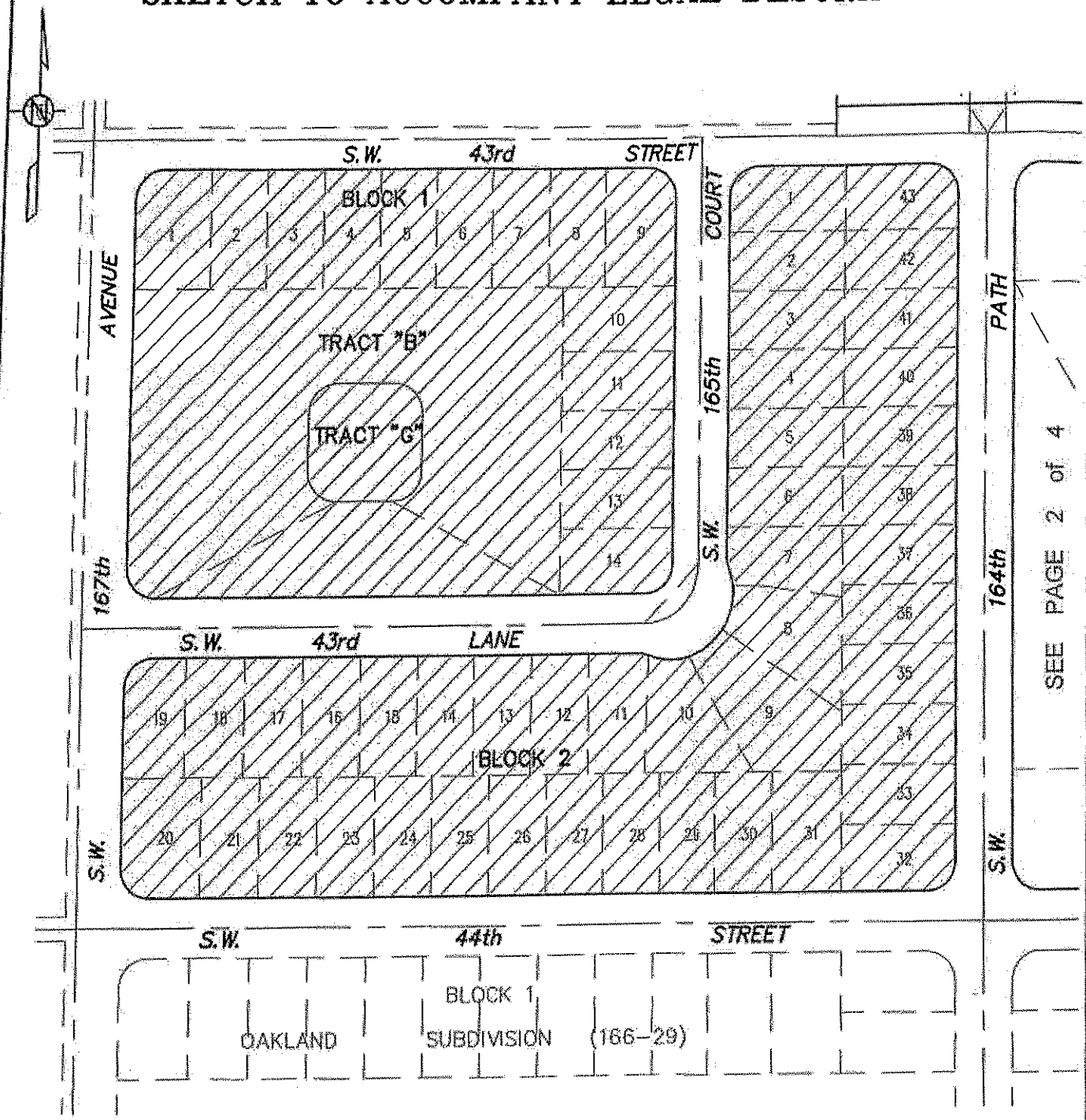

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PH: 305.860.3866 FAX: 305.860.3870
Certificate of Authorization No: LB 761 Sk No.: SM-2504

LEGAL DESCRIPTION:

Tracts A, B, C, D, E, F, and G; Lots 1 through 14, Block 1; Lots 1 through 43, Block 2; Lots 1 through 20, Block 3; Lots 1 through 12, Block 4; Lots 1 through 7, Block 5; Lots 1 through 6, Block 6; Lots 1 through 7, Block 7; Lots 1 through 7, Block 8; Lots 1 through 7, Block 9; Lots 1 through 6, Block 10; Lots 1 through 6, Block 11; Lots 1 through 6, Block 12; Lots 1 through 6, Block 13; Lots 1 through 7, Block 14; Lots 1 through 7, Block 15; Lots 1 through 7, Block 16; Lots 1 through 6, Block 17; Lots 1 through 6, Block 18; of INTERLAKEN, according to the plat thereof, recorded in Plat Book 167 at Page 92, of the Public Records of Miami-Dade County, Florida.

Formerly Known As:

Tract 7, Tract 9 and the North 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida, less that portion of Tract 7 lying within the North 85 feet of the Northwest 1/4 of said Section 20 thereof; AND

That portion of said Tract 7 lying within the South 10 feet of the North 85 feet of the Northwest 1/4 of Section 20, Township 54 South, Range 39 East, described in that certain QUIT CLAIM AND CONVEYANCE DEED BY MIAMI-DADE COUNTY, recorded in Official Records Book 24764 at Page 3568, of the Public Records of Miami-Dade County, Florida; AND

The South 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

Dated: 8/10/11

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization No. LB 761

By: Thomas Brownell
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

This Description and accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This documents consists of multiple pages and each page shall not be considered full, valid and complete unless attached to the others.

E.R. BROWNELL & ASSOCIATES, INC.
2434 SW 28th Lane, Miami, Florida 33133

Exhibit B

CDD NOTICE

Table 1. ESTIMATED TOTAL ANNUAL DISTRICT ASSESSMENTS DUE PER DWELLING UNIT FOR EACH OF THE DISTRICT'S FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Annual District Capital Assessments Including Principal and Interest (see Sections 3.1 and 3.2 Below)	Estimated Annual Administrative Assessments (includes both Operations and Infrastructure Maintenance Assessments) (see Section 3.4 Below)	Estimated Total Annual District Assessments Due for each of the District's first three (3) fiscal years (see Section 3.5 Below)
Single Family	$1,070	$333	$1,403
Townhouse	$700	$333	$1,033

Table 2 BREAKDOWN OF ESTIMATED MONTHLY DISTRICT ASSESSMENTS FOR EACH OF THE FIRST THREE (3) FISCAL YEARS (actual assessments may vary from the amounts set forth below and Operations and Infrastructure Maintenance Assessments may be higher in subsequent years based on actual budgets adopted by the District).

Type of Dwelling Unit (and Phase, if Applicable)	Estimated Monthly District Operations Assessments	Estimated Monthly District Infrastructure Maintenance Assessments	Estimated Monthly District Capital Assessments (Estimated Annual District Capital Assessments divided by 12)
Single Family	$27.75	$0	$89.16
Townhouse	$27.75	$0	$58.33

Table 3 ESTIMATED INITIAL PAYOFF OF CAPITAL ASSESSMENTS (does not include interest on the bond principal due through the next Payment Date) AND ESTIMATED TOTAL PAYMENTS IF ANNUAL PAYMENTS ARE MADE OVER THE TERM OF THE BONDS

Type of Dwelling Unit (and Phase, if Applicable)	Initial Estimated Prepayment Amount to Pay off Dwelling Unit's pro rata share of District Bonds at time Dwelling Unit Closes (this amount declines as principal payments are made annually and does NOT include interest that may be due through the next applicable bond payment date	Estimated Total Capital Assessments including Principal and Interest if Capital Assessments are Paid Annually (No Prepayment) over Thirty (30) years (Estimated Annual District Capital Assessments times 30)
Single Family	$14,000	$32,100
Townhouse	$9,000	$21,000

_____ _____ PURCHASERS INITIALS

1. The District. All of the residential dwelling units ("**Dwelling Units**") in Interlaken (the "**Development**") are also located within the boundaries of the Interlaken Community Development District (the "**District**"). The District is a local unit of special-purpose government organized and existing under the laws of the State of Florida and the Home Rule Charter of Miami-Dade County, Florida and located in Miami-Dade County ("**County**"). The primary purpose of the District is to finance the cost of the public infrastructure of the Development which may include, without limitation, water and sewer facilities, environmental mitigation, roadways, the surface water management system, utility plants and lines, land acquisition, miscellaneous utilities for the Development, as applicable, and other infrastructure projects and services necessitated by the development of land within the Development (collectively, the "**Public Infrastructure**").

_____ _____ PURCHASER'S INITIALS

2. The District Board. The Board of Supervisors of the District (the "**District Board**") is initially elected by the landowner in the District. The Board is required to advertise its meetings in advance and all District Board meetings are required to be open to the public. The District Board is required to prepare a budget each fiscal year and adopt the same in an open, public meeting. All owners of property within the District are invited to attend District Board meetings and participate in the public process.

_____ _____ PURCHASER'S INITIALS

3. District Finance and Assessments. The current plan is for the District to issue bonds to acquire, construct, reconstruct, and equip all or a portion of the Public Infrastructure identified in Section 1. Currently, it is estimated that the Dwelling Units in the Development will be assessed based on the Capital and Administrative Assessments listed in Table 1 above and in Sections 3.1 and 3.4 below (if paid in November) to retire the debt of the District, to pay for operations of the District and maintenance of the Public Infrastructure. District assessments will either appear on the County real estate tax bill of each property located within the District and will be paid at the same time as County taxes are paid, or will be directly billed by the District. Capital assessments to repay the principal portion of the bond debt could be levied by the District for a period of up to thirty (30) years.

_____ _____ PURCHASER'S INITIALS

3.1 District Capital Assessments. The District expects to issue bonds (the "**Bonds**"), the principal of and interest on which will be payable from non ad valorem special assessments ("**District Capital Assessments**") levied by the District on the property within the Development, which property is found to be specially benefited by the Public Infrastructure. Each Dwelling Unit is subject to a District Capital Assessment to repay the bonds.

_____ _____ PURCHASER'S INITIALS

3.2 Amount. The estimated amount of annual District Capital Assessments including principal and interest levied on each Dwelling Unit is expected to be approximately **$1,070** (approximately **$89.16** per month) for a Single Family Unit and **$700** (approximately **$58.33** per month) for a Townhouse Unit, which sum shall be payable annually for the term of the Bonds (the principal repayment period may not exceed thirty (30) years). The aggregate

amount of District Capital Assessments including principal and interest expected to be levied and imposed on each Dwelling Unit over the term of the Bonds [insert term] is approximately **$32,100** for a Single Family Unit and **$21,000** for a Townhouse Unit.

_____ _____ PURCHASER'S INITIALS

3.3 Prepay Option. Each owner of a Dwelling Unit has the option of prepaying the aggregate amount of District Capital Assessments levied on the owner's Dwelling Unit. The prepayment amount at any time will be equal to the remaining outstanding pro rata share of principal and interest due through the next applicable payment date due on the bonds for each Dwelling Unit. Such prepayment amount will decline each year as the District Capital Assessments are paid.

_____ _____ PURCHASER'S INITIALS

3.4 District Administrative Assessments. In addition to District Capital Assessments, the District will impose an annual non ad valorem assessment to fund District operations and maintenance of its Public Infrastructure (collectively, "**District Administrative Assessments**"). Each Dwelling Unit shall be subject to District Administrative Assessments. The budget from which District Administrative Assessments are derived is subject to change each year, and may vary from year to year and from time to time. During each of the first three (3) fiscal years of the District, it is anticipated that District Administrative Assessments for the Dwelling Unit will be approximately **$333** per year for Single Family and Townhouse Units, after which time such assessments may vary from year to year and from time to time.

_____ _____ PURCHASER'S INITIALS

3.5 District Assessments. District Administrative Assessments together with District Capital Assessments shall comprise the "**District Assessments**." While the District Assessments are not taxes under Florida law, the District Assessments will constitute a lien coequal with the lien of State, County, Municipal, and School Board taxes, and are expected to appear on the ad valorem tax bill sent each year by the Miami-Dade County Tax Collector. The Homestead Exemption is not applicable to the District Assessments. Because a tax bill cannot be paid in part, failure to pay the District Assessments or any other portion of the tax bill will result in the sale of tax certificates and could ultimately result in the loss of title to the Dwelling Unit of the delinquent taxpayer through the issuance of a tax deed. If billed directly by the District, nonpayment could result in foreclosure on and loss of title to the Dwelling Unit.

_____ _____ PURCHASER'S INITIALS

PURCHASER:

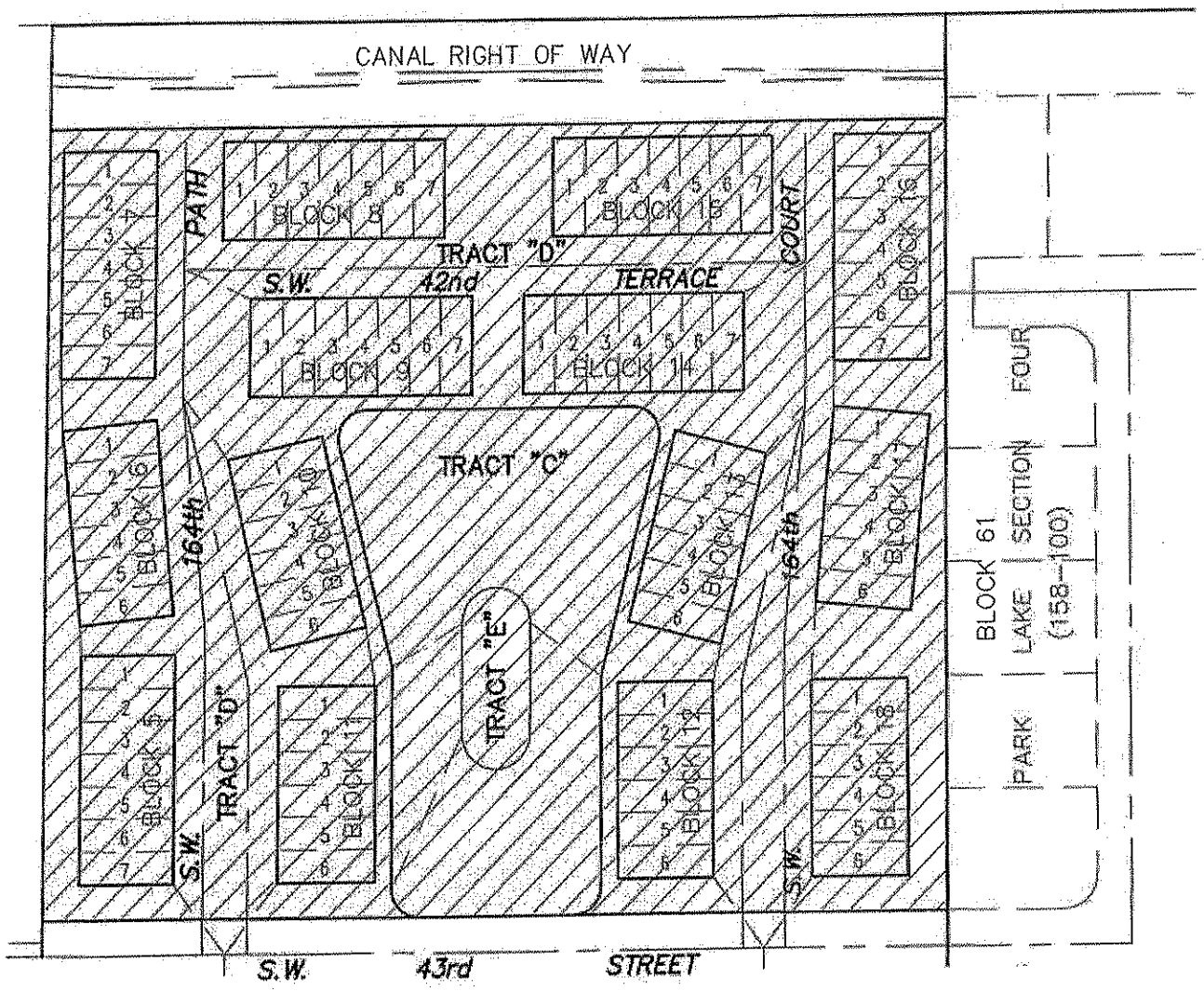
_____
Print Name: _____
Date: _____

PURCHASER:

_____
Print Name: _____
Date: _____

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

EXHIBIT "A"



SEE PAGE 2 of 4

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E.R. BROWNELL & ASSOC., INC.
CONSULTING ENGINEERS
2434 SW 28th LANE
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Miami, Florida, 33133
FAX: 305.860.3870
Certificate of Authorization No: LB 761
Sk No.: SM-2504

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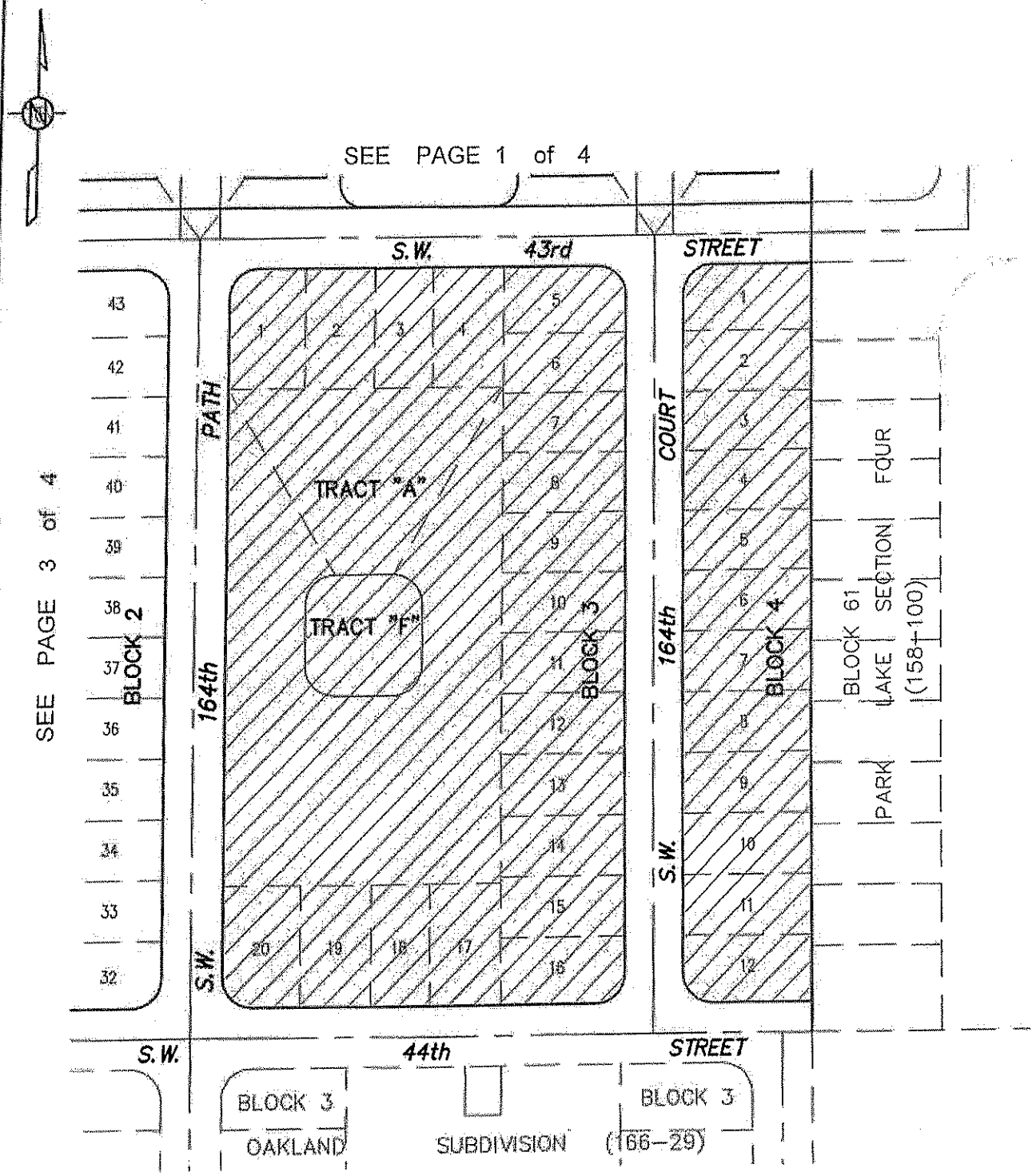
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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INTERLAKEN

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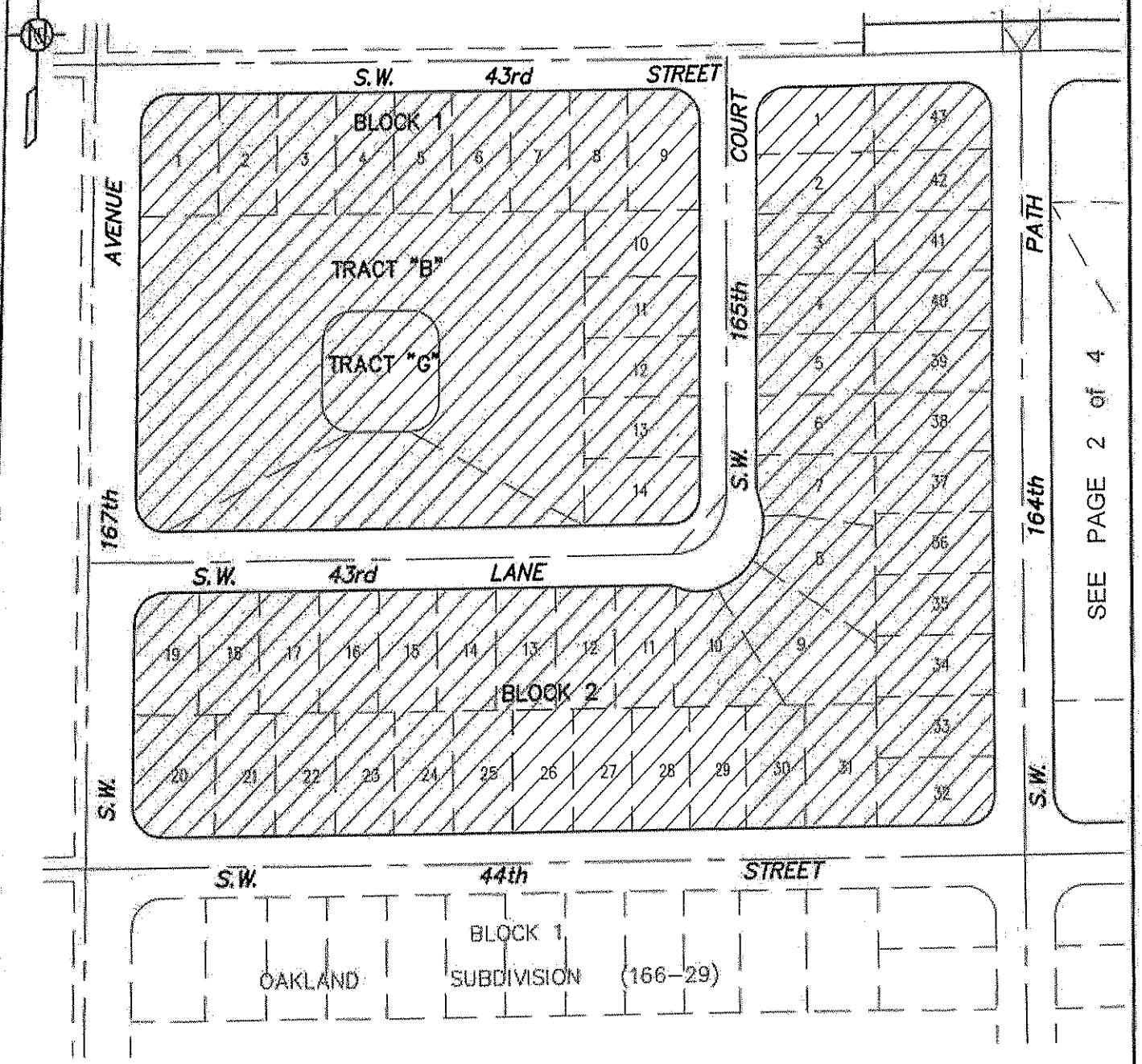
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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INTERLAKEN

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PH: 305.860.3866
LAND SURVEYORS
Miami, Florida, 33133
FAX: 305.860.3870
Certificate of Authorization No: LB 761
Sk No.: SM-2504

LEGAL DESCRIPTION:

Tracts A, B, C, D, E, F, and G; Lots 1 through 14, Block 1; Lots 1 through 43, Block 2; Lots 1 through 20, Block 3; Lots 1 through 12, Block 4; Lots 1 through 7, Block 5; Lots 1 through 6, Block 6; Lots 1 through 7, Block 7; Lots 1 through 7, Block 8; Lots 1 through 7, Block 9; Lots 1 through 6, Block 10; Lots 1 through 6, Block 11; Lots 1 through 6, Block 12; Lots 1 through 6, Block 13; Lots 1 through 7, Block 14; Lots 1 through 7, Block 15; Lots 1 through 7, Block 16; Lots 1 through 6, Block 17; Lots 1 through 6, Block 18; of INTERLAKEN, according to the plat thereof, recorded in Plat Book 167 at Page 92, of the Public Records of Miami-Dade County, Florida.

Formerly Known As:

Tract 7, Tract 9 and the North 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida, less that portion of Tract 7 lying within the North 85 feet of the Northwest 1/4 of said Section 20 thereof; AND

That portion of said Tract 7 lying within the South 10 feet of the North 85 feet of the Northwest 1/4 of Section 20, Township 54 South, Range 39 East, described in that certain QUIT CLAIM AND CONVEYANCE DEED BY MIAMI-DADE COUNTY, recorded in Official Records Book 24764 at Page 3568, of the Public Records of Miami-Dade County, Florida; AND

The South 1/2 of Tract 10, in Section 20, Township 54 South, Range 39 East, of MIAMI EVERGLADES LAND COMPANY SUBDIVISION, according to the plat thereof as recorded in Plat Book 2 at Page 3 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S CERTIFICATION:

This is to certify that this Legal Description and the Accompanying Sketch was prepared under my direction and that in my professional opinion is true and correct. I further certify that this SKETCH TO ACCOMPANY LEGAL DESCRIPTION meets the intent of the applicable provisions of the Minimum Technical Standard Requirements, adopted by the Board of Professional Surveyors and Mappers, pursuant to Chapter 472.027 Florida Statutes, as set forth in Chapter 5J-17, Florida Administrative Code.

Dated: 8/10/11

E.R. BROWNELL & ASSOCIATES, INC.
Certificate of Authorization No. LB 761

By: Thomas Brownell
Thomas Brownell, Executive Vice President
Professional Land Surveyor # 2891
State of Florida

This Description and accompanying Sketch are not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper. This documents consists of multiple pages and each page shall not be considered full, valid and complete unless attached to the others.

E.R. BROWNELL & ASSOCIATES, INC.
2434 SW 28th Lane, Miami, Florida 33133

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Miami-Dade Legislative Item
File Number: 051601

Printable PDF Format

File Number: 051601
Version: 0
File Type: Ordinance
Reference: 05-130
Status: Adopted
Control: County Commission
File Name: INTERLAKEN MULTIPURPOSE MAINTENANCE & ST. LIGHTING **Introduced:** 5/25/2005
Requester: Public Works Department
Cost:
Final Action: 7/7/2005
Agenda Date: 7/7/2005 **Agenda Item Number:** 5G
Notes: EG **Title:** ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS INTERLAKEN MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

Indexes: DISTRICT 11
SINGLE FAMILY DWELLINGS
SPECIAL TAXING DISTRICT
TOWNHOMES DEVELOPMENT
Sponsors: NONE

Sunset Provision: No
Effective Date:
Expiration Date:
Registered Lobbyist: None Listed

Legislative History

Acting Body	Date	Agenda Item	Action	Sent To	Due Date	Returned	Pass/Fail
Board of County Commissioners	7/7/2005	5G	Adopted				P
Board of County Commissioners	6/21/2005		Scheduled for a public hearing	Board of County Commissioners	7/7/2005		
Board of County Commissioners	6/21/2005	4B	Adopted on first reading		7/7/2005	P	
REPORT:	The foregoing proposed ordinance was adopted on first reading and scheduled for public hearing before the BCC on July 7, 2005 at 9:30 a.m.						
County Attorney	6/2/2005		Assigned	James K. Kracht	6/6/2005		
County Manager	5/25/2005		Assigned	County Attorney	6/21/2005		
REPORT:	PWD(NO COMMITTEE-PH-7/7/2005-FP & L RATE SCHEDULE,ST. LIGHTING AGREEMENT,DPZ MEMO,BOUNDARY MAP)						
County Manager	5/25/2005		Assigned	Pete Hernandez	5/24/2005		

Legislative Text

TITLE
ORDINANCE CREATING AND ESTABLISHING A SPECIAL TAXING DISTRICT IN MIAMI-DADE COUNTY, FLORIDA, KNOWN AND DESCRIBED AS INTERLAKEN MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 18 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE

BODY
WHEREAS, the Miami-Dade County Home Rule Amendment to the Florida Constitution (Article VIII, Section 6) grants to the electors of Miami-Dade County power to adopt a home rule charter of government for Miami-Dade County, Florida, and provides that such charter may provide a method for establishing special taxing districts and other governmental units in Miami-Dade County from time to time; and
WHEREAS, the Home Rule Charter adopted by the electors of Miami-Dade County on May 21, 1957, provides that the Board of County Commissioners, as the legislative and governing body of Miami-Dade County, shall have the power to establish special purpose districts within which may be provided essential facilities and services, including landscape improvement and maintenance programs and street lighting, and that all funds for such districts shall be provided by service charges, special assessments, or general tax levies within such districts only, and that the County Commission shall be the governing body of all such districts; and
WHEREAS, pursuant to such provisions of the Florida Constitution and the Home Rule Charter, the Board of County Commissioners duly enacted Chapter 18 of the Code of Miami-Dade County, Florida, providing for the creation and establishment of special taxing districts and prescribing the procedures therefore; and
WHEREAS, in accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a petition for the creation of a special taxing district to be known as the INTERLAKEN MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT duly signed by 100% of the owners (developer/petitioner) of property within the proposed district, was filed with the Clerk of the County Commission. Such petition prayed for the creation and establishment of a special taxing district for the purpose of providing maintenance of three (3) lakes (Tracts A, B, and C), their access tracts (Tracts E, F, and G) and swale areas adjacent to public street right-of-way) the exterior face of decorative masonry columns and swales including turf, trees and shrubs and street lighting services located within the public domain to be financed solely by means of special assessments levied and collected within the area therein and hereinafter described; and

WHEREAS, upon receipt of such petition the Clerk of the County Commission transmitted a copy thereof to the County Manager who examined it and filed a written report with the Clerk certifying that such petition was sufficient in form and substance and signed and properly presented in accordance with the requirements of Chapter 18 of the Code of Miami-Dade County, Florida; and
WHEREAS, the County Manager, after making appropriate investigations, surveys, plans and specifications, compiled and filed with the Board of County Commissioners his written report and recommendations setting forth the boundaries of the proposed special taxing district, the location, nature and character of the multipurpose maintenance programs and street lighting services to be provided within the proposed district, an estimate of the cost of maintaining and operating such improvements and/or services, his certification that the proposed district improvements and multipurpose maintenance programs and/or services conform to the master plan of development for the County, and setting forth his recommendations concerning the need for and desirability of the requested district, the ability of the affected property to bear special assessments to fund the cost of maintaining and operating such improvements and multipurpose maintenance programs and/or services, and an estimate of the amount to be assessed against each square foot for landscape and other maintenance programs and each front foot for street lighting services of the benefited property within the proposed district, and expressing his opinion that the property to be specially assessed will be benefited in excess of the special assessments to be levied, and the County Manager attached to such report and recommendations a map or sketch showing the boundaries and location of the proposed district. Such "Report and Recommendations" of the County Manager was filed with the Clerk and transmitted to the Chairman; and
WHEREAS, it appearing to the Board of County Commissioners from such report of the County Manager and other investigations that the district petitioned for would be of special benefit to all property within the proposed boundaries and that the total amount of the special assessments to be levied would not be in excess of such special benefit; the Clerk of the Board will certify the place, date and hour for a public hearing on the petition of the property owners and the report and recommendations of the County Manager -- said hearing will be held on Tuesday, . Copies of the notice of the public hearing will be duly published in newspapers of general circulation published in Miami-Dade County, Florida, and copies thereof will be posted in not less than five (5) public places within the proposed district, and copies thereof will be mailed to all owners of taxable real property within the boundaries of the proposed district as their names and addresses appear on the latest Miami-Dade County Real Property Tax Roll; and
WHEREAS, pursuant to said notice, the Board of County Commissioners on Tuesday , will hold a public hearing, at which all interested persons will be afforded the opportunity to present their objections, if any, to the creation and establishment of the proposed special taxing district; and
WHEREAS, the Board of County Commissioners, upon review and consideration of the report and recommendations of the County Manager and the views expressed by the property owners within the proposed special taxing district, has determined to create and establish such special taxing district in accordance with the report and recommendations of the County Manager, and the provisions of Chapter 18 of the Miami-Dade County Code.
NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:
Section 1. In accordance with the provisions of Chapter 18 of the Code of Miami-Dade County, Florida, a special taxing district to be known and designated as the INTERLAKEN MULTIPURPOSE MAINTENANCE AND STREET LIGHTING SPECIAL TAXING DISTRICT is hereby created and established in the unincorporated area of Miami-Dade County, Florida.
Section 2. The area or boundaries of this proposed special taxing district are as follows:
A portion of Section 20, Township 54 South, Range 39 East, Miami-Dade County, Florida; being more particularly described as follows:

Tract 7, Tract 9, and Tract 10 of "Miami Everglades Land Company's Subdivision", according to the plat thereof as recorded in Plat Book 2, Page 3 of the Public Records of Miami-Dade County, Florida (a.k.a. Interlaken, Tentative Plat # T-21846).

The area and location of this proposed special taxing district are shown on the map or sketch which is made a part hereof by reference.
Section 3. The service to be provided within this proposed special taxing district will initially consist of the following:
A) Maintenance of 3 lakes (Tracts A, B, and C), their access tracts (Tracts E, F, and G) and swale areas adjacent to public street right-of-way.

B) The installation of 21 - 9,500 lumen sodium vapor bracket-arm street lights mounted on concrete poles, 4 - 16,000 lumen sodium vapor bracket-arm street lights mounted on concrete poles, and the transfer of 3 - 9,500 lumen sodium vapor bracket-arm street lights from and adjacent district for filling puroses.

Section 4. A) Multipurpose Maintenance - The combined costs of the multipurpose maintenance project and operation of the district's improvements including services, engineering, administration, billing, collecting and processing for the first year is provided by petitioner, and $31,590 for the second year. It is estimated that the cost per assessable square foot of real property within the proposed district for the initial multipurpose maintenance program shall be provided by petitioners for the first year, and $0.0410 for the second year. The second and succeeding years' assessments will be adjusted from actual experience.
B) Street Lighting Services - The installation of the street lighting project will be accomplished pursuant to an agreement between Miami-Dade County and the Florida Power and Light Company. The combined costs of the street lighting project and operation of the district's improvements including service, maintenance, electricity, engineering, administration, billing, collection and processing for the first year are provided by petitioner and estimated to be $22,000. The combined costs of the street lighting project and operation of the district's improvements including service, maintenance, electricity, engineering, administration, billing, collection and processing for the second year are estimated to be $6,240. The estimated cost per assessable front foot of real property within the proposed district for the second year is $1.093. The second and succeeding years' assessments will be adjusted from actual experience.
Section 5. A) Multipurpose Maintenance - Miami-Dade County, as administrator of this district's maintenance program, is directed to provide service by the most effective and efficient means available on a yearly basis, as detailed in the County Manager's report which is made a part hereof by reference. If there is a proposed significant change to the level of services to be provided, the Park and Recreation Department shall conduct a meeting in the community, inviting all affected district property owners for the purpose of reviewing the district's budget and level of services.
B) Street Lighting Service - The proposed Street Lighting agreement between Miami-Dade County and Florida Power and Light Company is hereby approved and made a part hereof by reference, and the County Manager or designee and the Clerk or Deputy Clerk of the County Commission are hereby authorized and directed to execute said agreement for and on behalf of Miami-Dade County.
Section 6. A) Multipurpose Maintenance - The County Manager is authorized and directed to cause to be made the maintenance and operation of various public improvements to be installed within the district in accordance with the provisions of this Ordinance.
B) Street Lighting Service - The County Manager is authorized and directed to cause the installation of the required street lights to be accomplished within the district in accordance with the provisions of said agreement and with the terms of this Ordinance.
Section 7. The County Manager is further directed to cause to be prepared and filed with the Clerk of the County Commission two (2) Preliminary Assessment Rolls in accordance with the provisions of Section 18-14 of the Code of Miami-Dade County, Florida. As authorized by Section 197.363, Florida Statutes, all special assessments levied and imposed under the provisions of this Ordinance shall be collected, subject to the provisions of Chapter 197, Florida Statutes, in the same manner and at the same time as ad valorem taxes. In accordance with utilization of the

the maintenance of 3 lakes (Tracts A, B, and C), their access tracts (Tracts E, F, and G) and swale areas adjacent to public street right-of-way as shown on the attached Exhibit A.

Street Lighting Improvements: The installation of 21 - 9,500 lumen sodium vapor bracket-arm street lights mounted on concrete poles, 4 - 16,000 lumen sodium vapor bracket-arm street lights mounted on concrete poles, and the transfer of 3 - 9,500 lumen sodium vapor bracket-arm street lights from an adjacent district for billing purposes.

Estimated Initial Billing: Assessment billed annually as an itemized portion of the annual tax bill.

INITIAL START OF SERVICE

Multipurpose Maintenance Services: October 1st following cessation of maintenance services by the developer.

Street Lighting Service: June 2006, following the provision of street lighting services by the developer for the first year.

METHOD OF APPORTIONMENT

Maintenance Services: Square Footage
Street Lighting Service: Front Footage

ESTIMATED ANNUAL TOTAL COST First Year Second Year

Maintenance Services: $0 $31,590
Street Lighting Service: $22,000 $6,240

ESTIMATED ANNUAL RATES First Year Second Year

Maintenance Services: Provided by $0.0410
Street Lighting Service: Petitioner $1.093

ESTIMATED ANNUAL ASSESSMENTS First Year Second Year

Maintenance Services:

For A Typical Townhouse Unit: Provided by $143.05
For A Typical Interior Single Family Lot: Petitioner $205.00
For A Typical Corner Single Family Lot: Petitioner $246.00

Street Lighting Service:

For A Typical Townhouse Unit: Provided by $7.65
For A Typical Interior Single Family Lot: Provided by $54.65
For A Typical Corner Single Family Lot: $95.09

The annual assessments indicated above are representative of costs for typical single family lots and townhouse units within this district.

State or Federal grants are not applicable to this special taxing district.

Each special taxing district is unique due to its geographical boundaries, affected property owners, and level of services to be provided. Creation of a new ordinance to provide these services is the best and most cost-effective method to achieve this benefit.

In accordance with the requirements of Chapter 28 of the Code to provide street lighting in new subdivisions through the creation of street lighting special taxing districts, and in compliance with the provisions of Section 18-3 (c) of the Code, I have reviewed the facts submitted by the Public Works Director and concur with his recommendation that this district be created pursuant to Sections 18-2 and 18-22.1 of the Code.

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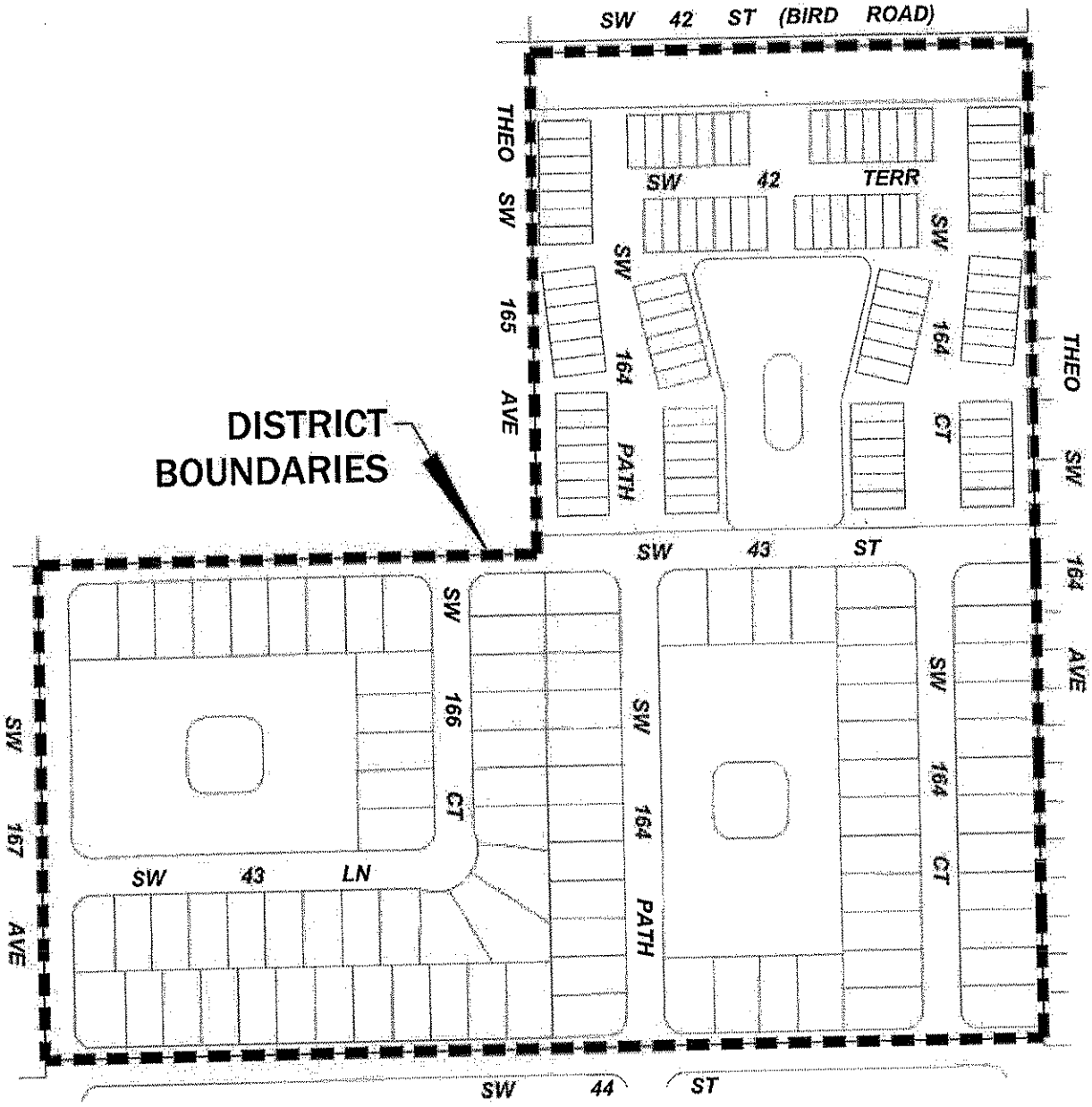

INTERLAKEN
COMMUNITY DEVELOPMENT DISTRICT

N

(COMM.0011)
SECTION: 20- 54- 39

EXHIBIT "K" TO THE ORDINANCE