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Heron Isles Community Development District  
c/o Governmental Management Services, LLC  
14785 St. Augustine Road, Suite 4  
Jacksonville, Florida 32258

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**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>  
Heron Isles Community Development District**

**Gregory E. Matovina**  
Chairman

**Michael Cassis**  
Assistant Secretary

**Donald K. Borstein**  
Vice Chairman

**Charles A. Borstein**  
Assistant Secretary

**William R. Howell, II**  
Assistant Secretary

Governmental Management Services, LLC  
District Manager  
14785 St. Augustine Road, Suite 4  
Jacksonville, Florida 32258

District records are on file at the offices of Governmental Management Services, LLC, and at the Local Records Office at 961687 Gateway Blvd., Suite 201M, Amelia Island, Florida 32034, and are available for public inspection upon request during normal business hours.

<sup>1</sup> This list reflects the composition of the Board of Supervisors as of August 1, 2008. For a current list of Board Members, please contact the District Manager.

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# **HERON ISLES COMMUNITY DEVELOPMENT DISTRICT**

## **Introduction**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Heron Isles Community Development District and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

The following information is provided to give you a description of the Heron Isles Community Development District's ("District") services and facilities and the assessments that are expected to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, construction and/or acquisition of the stormwater management system, wetlands mitigation, wastewater collection system, potable water distribution system, roadways and sidewalks, recreation area, entrance features, landscaping and perimeter fencing and buffering, fire station, underground and street lighting electrical system and their maintenance.

The District is here to serve the needs of the community and we encourage your participation in District activities.

## **What is the District and how is it governed?**

The District is an independent unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 388 acres of land located entirely within the jurisdictional boundaries of Nassau County, Florida. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors,

Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A “qualified elector” in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Nassau County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida’s public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State’s open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State’s ethics laws.

**What infrastructure improvements does the District provide and maintain  
and how are the improvements paid for?**

The public infrastructure necessary to support the District’s development program includes, but is not limited to: stormwater management system, wetlands mitigation, wastewater collection system, potable water distribution system, roadways and sidewalks, recreation area, entrance features, landscaping and perimeter fencing and buffering, fire station, underground and street lighting electrical system and other related public infrastructure. Each of these infrastructure improvements is more fully detailed below. To plan the infrastructure improvements necessary for the District, the District adopted an Engineer’s Report (the “Engineer’s Report”), which details all of the improvements included in the District’s Improvement Plan. Copies of the Engineer’s Report are available for review in the District’s public records.

These public infrastructure improvements will be funded in part by the District’s sale of bonds. On December 9, 2004, the Circuit Court of the Fourth Judicial Circuit of the State of Florida, in and for Nassau County, Florida, entered a Final Judgment validating the District’s ability to issue an aggregate principal amount not to exceed \$8,000,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District. On February 14, 2005, the District issued its Heron Isles Community Development District, Capital Improvement Revenue Bonds, Series 2005 in the amount of \$4,935,000 (the “Series 2005 Bonds”) for purposes of partially financing the costs of acquisition, construction, installation and equipping of the infrastructure and improvements.

**Stormwater Management System**

The stormwater management plan for the district focuses on utilizing newly constructed ponds, in upland areas, for stormwater treatment in conjunction with the natural occurring wetlands. The natural occurring wetlands and lake system account for approximately 50.3% of the District’s land area. The stormwater collection and overflow systems will be a combination of curb inlets, pipe culverts, control structures and open waterways. Wetland hydro periods

(normal pool and season high water elevations) will be maintained through proper design and maintenance of the overflow control structures.

### **Wetlands Mitigation**

Wetland impacts within the District currently require 118 acres of wetlands and uplands to be preserved via conservation easement as set forth in the SJWMD permit obtained for the development.

### **Wastewater Collection System**

The District's onsite sanitary sewer system will consist of 8", 10" and 12" gravity sewer lines with appurtenant manholes and two (2) pumping stations. For the first phase of development, the District will install approximately one thousand three hundred fifty feet (1,350) of 8" force main in the Heron Isles Parkway right-of-way to the existing JEA force main lying in the Chester Road right-of-way. The subsequent phases of development will include extending the system onsite to serve the second phase. The wastewater services for the first phase of development includes two (2) pump stations along with appurtenant collection lines, manholes and force mains located within Heron Isles Parkway and to the south of it

### **Potable Water Distribution System**

The District is served by a connection with the existing JEA water main in the Chester Road right-of-way with water supplied by the Nassau Water Treatment Facility. The water distribution systems will consist of 10", 8", 6" and 4" water mains with appurtenant valves and fire hydrants.

### **Roadways**

Vehicular access to the District is provided from Chester and Blackrock Roads with the construction of Heron Isles Parkway providing a two (2) lane, unloaded connecting road between these two roads with a median. Chester and Blackrock Roads are two-lane County roads. Chester Road runs north from A1A along the western boundary of the District and Blackrock Road runs north from A1A and connects to the eastern terminus of Heron Isles Parkway. The PUD allows for three access points along Chester Road and the one access point at Blackrock Road. The internal road design for the District complies with the Nassau County transportation road circulation design criteria and the PUD. In the first phase of the development, Coral Reef Road and Starfish Drive provide a connection south and west from Heron Isles Boulevard to Chester Road and Commodore Point Drive provides a connection south and east from Heron Isles Parkway to the southern and/or eastern boundary of the District. Heron Isles Parkway will be irrigated and landscaped and will have underground electric, streetlights and sidewalks. The District's major entrance features and landscaping are part of the first phase of development.

### **Recreation Area**

The recreation area is a 50.8 acre site located at the center of the District and is being

constructed in two phases with the first phase of development including the major recreation facilities. The first phase of the recreation area plan consists of a parking and a drop off circle, a bathroom facility, a play ground, an open play field, a gazebo overlooking the playground and open play field. The second phase of the recreation area will include an additional playground, over flow parking, an additional gazebo and an open play field.

### **Entrance Features, Landscaping and Perimeter Fencing and Buffering**

The District will include major entrance towers on either side of Heron Isles Parkway entering the District from Chester Road to the west. In addition, minor entrance features will be erected at each access point to the neighborhoods in the District along Heron Isles Parkway and Chester Road. Heron Isles Parkway will be heavily landscaped on either side and in the median. The District will be buffered from Chester Road and Heron Isles Parkway through the erection of a privacy wall, fencing and landscaping.

### **Fire Station**

The PUD requires the permitting and construction of a fire station on two (2) acres to be dedicated to Nassau County in accordance with plans and specifications to be provided by Nassau County.

### **Underground and Street Lighting Electrical System**

The District lies within the area served by Florida Power and Light (“FPL”). FPL will provide underground electric service to the site from lines located within the public rights-of-way of Chester and Blackrock Roads. The internal electrical distribution system will consist of underground cable with appurtenant transformers and service pedestals. In addition, all major roadways and subdivision roadways will have street lights.

### **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Capital Improvement Revenue Bonds, Series 2005, in the amount of \$4,935,000 (the “Series 2005 Bonds”). The annual debt service payments, including interest due thereon, for the Bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District’s improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District’s assessment methodology and assessment roll are available for review in the District’s public records.

The current maximum annual debt assessment for the Series 2005 Bonds for a platted lot is as follows:

<b>Product Type</b>	<b>Maximum Annual Assessment Level</b>
Single Family 40'	\$500
Single Family 50'	\$500
Single Family 60'	\$500

Note: The maximum annual assessments level amounts have been grossed up to include an allowance of 6% in discounts and fees, 4% in early payment discounts and 2% in fees to the Property Appraiser and Tax Collector.

The amounts described above exclude any operations and maintenance assessments ("O&M Assessments") which are determined and calculated annually by the District's Board of Supervisors and are levied against all benefitted lands in the District.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

The District may undertake the construction, acquisition, or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods authorized by Chapter 190, Florida Statutes.

### **Method of Collection**

The District's debt and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect assessments directly.

This description of the Heron Isles Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this new community. If you have any questions or would simply like additional information about the District, please write to: District Manager, Heron Isles Community Development District, 14785 St. Augustine Road, Suite 4, or call (904) 288-9130.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 14<sup>th</sup> day of August, 2008, and recorded in the Official Records of Nassau County, Florida.

**HERON ISLES COMMUNITY  
DEVELOPMENT DISTRICT**

By: Gregory E. Matovina  
Chairman

Don Borstein  
Witness

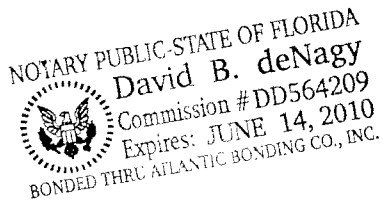
DON BORSTEIN  
Print Name

Walter Hahn  
Witness

Walter Hahn  
Print Name

**STATE OF FLORIDA  
COUNTY OF NASSAU**

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of AUGUST, 2008, by Gregory E. Matovina, Chairman of the Heron Isles Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [] take the oath.



David B deNagy  
Notary Public, State of Florida  
Print Name: David B deNagy  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF SECTIONS 37, 44 AND 50, TOWNSHIP 3 NORTH, AND A PORTION OF SECTION 25, TOWNSHIP 2 NORTH, ALL IN RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SEABOARD AIR LINE RAILROAD (A 120-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE EASTERLY RIGHT-OF-WAY LINE OF CHESTER ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 64°03'23" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 420.62 FEET; THENCE NORTH 07°20'56" EAST, 84.41 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTH 07°20'56" EAST, 1,277.10 FEET; THENCE SOUTH 31°05'31" WEST, 203.62 FEET; THENCE NORTH 68°38'35" WEST, 121.69 FEET; THENCE NORTH 09°34'04" EAST, 378.82 FEET; THENCE NORTH 82°35'24" WEST, 200.59 FEET; THENCE NORTH 07°26'55" EAST, 2,333.25 FEET; THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 37°20'04" EAST, 42.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°07'02" EAST, 363.79 FEET; THENCE NORTH 08°11'45" EAST, 1,725.12 FEET; THENCE NORTH 46°14'20" WEST, 96.79 FEET; THENCE NORTH 82°28'50" WEST, 338.06 FEET; THENCE NORTH 07°26'55" EAST, 500.77 FEET TO THE SOUTHWEST CORNER OF LOT 1, CHESTER ROAD, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGES 81 THROUGH 84 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 87°21'27" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, 433.70 FEET TO THE SOUTHEAST CORNER THEREOF, THE SAME BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED AS PARCEL "C" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 794, PAGE 1445; THENCE THE FOLLOWING (3) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID PARCEL "C": COURSE (1) - NORTH 58°19'31" EAST, 637.73 FEET; COURSE (2) - NORTH 87°38'38" EAST, 844.90 FEET; COURSE (3) - NORTH 61°48'53" EAST, 639.35 FEET; THENCE SOUTH 22°03'32" EAST, 283.45 FEET TO A WESTERLY PLAT LINE OF SAID BLACKROCK HAMMOCK; THENCE SOUTH 18°42'40" EAST, ALONG SAID WESTERLY PLAT LINE, 349.25 FEET TO A SOUTHWEST CORNER OF SAID BLACKROCK HAMMOCK, THE SAME BEING THE NORTHERLY LINE OF A 60-FOOT PRIVATE EASEMENT RECORDED IN BOOK 817, PAGE 386 OF THE OFFICIAL RECORDS OF SAID COUNTY; THENCE THE FOLLOWING (2) COURSES ALONG SAID NORTHERLY LINE AND ALONG THE SOUTHERLY BOUNDARY OF SAID BLACKROCK HAMMOCK: COURSE (1) - NORTH 76°46'04" EAST, 1,630.84 FEET TO A POINT OF CURVATURE; COURSE (2) - IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°09'46" EAST, 34.07 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF BLACKROCK ROAD (A 100-FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE IN A SOUTHERLY DIRECTION, ALONG THE ARC OF A CURVE IN SAID WESTERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,414.55 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 04°38'22" WEST, 144.04 FEET; THENCE IN A NORTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING AND DISTANCE OF NORTH 50°45'20" WEST, 47.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°46'04" WEST, 1,596.62 FEET TO A POINT OF CURVATURE; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 360.00 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 53°16'36" WEST, 287.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°47'08" WEST, 1,364.88 FEET; THENCE SOUTH 69°10'23" EAST, 1,229.94 FEET; THENCE SOUTH 01°10'23" EAST, 1,000.00 FEET TO A SOUTHERLY LINE OF SAID SECTION 37, THE SAME BEING THE NORTHERLY LINE OF SECTION 45, SAID TOWNSHIP AND RANGE; THENCE SOUTH 88°49'37" WEST, ALONG LAST SAID NORTHERLY SECTION LINE, 1,109.69 FEET TO THE NORTHWEST CORNER OF SAID SECTION 45; THENCE SOUTH 02°28'46" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 45, THE SAME BEING AN EASTERLY LINE OF SAID SECTION 37, 3,328.92 FEET TO THE SOUTHERLY LINE OF SAID SECTION 37, THE SAME BEING THE NORTHERLY LINE OF SAID SECTION 25; THENCE NORTH 87°55'55" WEST, ALONG LAST SAID NORTHERLY SECTION LINE, 123.65 FEET; THENCE SOUTH 01°52'45" EAST, 1,042.38 FEET; THENCE NORTH 64°03'23" WEST, ALONG A LINE 80-FEET NORTH OF AND PARALLEL WITH THE FOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD AIR LINE RAILROAD, 2,469.01 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 368.03 ACRES, MORE OR LESS.

REFERENCE DRAWING NUMBER B-03-030(10-20-04) BY PRIVETT AND ASSOCIATES OF FLA., INC.:  
DATED 10/20/04