

Received

JUN 21 2017

ZONING

This instrument prepared by and  
after recording return to:

Charles J. Pratt, Jr., Esq.  
Harrison & Kirkland, P.A.  
1206 Manatee Ave. West  
Bradenton, FL 34205

----- [SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**FIRST AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS  
FOR HERON CREEK**

**THIS FIRST AMENDMENT AND SUPPLEMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERON CREEK ("Amendment") is made by STEPHENSON MANOR HOMES INC, a Florida Corporation ("Declarant").**

**WHEREAS, Declarant is the owner of real property in Manatee County, Florida, hereinafter described, and has previously executed and placed on record the Declaration of Covenants, Conditions and Restrictions for HERON CREEK, recorded in Official Records Book 2568, Page 1922, Public Records of Manatee County, Florida ("Declaration"); and**

**WHEREAS, pursuant to Paragraph 1.2 of the Declaration, Declarant may, without further consent of the Association or any Owners, subject additional property to the Declaration by filing an amendment or supplement to the Declaration; and**

**WHEREAS, pursuant to Paragraph 12.6 of the Declaration, prior to the Turnover Date, Declarant may amend the Declaration, without the requirement of Association consent or the consent of any Owner or the mortgagee of any Lot; and**

**WHEREAS, the Turnover Date has not occurred.**

**NOW, THEREFORE, Declarant, for itself and its successors in interest and assigns, by the execution and recording of this Amendment in the Public Records of Manatee County, Florida, declares that the Declaration is hereby amended and supplemented as follows:**

- 1. Recitals.** The foregoing recitals are true and correct and incorporated herein.
- 2. Addition of Heron Creek, Phase II.** Pursuant to the provisions of Paragraph 1.2 of the Declaration, the real property described on Exhibit "A" attached hereto ("Heron Creek, Phase II"), is hereby made subject to the operation and effect of the Declaration and all amendments thereto, and that Heron Creek, Phase II, is and shall be held, transferred, sold, conveyed, leased, occupied and used subject to the covenants, restrictions, conditions, easements, charges and liens, and Exhibits set forth in said Declaration, as heretofore, hereby and hereafter amended.
- 3. Revision of Sections 5.3 and 5.15 of the Declaration.** Sections 5.3 and 5.15 of the Declaration are amended to read as follows:

5.3 Regular Annual Assessments. The amount and time of payment of Regular Annual Assessments shall be determined by the Board after giving due consideration to the current maintenance, operational and other costs and the future needs of the Association as well as the anticipated expense and number of Lots within the Subdivision, taking into consideration those Lots that may be exempt, if any, as provided for in this Declaration.

(a) Notwithstanding, for the first three (3) years following the recordation of the Plat of Heron Creek, Phase I, as recorded in Plat Book 58, Pages 42 through 47 of the Public Records of Manatee County, Florida, the Regular Annual Assessments shall not exceed ~~Five Six~~ Four Hundred and no/100 Dollars (~~\$500.00~~ 600.00). Regular Annual Assessments may include amounts established for reserves (if authorized by the Board), and may include a pro rata portion of annual Unit insurance premiums to be paid in advance.

(b) Not later than thirty (30) days prior to the beginning of each fiscal year, the Board shall estimate the total Common Expenses to be incurred for such fiscal year and the amount of the Regular Assessment to be paid by each Owner to defray such costs. Each Owner shall thereafter pay the Regular Assessment to the Association at such times and in such installments as may be established by the Board.

5.15 Initial Assessments. There shall be a one-time assessment (the "Initial Assessment") payable to the Association by each Owner who purchases a Lot from Declarant. The Initial Assessment shall be established by the Board in an amount not to exceed ~~Three Hundred Fifty~~ Four Hundred and no/100 Dollars (~~\$350.00~~ 400.00) per Lot; and further provided; the Board may revise the Initial Assessment amount, at any time. The Initial Assessment shall be established as of and paid at the time legal title to a Lot is conveyed by Declarant to such Owner, except, if the conveyance is to an Authorized Builder, then the Initial Assessment shall be collected and paid to the Association upon the sale by the Authorized Builder to an Owner. Initial Assessments shall be expended solely to pay regular Common Expenses. Initial Assessments are not advance payments of Assessments and shall not affect the liability of an Owner of a Lot for Assessments.

4. **Right of Entry.** A Right of Entry and Compliance with Manatee County Code acknowledgement, as set forth as Exhibit "F" to the Declaration and specifically recorded in Official Records Book 2568, Page 1964, for the Public Records of Manatee County, Florida, has been established for the overall Heron Creek Subdivision, which includes Heron Creek, Phase II.
5. **List of Holdings.** The Common Property tracts, as depicted on the Plat for Heron Creek, Phase II, and described on Exhibit "C" hereto shall be maintained by the Heron Creek Neighborhood Association, Inc., pursuant to the terms of the Declaration, except for any public easements and public dedications.
6. **Notice to Buyers.** The Notice to Buyers, attached as an exhibit to the Declaration has been established for all Buyers in the Heron Creek Subdivision, which now includes all Buyers of property within Heron Creek, Phase II. Attached to this Amendment as Exhibit "B" is a Revised Notice to Buyer that includes the prior notices applicable to the entire Heron Creek Subdivision, as well as additional notices applicable to Heron Creek, Phase II.
7. **Fiscal Program.** The Fiscal Program attached as an exhibit to the Declaration has been revised and supplemented for Heron Creek, Phase II, and is attached hereto this Amendment as Exhibit "D." The Fiscal Program is subject to adjustment and amendment by the Heron Creek Neighborhood Association, Inc., and/or the Declarant.
8. **Maintenance Program.** The Maintenance Program attached as an exhibit to the Declaration for the operation and care of the Common Areas and Common Property in the Heron Creek Subdivision, is expanded to include Heron Creek, Phase II.
9. **Effect on Remainder of Declaration.** Except to the extent modified herein, all terms and conditions of Declaration shall remain in full force and effect and shall apply to Heron Creek, Phase II.

IN WITNESS WHEREOF, Declarant has executed these presents this 13 day of June, 2017.

STEPHENSON MANOR HOMES INC, a Florida Corporation

Witnesses:

Leonor Lugo  
Witness  
Print Name: Leonor Lugo

Shacara Johnson  
Witness  
Print Name: Shacara Johnson

By: James F. Stephenson Jr.  
JAMES F. STEPHENSON JR., as President

STATE OF FLORIDA  
COUNTY OF MANATEE

THE FOREGOING INSTRUMENT was acknowledged before me this 13 day of June, 2017, by JAMES F. STEPHENSON, JR., as President of STEPHENSON MANOR HOMES INC, a Florida Corporation, who is personally known to me.

Robin Brown  
Notary Public  
Print Name: Robin Brown

My Commission Expires



ROBIN BROWN  
MY COMMISSION # FF 204656  
EXPIRES: April 10, 2019  
Bonded Thru Budget Notary Services

**JOINDER BY ASSOCIATION**

The **HERON CREEK NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not-for-profit corporation, (the "Association"), hereby joins in and consents to this Amendment for the purpose of accepting all rights, obligations and responsibilities of the Association as set forth in this Amendment.

IN WITNESS WHEREOF, the undersigned party has executed this document on the 13 day of June, 2017.

**HERON CREEK NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not-for-profit corporation

By: [Signature]  
JAMES F. STEPHENSON, as President

[Signature]  
Witness  
Print Name: Lionor Lugo

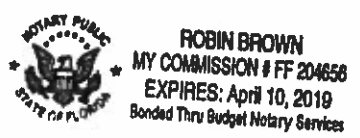
[Signature]  
Witness  
Print Name: Shaara Johnson

STATE OF FLORIDA  
COUNTY OF MANATEE

THE FOREGOING INSTRUMENT was acknowledged before me this 13 day of June, 2017, by James F. Stephenson, as President of **HERON CREEK NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not-for-profit corporation, who is personally known to me.

[Signature]  
Notary Public  
Print Name: Robin Brown

My Commission Expires



**Exhibit "A"**

**Legal Description of Heron Creek, Phase II**

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE RUN S 01°03'38 W, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 1221.01 FEET TO THE POINT OF BEGINNING; THENCE S 89°39'50" E, ALONG THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 896, PAGE 579, A DISTANCE OF 1346.83 FEET; THENCE S 03°35'57" E, ALONG THE WESTERLY RIGHT OF WAY LINE OF ELLENTON GILLETTE ROAD PER FDOT SECTION 13175-2403, A DISTANCE OF 301.53 FEET; THENCE S 01°44'21" W, ALONG THE WESTERLY MAINTAINED RIGHT OF WAY LINE OF ELLENTON GILLETTE ROAD, A DISTANCE OF 510.53 FEET; THENCE ALONG THE NORTH RIGHT OF WAY LINE OF FROG CREEK AS DESCRIBED IN OFFICIAL RECORD BOOK 234, PAGE 495, THE FOLLOWING THREE COURSES; N 81°34'21" W, A DISTANCE OF 327.63 FEET; THENCE N 42°50'12" W, A DISTANCE OF 356.90 FEET; THENCE N 82°03'00" W, A DISTANCE OF 798.55 FEET; THENCE N 01°03'38" E, ALONG THE AFOREMENTIONED WEST LINE OF SAID SECTION 29, A DISTANCE OF 399.03 FEET TO THE POINT OF BEGINNING.

LYING AND BEING IN SECTION 29, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

**Exhibit "B"**

**Supplemental Notice to Buyers**

To the purchasers of lots in Heron Creek, Phase I and Phase II, in Manatee County, Florida.

All property within Heron Creek, Phase I and Phase II is subject to:

1. The Declaration of Covenants, Conditions and Restrictions for Heron Creek, as amended hereby and from time to time, including all rules and regulations of the Heron Creek Neighborhood Association, Inc., (collectively the "Heron Creek Declaration").
2. Ownership of a Lot in either phase of the said Subdivision automatically makes you a member of Heron Creek Neighborhood Association, Inc. and you are subject to its By-Laws, the Declaration, the Articles of incorporation, and rules and regulations made pursuant thereto. Each Lot entitles its Owner to one vote in the affairs of the Association.
3. Heron Creek Neighborhood Association, Inc., (the "Association") has the right and power to assess and collect, as provided in its By-Laws and the Heron Creek Declaration, the costs of maintenance of the Common Property and Common Areas under its ownership or maintenance control which you have a right to enjoy, in accordance with the Heron Creek Declaration. A copy of the revised proposed ten (10) year budget for the Association is attached hereto as Exhibit "D", and it may be revised from time to time.
4. You are hereby notified that the Association may increase the budget and Assessments as may be required to maintain the amenities of the Subdivision.
5. There shall be a one-time assessment (the "Initial Assessment") payable to the Association by each Owner who purchases a Lot from Declarant. The Initial Assessment shall be in the amount equal to \$400.00 for a Lot. The Initial Assessment shall be established as of and paid at the time legal title to a Lot is conveyed to an Owner other than an authorized Builder. Initial Assessments shall be expended solely for regular Common Expenses. Initial Assessments are not advance payments of Assessments and shall not affect the liability of an Owner or a Lot for Assessments.
6. The Owner of each Lot shall be responsible for the planting and maintenance of replacement trees on such Lot as required by Manatee County, pursuant to final site plan approval for Heron Creek and any and all codes, ordinances and regulations established by Manatee County, Florida. The number of trees to be planted and the location thereof shall be set forth on the Plans and Submissions approved by the ARC for the Association. Existing native trees can be used to fulfill these requirements whenever they meet spacing and size requirements as set forth herein. The Developer shall initially be responsible for the initial installation and maintenance of the trees until such time as the Lot is sold or transferred to a subsequent Lot Owner at which time that Lot Owner shall be fully responsible for the maintenance and replacement of any street trees, all as set forth herein. Any costs borne by the Developer associated with the installation and maintenance of the street trees may be passed on and charged to the subsequent Lot Owner. In the event a street tree dies or is removed, the Lot Owner is responsible for replacing the street tree (per the requirements set forth herein and Manatee County, Florida) within thirty (30) days. If an Owner has failed to comply with these requirements, then after notice and compliance with the procedural requirements of this Heron Creek Declaration, the Association may take such action as is necessary to achieve compliance. All costs of the Association in so doing shall be assessed to the particular Owner and his Lot as a Special Assessment. Until so collected such costs shall be treated as a Common Expense. In no event shall Declarant or the Association be responsible, in any manner or form, for the natural growth of trees and other landscaping over time, or for any impact that such growth may impart on sidewalks, utilities, foundations or other improvements constructed on the Lots. No certificate of occupancy will be issued for any home to be constructed on a Lot until the conditions of this Section have been satisfied. ARC approval as required herein shall be withheld until such time as the Plans and Submissions presented for each Lot comply with the replacement tree planting obligations provided for herein. Upon such initial planting, each Lot Owner shall be responsible for maintenance of the replacement trees and such trees may not be removed without appropriate permits and authorizations provided by Manatee County, Florida. Neither Manatee County nor the Developer/Declarant shall be responsible for any damage to the Lots and impacts to sidewalks, utilities, foundations or other improvements constructed thereon due to natural growth of street trees.
7. No Owner within the Subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the buffer area(s) and drainage easement(s) described in the approved permit and recorded Plat

of the Subdivision, unless prior approval is received from the Southwest Florida Water Management District (the "District" or "SWFWMD").

- No construction activities may be conducted relative to any portion of the surface water management system facilities. Prohibited activities include, but are not limited to: digging or excavation; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the surface water management system facilities. If the Subdivision includes a wetland mitigation area or a wet detention pond, no vegetation in these areas shall be removed, cut, trimmed or sprayed with herbicide without specific written approval from the District. Construction and maintenance activities which are consistent with the design and permit conditions approved by the District in the Environmental Resource Permit may be conducted without specific written approval from the District.
- The District has the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association to compel it to correct any outstanding problems with the surface water management system facilities.
- Any amendment of the declaration of protective covenants, deed restrictions or declaration of condominium affecting the surface water management system facilities.
- If the Association ceases to exist, all of the Lot Owners, parcel owners or unit owners shall be jointly and severally responsible for operation and maintenance of the surface water management system facilities in accordance with the requirements of the Environmental Resource Permit, unless and until an alternate entity assumes responsibility.
- For Subdivisions which have on-site wetland mitigation, which requires ongoing monitoring and maintenance, the declaration of protective covenants, deed restrictions or declaration of condominium shall include a provision requiring the Association to allocate sufficient funds in its budget for monitoring and maintenance of the wetland mitigation area(s) each year until the District determines that the area(s) is (are) successful in accordance with the Environmental Resource Permit.
- Each property Owner within the Subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the surface water management system approved and on file with the South Florida Water Management District.
- The operation and maintenance entity shall submit inspection reports in the form required by the District, in accordance with the following schedule.

For systems utilizing retention or wet detention, the inspections shall be performed two (2) years after operation is authorized and every two (2) years thereafter.

- The removal of littoral shelf vegetation (including cattails) from wet detention ponds is prohibited unless otherwise approved by the District. Removal includes dredging, the application of herbicide, cutting, and the introduction of grass carp.
8. This plat contains wetlands and wetland buffers which are regulated in accordance with Section 706 of the Manatee Land Development Code. Unless permitted by the Land Development Code, the following acts are expressly prohibited within wetlands and wetland buffer areas without prior written consent of Manatee County:
- a. Development, as defined by the Land Development Code.
  - b. Construction or placing of buildings, roads, signs, billboards or other advertising, or other structure on or above the ground.
  - c. Construction or placing of utilities on, below or above the ground without appropriate local, state and federal permits or authorizations.
  - d. Dumping or placing of soil or other substances or material as landfill or dumping or placing trash, waste, unsightly or offensive materials.
  - e. Removal, mowing or trimming of trees, shrubs or other vegetation.
  - f. Application of herbicides, pesticides, or fertilizers.

- g. Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
  - h. Surface use except for purposes that permit the land or water areas to remain in its natural condition.
  - i. Planting of vegetative material that is not native to the Southwest region of Florida.
9. Each Lot Owner is encouraged to participate in the Florida Yards and Neighborhood Program. This is a program sponsored in part by the Florida Department of State which describes how to minimize non-point source pollution from landscapes, especially residential ones. More detailed information about this program can be obtained online at [www.dep.state.fl.us/water/nonpoint/pubs.htm](http://www.dep.state.fl.us/water/nonpoint/pubs.htm) or by contacting the Florida Department of State at 850-245-8336.
10. All Lot Owners are put on notice that Manatee County, through its agents and the Board of County Commissioners, could impose an impact fee or special assessment against each Lot, due at the time of Certificate of Occupancy.
11. The lowest quality water possible shall be used for irrigation. In-ground irrigation using Manatee County public potable water supply is prohibited, including on individual lots.
12. Lot Owners are hereby notified that neighboring agricultural uses of surrounding properties exists, which agricultural uses may possibly include the use of pesticides and herbicides with possible odors associated with such uses.
13. Declarant and/or Developer reserve the right to make any modifications, changes, or deletions to the landscaping and landscape buffers of the Property upon the addition of property to the Subdivision and to change any of the lot types, sizes and sizes of dwelling units, and to further change, alter, amend or modify the general scheme or plan of development. Further, access to and from other developments and subdivisions may be made through the Heron Creek Subdivision's streets, alleys, easements and roadways.
14. Owners of Lots that are required to have sidewalks per approved construction drawings for Heron Creek shall be responsible for the costs of installation and continued maintenance of such sidewalks. These sidewalks shall be constructed in the dedicated right-of-way (or easement, if necessary), as set forth in the Manatee County codes, rules and regulations, including developed approvals for the Subdivision. Sidewalks on individual lots shall be installed prior to issuance of a Certificate of Occupancy for the construction on that lot. Once constructed, the Owner shall be responsible for maintenance, cleaning and repair to the sidewalks at the Owner's expense per Association guidelines and requirements.
15. JUST AS THIS DEVELOPMENT WILL IMPACT THE SURROUNDING AREAS, THE FUTURE DEVELOPMENT OF SURROUNDING AREAS WILL IMPACT THE SUBDIVISION AND YOUR USE AND ENJOYMENT OF YOUR PROPERTY. AS SURROUNDING AREAS ARE DEVELOPED, PEOPLE LIVING IN THIS SUBDIVISION MAY BE IMPACTED BY NEW OR EXPANDED ROADWAYS, INCREASED POPULATION AND TRAFFIC, ADDITIONAL NOISE AND OTHER EFFECTS OF LAND AND ROADWAY DEVELOPMENT.
16. The Property is located in Flood Zone X and AE per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel Numbers 12081C0159E and 12081C0158E, effective 3/17/2014.
17. All Lots in the Subdivision shall comply with the Visibility Triangle Restrictions imposed by the Manatee County Land Development Code, as amended from time to time, including Section 713 therein. No Lot Owner shall install any landscaping or plantings within the Visibility Triangle nor shall the Association approve any landscaping or other plantings within the Visibility Triangle.
18. Building setbacks are as per the approved Final Site Plans for Heron Creek. Phase, and as supplemented by requirements set forth in the Manatee County Land Development Code. This includes a requirement that all lots adjacent to active agricultural operations shall have an additional 35' setback.
19. All owners are notified that:
- a. The Heron Creek subdivision is planned with future inter-neighborhood ties to the north and east.
  - b. The presence of a dog kennel or training facility and other neighboring agricultural uses, may possibly include pesticides and herbicides, and may have odors and noises associated with such uses.



- c. The Heron Creek Subdivision is located adjacent to rural, agriculture and/or natural resource land management areas. Smoke from open burning, odors, dust and noises associated with these existing land uses may occur on an on-going basis

**Exhibit "C"**

**Listing of Holdings**

The following is a complete listing of all common open space and improvements within the plat of HERON CREEK, PHASE II, the management and ownership of which will be transferred to the HERON CREEK NEIGHBORHOOD ASSOCIATION, INC., a non-profit Florida corporation. This organization has been established for the ownership and maintenance of all land and facilities as described and depicted on the plat.

Tract 100	Future Right-of-Way Setback
Tract 101	Future Right-of-Way Setback
Tract 200	Manatee County Lift Station Easement
Tract 300	Common Open Space, Landscape Buffer, and Manatee County Drainage and Maintenance Access Easement and Manatee County Public Flowage Easement
Tract 400	Common Open Space, Landscape Buffer, Wall Maintenance Easement, and Agricultural Setback
Tract 401	Common Open Space, Landscape Buffer, Wall Maintenance Easement, and Agricultural Setback
Tract 402	Common Open Space and Mail Kiosk
Tract 500	Common Open Space and Manatee County Drainage and Maintenance Access Easement and Manatee County Public Flowage Easement
Tract 501	Common Open Space and Manatee County Drainage and Maintenance Access Easement and Manatee County Public Flowage Easement
Tract 502	Common Open Space and Manatee County Drainage and Maintenance Access Easement and Manatee County Public Flowage Easement

**Exhibit "D"**

**Fiscal Program**

An estimated ten-year Fiscal Program was established and attached as an exhibit to the Declaration of Covenants, Conditions and Restrictions for **HERON CREEK**, recorded in Official Records Book 2568, Page 1922, Public Records of Manatee County, Florida to provide adequate reserve funds for the care of the amenities and operation of the maintenance program. The proposed funds will be collected as required by the Declaration to which each lot is subject.

Attached hereto is a supplemental ten-year Fiscal Program that has been modified to address all lots in Heron Creek, both in the initial phase and Heron Creek, Phase II.

Subsequent years may require additional funds that will be assessed and collected as required by the Declaration of Protective Covenants, Conditions, Easements, and Restrictions to which each lot is subject.

**HERON CREEK PHASES I AND II HOMEOWNERS' ASSOCIATION**  
**Manatee County, Florida**  
**Estimated Budget 2017-2026**

Description	(Year 1)										
	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	
Lots for Assessment	135	135	135	135	135	135	135	135	135	135	135
Cost of Living Increase	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
<b>Operating Expenses</b>											
Accounting & Legal Fees	\$ 3,085.00	\$ 3,177.55	\$ 3,272.88	\$ 3,371.06	\$ 3,472.19	\$ 3,576.36	\$ 3,683.65	\$ 3,794.16	\$ 3,907.99	\$ 4,025.23	
Annual Report & Taxes & Fees	\$ 150.00	\$ 154.50	\$ 159.14	\$ 163.91	\$ 168.83	\$ 173.89	\$ 179.11	\$ 184.48	\$ 190.02	\$ 195.72	
Administration	\$ 1,500.00	\$ 1,545.00	\$ 1,591.35	\$ 1,639.09	\$ 1,688.26	\$ 1,738.91	\$ 1,791.08	\$ 1,844.81	\$ 1,900.16	\$ 1,957.16	
Insurance	\$ 1,280.00	\$ 1,318.40	\$ 1,357.95	\$ 1,398.69	\$ 1,440.65	\$ 1,483.87	\$ 1,528.39	\$ 1,574.24	\$ 1,621.47	\$ 1,670.11	
Common Area Maintenance	\$ 22,500.00	\$ 23,175.00	\$ 23,870.25	\$ 24,586.36	\$ 25,323.95	\$ 26,083.67	\$ 26,866.18	\$ 27,672.16	\$ 28,502.33	\$ 29,357.40	
Management Fees	\$ 9,000.00	\$ 9,270.00	\$ 9,548.10	\$ 9,834.54	\$ 10,129.58	\$ 10,433.47	\$ 10,746.47	\$ 11,068.86	\$ 11,400.93	\$ 11,742.96	
Lake Maintenance	\$ 2,180.00	\$ 2,224.80	\$ 2,291.54	\$ 2,360.29	\$ 2,431.10	\$ 2,504.03	\$ 2,579.15	\$ 2,656.53	\$ 2,736.22	\$ 2,818.31	
Nuisance & Exotic Plant Removal	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53	\$ 3,477.82	\$ 3,582.16	\$ 3,689.62	\$ 3,800.31	\$ 3,914.32	
Street Lights - Electric	\$ 3,000.00	\$ 3,090.00	\$ 3,182.70	\$ 3,278.18	\$ 3,376.53	\$ 3,477.82	\$ 3,582.16	\$ 3,689.62	\$ 3,800.31	\$ 3,914.32	
Street Lights - Maintenance	\$ 900.00	\$ 927.00	\$ 954.81	\$ 983.45	\$ 1,012.96	\$ 1,043.35	\$ 1,074.65	\$ 1,106.89	\$ 1,140.09	\$ 1,174.30	
Irrigation System - Electric	\$ 5,400.00	\$ 5,562.00	\$ 5,728.86	\$ 5,900.73	\$ 6,077.75	\$ 6,260.08	\$ 6,447.88	\$ 6,641.32	\$ 6,840.56	\$ 7,045.78	
Irrigation System - Maintenance	\$ 900.00	\$ 927.00	\$ 954.81	\$ 983.45	\$ 1,012.96	\$ 1,043.35	\$ 1,074.65	\$ 1,106.89	\$ 1,140.09	\$ 1,174.30	
<b>Total Operating Expenses</b>	<b>\$ 52,875.00</b>	<b>\$ 54,461.25</b>	<b>\$ 56,085.09</b>	<b>\$ 57,777.94</b>	<b>\$ 59,511.28</b>	<b>\$ 61,296.62</b>	<b>\$ 63,136.52</b>	<b>\$ 65,029.58</b>	<b>\$ 66,980.47</b>	<b>\$ 68,989.88</b>	
<b>Reserves for Replacement</b>	<b>\$ 4,500.00</b>	<b>\$ 4,635.00</b>	<b>\$ 4,774.05</b>	<b>\$ 4,917.27</b>	<b>\$ 5,064.79</b>	<b>\$ 5,216.73</b>	<b>\$ 5,373.24</b>	<b>\$ 5,534.43</b>	<b>\$ 5,700.47</b>	<b>\$ 5,871.48</b>	
<small>(Street Lights, Irrigation Pump, Mail Center, Playground, Landscape &amp; Irrigation, Entry Signs and Fencing)</small>											
<b>TOTAL ANNUAL EXPENSES</b>	<b>\$ 57,375.00</b>	<b>\$ 59,096.25</b>	<b>\$ 60,869.14</b>	<b>\$ 62,695.21</b>	<b>\$ 64,576.07</b>	<b>\$ 66,513.35</b>	<b>\$ 68,508.75</b>	<b>\$ 70,564.01</b>	<b>\$ 72,680.93</b>	<b>\$ 74,861.36</b>	
<b>ANNUAL ASSESSMENT PER HOME</b>	<b>\$ 425.00</b>	<b>\$ 437.75</b>	<b>\$ 450.88</b>	<b>\$ 464.41</b>	<b>\$ 478.34</b>	<b>\$ 492.69</b>	<b>\$ 507.47</b>	<b>\$ 522.70</b>	<b>\$ 538.38</b>	<b>\$ 554.53</b>	