

This instrument Prepared by
and return to:

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Baytree Community Development District
c/o Government Management Services, LLC
135 W. Central Blvd, Suite 320
Orlando, FL 32801

This instrument is intended to update the
Disclosure of Financing recorded at Official
Records Book 5412, Page 2503 of the Public
Records of Brevard County, Florida

[This space above reserved for use
by the Clerk of the Circuit Court]

BAYTREE COMMUNITY DEVELOPMENT DISTRICT

Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Baytree Community Development District

Revised June 3, 2015

www.baytreecd.org

George S. Flint
District Manager
Governmental Management Services-Central Florida, LLC.
135 W. Central Blvd., Suite 320
Orlando, FL 32801
(407) 841-5524

District records are on file at the District Office and at the District Engineer Office in Melbourne, FL, and are available for public inspection upon request during normal business hours.

INTRODUCTION

On behalf of the Board of Supervisors of the Baytree Community Development District (the "District"), the following information is intended to provide a description of the District's services, the assessments, fees and charges that have been 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. The District provides facilities and community services, which would otherwise be the responsibility of the private sector, a homeowners or neighborhood association, or another unit of local government. Unlike municipal and county governments, the District has only certain limited powers and responsibilities. Pursuant to Chapter 190, Florida Statutes, these powers and responsibilities include, but are not limited to, construction, operation and/or maintenance of certain types of infrastructure, which may include streets and roadways and streetlights, water management and drainage control facilities, bridges, culverts, parks and recreational facilities.

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

The District boundaries are more particularly described in Exhibit "A" attached hereto and incorporated herein.

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

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 **Baytree 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.

What is the District and how is it governed?

The District is an independent special taxing district established June 24, 1992, by Ordinance 92-11 of the Brevard County Board of County Commissioners. A local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, the District encompasses approximately 473 acres of land south of Wickham Road and east of Interstate I-95 in Brevard County. 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, citizens of the United States, and residents of the District. Members serve staggered four year terms and are elected by "qualified electors" of the District. A "qualified elector" in this instance is any person at least 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 Brevard County.

Board meetings are noticed in a newspaper of general circulation and are conducted in a public forum in which public participation is invited. Consistent with Florida's public records laws, the records of the District are always available for public inspection during normal business hours, at the District Office and the CDD Office at Baytree. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide?

The development of the land within the District was approved in 1990 as a Planned Unit Development (PUD). Infrastructure improvements necessary for the development of residential and related amenities within the District include water and wastewater facilities, roadway improvements, security facilities, and recreation facilities.

Water, Wastewater & Stormwater Facilities

A stormwater system consisting of lakes, interconnecting culverts and discharge control structures with connections to on-site preserved wetlands was constructed to handle the stormwater for the CDD. These are designed to discharge at defined natural outfalls throughout the development. The system conforms to the Brevard County and St. Johns River Water Management District's criteria for runoff attenuation and water quality. Mitigation was constructed to deal with impacts to the wetlands and this was reviewed and approved by Brevard County, SJRWMD, and the US Army Corp of Engineers.

The District also constructed facilities to manage drinking, reclaimed, and sanitary water. This included major water main lines, gravity interceptor sewers, force mains, lift stations and all related water facilities. The City of Cocoa provides potable water, and Brevard County provides wastewater services. The facilities constructed by the District are connected to these systems and were dedicated to those agencies.

Roadways

The District constructed the roadway network within the CDD. This work consisted of clearing the areas, installing the storm sewer culverts, necessary embankments, pavement structures, curbing, pedestrian and bike ways, and stabilization of all the constructed facilities. The roads constructed were designed to provide the required levels of traffic service to all users within the District. All construction was completed to Brevard County standards, and street lighting was provided where appropriate.

Security and Recreation Facilities

The CDD constructed security facilities at both entrances of the CDD property. The District also constructed park facilities. These are to be operated and owned by the District. These facilities include playground equipment, pool, tennis courts and other recreational facilities. The CDD was approved for approximately 3 acres of recreational facilities. In addition to the above, the CDD constructed landscaping facilities throughout Baytree.

Bonds, Assessments, Fees, and Charges

The costs of infrastructure improvements were financed by the District through the sale of bonds. Remaining principal on the Bonds as of May 1, 2015 is as follows:

•	CDD	Infrastructure
	Improvement	Bonds
	\$0 [These Bonds have since been paid and redeemed in full]	

Construction of the infrastructure improvements has been completed and there are no further requirements to issue debt.

There are no annual assessments for the CDD Infrastructure Improvement Bonds as they are fully amortized.

There is also an operations and maintenance assessment levied against CDD properties. The funds received from this assessment are used to comply with all the required compliance issues dictated in the Florida Statutes. In addition, this is used to maintain all CDD responsibilities in the District. This includes lakes, canals, wetlands, roads, recreational facilities, landscaping, and conservation areas. The operations and maintenance assessment is adopted annually in a public hearing pursuant to Chapter 190, Florida Statutes, and can vary annually based upon the adopted budget. For updated information on the current operations and maintenance assessment, please contact the District Office.

Method of Collection

The District's benefit and maintenance assessments 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 and other ad valorem taxes. Each property owner must pay both County and other ad valorem taxes and assessments and District non-ad valorem assessments at the same time. Property owners will; however, be entitled to the same discounts as provided for the payoff of 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 which, if not timely redeemed, may result in the loss of title to the property.

This description of the Baytree 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 new communities. If you have questions or would simply like additional information about the District, please contact:

George S. Flint, District Manager
Governmental Management Services – Central Florida, LLC.
Baytree Community Development District
135 W. Central Blvd, Ste 320
Orlando, FL 32801
(407) 841-5524

Revised June 3, 2015.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Baytree Community Development District has been executed as of the 3rd day of June, 2015, and recorded in the Official Records of Brevard County, Florida.

BAYTREE COMMUNITY DEVELOPMENT DISTRICT

By: Maria Hernandez
Chairman

Wendy R. [Signature]
Witness

Carol W. [Signature]
Witness

Nancy L. O'Arr
Print Name

Carolyn Witcher
Print Name

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 3 day of June, 2015, by Maria Hernandez, Chairman of the Board of Supervisors of the Baytree Community Development District, who is personally known to me or who has produced _____ as identification, and did ☐ or did not ☐ take the oath.



J. M. [Signature]
Notary Public, State of Florida

Print Name: Jason M. Showe

Commission No.: EE 113821

My Commission Expires: 9/5/15

EXHIBIT "A"

METES & BOUNDS DESCRIPTION OF BOUNDARY FOR BAYTREE CDD

A parcel of land lying in Sections 14, 15, 22, and 23, Township 26 South, Range 36 East, all in Brevard County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 14 and run S00°59'57"E, along the West line of said Section 14 for a distance of 50.04 feet to the South right-of-way line of Wickham Road (100 feet wide) and the POINT OF BEGINNING; thence N86°42'28"E, parallel with and 50 feet Southerly of the North line of said Section 14, a distance of 1.41 feet; thence N88°03'49"E, parallel with and 50 feet Southerly of the North line of said Section 14, a distance of 48.60 feet; thence S00°59'57"E, parallel with and 50 feet Easterly of the West line of said Section 14, a distance of 792.11 feet; thence N88°03'49"E, parallel with and 842 feet Southerly of the North line of said Section 14, a distance of 1272.17 feet to its intersection with the East line of the West 1/4 of said Section 14; thence S01°07'50"E, along said East line of the West 1/4 of Section 14, said line also being the West line of Suntree Planned Unit Development, (Plat Book 30, Page 80; Plat Book 31, Page 52; Plat Book 31, Page 67; Plat Book 32, Page 51; Plat Book 33, Pages 33 & 34; Plat Book 35, Pages 11 & 12, Public Records of Brevard County, Florida) a distance of 1935.07 feet to the Southeast corner of the West 1/2 of the Northwest 1/4 of said Section 14; thence S01°07'37"E, along said East line of the West 1/4 of Section 14 and the West line of said Suntree Planned Unit Development, a distance of 2640.91 feet to the Southeast corner of the West 1/2 of the Southwest 1/4 of said Section 14, said point also being the Northeast corner of the West 1/4 of aforesaid Section 23; thence S00°37'08"E, along the East line of the West 1/4 of said Section 23, and the West line of said Suntree Planned Unit Development, a distance of 3148.14 feet; thence departing said East line of the West 1/4 of Section 23, run N89°32'05"W a distance of 1140.20; thence S00°37'13"E a distance of 1034.94 feet; thence S89°22'47"W a distance of 1205.00 feet; thence N00°21'23"E a distance of 343.67 feet; thence N04°40'23"E a distance of 1108.66 feet; thence N22°39'17"W a distance of 428.08 feet; thence N49°50'54"W a distance of 254.23 feet to the proposed Easterly right-of-way line of proposed Murrell Road (150 feet wide right-of-way); thence N24°02'49"E, along said proposed Easterly right-of-way line of Murrell Road, a distance of 491.79 feet to the point of curvature of a curve concave to the West, having a radius of 1575.00 feet; thence run Northerly along the arc of said curve 1797.31 feet, through a central angle of 65°22'59", a chord bearing of N08°38'41"W, and a chord distance of 1701.37 feet; thence departing said proposed Easterly right-of-way of Murrell Road, run N02°49'11"W a distance of 839.50 feet; thence N40°08'56"E a distance of 789.32 feet; thence N01°44'51"E a distance of 590.02 feet; thence N68°37'42"W a distance of 324.11 feet; thence N44°29'11"W a distance of 385.39 feet; thence N12°54'51"E a distance of 312.93 feet; thence N20°50'26"W a distance of 492.16 feet; thence N41°52'53"W a distance of 350.83 feet; thence N01°01'11"W a distance of 1140.90 feet; thence N86°42'28"E, parallel with and 842 feet Southerly of the North line of the Northeast 1/4 of aforesaid Section 15, a distance of 1631.28 feet; thence N00°59'57"W, parallel with and 50 feet Westerly of the East line of the Northeast 1/4 of said Section 15, a distance of 792.63 feet to the Southerly right-of-way line of Wickham Road, a 100 foot right-of-way as now exists; thence N86°42'28"E, along said Southerly right-of-way line parallel with and 50 feet Southerly of said North line of the Northeast 1/4 of Section 15, a distance of 50.04 feet to the POINT OF BEGINNING; containing 474.34 Acres, more or less.