

*Reunion East and Reunion West  
Community Development Districts*

*Workshop Meeting Agenda*

*July 9, 2026*

# AGENDA

# *Reunion East & Reunion West Community Development Districts*

## *Workshop Meeting Agenda*

**Thursday  
July 9, 2026  
10:30 AM**

**Heritage Crossing Community Center  
7715 Heritage Crossing Way  
Reunion, Florida**

*In accordance with Sections 119.071(3)(a) and 281.301, Florida Statutes, a portion of the Workshop may be closed to the public, as it relates to the District's security system plan. The closed session is scheduled to begin at approximately 11:15 a.m. but may begin at any time during the Workshop, and is expected to last approximately thirty (30) minutes, but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will not be in attendance. The public will be notified that they may return upon completion of the discussion regarding the security system plan.*

### **Zoom Information for Members of the Public:**

Link: <https://us06web.zoom.us/j/82018699681>

Dial-in Number: (646) 876-9923

Meeting ID: 820 1869 9681

1. Roll Call
2. Public Comment Period
3. Discussion of Preliminary 2027 Replacement and Maintenance (R&M) Project List and Five-Year Projected R&M Costs
4. Review of Fiscal Year 2027 Budget Scenarios Assuming Revision of Interlocal Cost Sharing Agreement (Discussion Only)
5. Discussion of Interlocal Agreement between Reunion East CDD and Reunion West CDD
6. Discussion of Fiscal Year 2027 Joint Workshop Meeting Schedule
7. Supervisor's Requests
8. ***Closed Security Session***
9. Public Comment Period
10. Adjournment

# SECTION 3

**Reunion East and West R&M FY2027 Discussion List**

FY2027 Preliminary Project List	Estimated Cost
HCCC Updates(restrooms, light fixtures, paint and Capital Repairs)	\$ 80,000.00
Seven Eagles Pool Pavilion - Fitness Equipment + Free Weights	\$ 40,000.00
Paint and Stucco Allowance Heritage + Seven Eagles	\$ 50,000.00
RE Stormwater (gutter curb, inlet and other) Replacement	\$ 100,000.00
ADA Pool and Spa Lifts (2 at Homestead, 2 at Carriage Pointe)	\$ 61,728.00
Pool Resurfacing HCCC Pool A, Spa B, Homestead Spa, Carriage Point Spa	\$ 90,300.00
Signage Allowance	\$ 20,000.00
Pool Furniture Allowance	\$ 30,000.00
Pool Equipment Allowance	\$ 30,000.00
HVAC Allowance	\$ 25,000.00
Sidewalk Installation on RW Vacant Lots	\$ 50,000.00
Enhanced Street Parking on White Marsh Way	\$ 85,000.00
Contingency	\$ 100,000.00
Tree Inventory Software	\$ 9,100.00
	\$ 771,128.00

Discussed: Sinclair right of way improvements

**R&M Preliminary Annual**

FY2027	\$ 771,128.00
FY2028	\$ 837,094.00
FY2029	\$ 986,235.00
FY2030	\$ 2,045,996.00
FY2031	\$ 406,609.00

# SECTION 4

***Reunion East***  
***Community Development District***

***Proposed Budget***  
***FY2027***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

# Table of Contents

**1-3** General Fund

**4** Replacement & Maintenance Fund

# Reunion East

## Community Development District

### Proposed Budget

#### FY2027

#### General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	5/31/26	4 Months	9/30/26	FY2027

**Revenues:**

Special Assessments - Tax Collector	\$ 2,325,718	\$ 2,162,791	\$ 162,922	\$ 2,325,713	\$ 2,962,432
Interest	47,400	40,671	16,000	56,671	36,000
Miscellaneous Income	-	10,000	-	10,000	-
Rental Income	6,000	15,974	4,845	20,819	6,000
Carry Forward Surplus	-	-	-	-	73,823

<b>Total Revenues</b>	<b>\$ 2,379,118</b>	<b>\$ 2,229,436</b>	<b>\$ 183,767</b>	<b>\$ 2,413,203</b>	<b>\$ 3,078,255</b>
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**Expenditures:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 7,600	\$ 4,000	\$ 11,600	\$ 12,000
FICA Expense	918	581	306	887	918
Engineering Fees	30,000	13,696	5,404	19,100	30,000
Attorney	100,000	66,547	13,200	79,747	75,000
Arbitrage	900	-	900	900	900
Dissemination	10,815	7,310	3,605	10,915	11,139
Annual Audit	4,750	-	4,750	4,750	5,000
Trustee Fees	8,869	-	9,000	9,000	9,000
Assessment Administration	8,111	8,111	-	8,111	8,354
Management Fees	52,974	35,316	17,658	52,974	54,563
Information Technology	1,947	1,298	649	1,947	2,005
Website Maintenance	1,298	865	433	1,298	1,363
Telephone	75	-	25	25	75
Postage	1,500	500	500	1,000	1,500
Printing & Copies	500	3	247	250	500
Insurance	20,571	19,407	-	19,407	21,050
Legal Advertising	5,000	2,294	1,206	3,500	5,000
Other Current Charges	600	35	75	110	600
Office Supplies	250	7	244	251	250
Property Appraiser Fee	1,000	1,944	-	1,944	1,950
Property Taxes	400	100	-	100	400
Dues, Licenses & Subscriptions	175	175	-	175	175

<b>Total Administrative:</b>	<b>\$ 262,653</b>	<b>\$ 165,790</b>	<b>\$ 62,202</b>	<b>\$ 227,992</b>	<b>\$ 241,743</b>
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# Reunion East

## Community Development District

### Proposed Budget

#### FY2027

#### General Fund

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b><i>Maintenance - Shared Expenses</i></b>					
Field Services	\$ 46,063	\$ 30,709	\$ 15,354	\$ 46,063	\$ 47,445
Amenity Management	5,472	-	-	-	5,636
Property Insurance	68,786	102,495	-	102,495	103,000
Telephone	22,800	24,295	12,153	36,448	38,500
Electric	380,606	282,502	139,664	422,166	430,000
Water & Sewer	42,750	46,685	22,672	69,357	80,000
Gas	59,850	91,080	18,000	109,080	112,500
Landscape Maintenance	581,400	419,653	208,284	627,937	685,659
Landscape Contingency	71,250	31,315	12,000	43,315	42,750
Bed Dressing	-	94,872	-	94,872	97,723
Bedding Plants	-	30,054	30,054	60,108	61,911
Palm Trimming	-	31,764	44,232	75,996	67,115
Pond Maintenance	14,250	10,904	5,452	16,356	16,848
Irrigation Repairs	19,950	16,678	8,000	24,678	30,000
Pool & Fountain Maintenance	219,450	227,193	113,886	341,080	350,000
Building Repairs & Maintenance	28,500	56,591	10,207	66,799	60,000
Contract Cleaning	80,900	108,366	57,415	165,781	180,000
Fitness Center Repairs & Maintenance	7,923	8,478	2,750	11,228	13,900
Gate & Gatehouse Repairs & Maintenance	45,600	30,958	4,809	35,767	45,600
Amenity/Pool Lights	11,400	28,733	8,465	37,198	30,000
Maintenance (Inspections)	5,700	5,800	5,800	11,600	12,500
Operating Supplies	2,850	-	1,425	1,425	2,850
Parking Violation Tags	285	-	285	285	285
Pest Control	1,756	2,037	479	2,516	3,080
Pressure Washing	28,500	42,000	-	42,000	40,000
Repairs & Maintenance	20,520	3,910	-	3,910	10,000
Roadways/Sidewalks/Bridge	22,800	11,605	-	11,605	65,550
Security	121,905	104,428	52,191	156,619	186,560
Signage	11,400	6,456	-	6,456	11,400
Contingency	5,700	-	-	-	5,700
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 1,928,365</b>	<b>\$ 1,849,562</b>	<b>\$ 773,578</b>	<b>\$ 2,623,140</b>	<b>\$ 2,836,512</b>
<b><i>Reserves</i></b>					
Transfer Out - R&M Fund	\$ 188,100	\$ 188,100	\$ -	\$ 188,100	\$ -
<b>Total Reserves</b>	<b>\$ 188,100</b>	<b>\$ 188,100</b>	<b>\$ -</b>	<b>\$ 188,100</b>	<b>\$ -</b>
<b>Total Expenditures</b>	<b>\$ 2,379,118</b>	<b>\$ 2,203,452</b>	<b>\$ 835,780</b>	<b>\$ 3,039,232</b>	<b>\$ 3,078,255</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 25,984</b>	<b>\$ (652,013)</b>	<b>\$ (626,029)</b>	<b>\$ -</b>

Net Assessment	\$2,962,432
Collection Cost (6%)	<u>\$189,091</u>
Gross Assessment	<u><u>\$3,151,524</u></u>

# Reunion East

## Community Development District

### Gross Per Unit Assessment Comparison Chart

#### Fiscal Year 2027

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.44%	\$455,057	\$605.62
Hotel/Condo	1.00	0	0.00	0.00%	\$0	0
Multi-Family	1.50	1601	2401.50	46.15%	\$1,454,398	\$908.43
Single Family	2.00	1024	2048.00	39.36%	\$1,240,312	\$1,211.24
Golf	1.00	3	2.90	0.06%	\$1,756	\$605.62
<b>Total</b>		<b>3379</b>	<b>5203.79</b>	<b>100.00%</b>	<b>\$3,151,523.73</b>	

#### Fiscal Year 2026

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	751	751.39	14.44%	\$357,252	\$475.46
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0.00
Multi-Family	1.50	1601	2401.50	46.15%	\$1,141,805	\$713.18
Single Family	2.00	1024	2048.00	39.36%	\$973,732	\$950.91
Golf	1.00	3	2.90	0.06%	\$1,379	\$475.46
<b>Total</b>		<b>3379</b>	<b>5203.79</b>	<b>100.00%</b>	<b>\$2,474,168</b>	

#### Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	751	27%	\$130.17	\$97,805
Hotel/Condo *	0	0%	\$0.00	\$0
Multi-Family	1601	27%	\$195.25	\$312,593
Single Family	1024	27%	\$260.33	\$266,580
Golf	3	27%	\$130.17	\$377
<b>Total</b>	<b>3379</b>			<b>\$677,356</b>

\*304 Units reallocated to Multi-Family for FY2026.

**Reunion East**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Replacement & Maintenance Fund**

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Transfer In	\$ 188,100	\$ 188,100	\$ -	\$ 188,100	\$ -
Interest	150,000	98,144	43,000	141,144	125,000
<b>Total Revenues</b>	<b>\$ 338,100</b>	<b>\$ 286,244</b>	<b>\$ 43,000</b>	<b>\$ 329,244</b>	<b>\$ 125,000</b>
<b>Expenditures:</b>					
Contingency	\$ 600	\$ 361	\$ 180	\$ 541	\$ 600
Capital Outlay	372,991	248,068	406,303	654,370	647,028
<b>Total Expenditures</b>	<b>\$ 373,591</b>	<b>\$ 248,428</b>	<b>\$ 406,483</b>	<b>\$ 654,911</b>	<b>\$ 647,628</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (35,491)</b>	<b>\$ 37,816</b>	<b>\$ (363,483)</b>	<b>\$ (325,667)</b>	<b>\$ (522,628)</b>
<b>Fund Balance - Beginning</b>	<b>\$ 3,494,902</b>	<b>\$ 3,691,493</b>	<b>\$ -</b>	<b>\$ 3,691,493</b>	<b>\$ 3,365,826</b>
<b>Fund Balance - Ending</b>	<b>\$ 3,459,411</b>	<b>\$ 3,729,309</b>	<b>\$ (363,483)</b>	<b>\$ 3,365,826</b>	<b>\$ 2,843,198</b>

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (15.5% of the population).

There is a growing awareness of the need to address the needs of older people, and the Government has set out a strategy for the 21st century in the White Paper on *Ageing Better* (Department of Health 1999). This paper sets out the Government's strategy for the 21st century in the White Paper on *Ageing Better* (Department of Health 1999).

The White Paper sets out a number of key objectives for the health care system, including: to improve the quality of care, to reduce inequalities, to improve the efficiency of the system, and to improve the experience of patients and carers.

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***Reunion West***  
***Community Development District***

***Proposed Budget***  
***FY2027***

**GMS**  
GOVERNMENTAL MANAGEMENT SERVICES

# Table of Contents

**1-3** General Fund

**4** Replacement & Maintenance Fund

# Reunion West

## Community Development District

### Proposed Budget

#### FY2027

#### General Fund

	Adopted Budget	Actual Thru	Projected Next	Total Projected	Proposed Budget
	FY2026	5/31/26	4 Months	9/30/26	FY2027
<b>Revenues:</b>					
Special Assessments	\$ 2,052,354	\$ 1,944,482	\$ 107,866	\$ 2,052,347	\$ 2,052,354
Interest	24,000	24,322	14,000	38,322	24,000
Rental Income	5,714	12,051	-	12,051	-
Carry Forward Surplus	-	-	-	-	-
<b>Total Revenues</b>	<b>\$ 2,082,067</b>	<b>\$ 1,980,854</b>	<b>\$ 121,866</b>	<b>\$ 2,102,720</b>	<b>\$ 2,076,354</b>

**Expenditures:**

**Administrative:**

Supervisor Fees	\$ 12,000	\$ 8,000	\$ 4,800	\$ 12,800	\$ 12,000
FICA Expense	918	612	367	979	918
Engineering Fees	30,000	15,136	12,000	27,136	30,000
Attorney	75,000	155,972	21,000	176,972	75,000
Arbitrage	2,250	900	1,800	2,700	2,250
Dissemination	10,815	7,210	5,408	12,618	11,356
Annual Audit	5,250	-	5,250	5,250	5,250
Trustee Fees	21,108	8,539	17,190	25,729	21,285
Assessment Administration	8,111	8,111	-	8,111	8,517
Management Fees	52,973	35,315	26,487	61,802	55,622
Information Technology	1,947	1,298	974	2,272	2,044
Website Maintenance	1,298	865	649	1,514	1,363
Telephone	100	-	25	25	100
Postage	1,500	222	181	403	1,500
Printing & Copies	500	2	98	100	500
Insurance	13,241	12,005	-	12,005	13,206
Legal Advertising	5,000	2,287	1,213	3,500	5,000
Other Current Charges	1,000	1,199	600	1,799	1,200
Office Supplies	100	3	48	51	100
Property Appraiser Fee	750	1,313	-	1,313	1,350
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative:</b>	<b>\$ 244,036</b>	<b>\$ 259,165</b>	<b>\$ 98,089</b>	<b>\$ 357,253</b>	<b>\$ 248,735</b>

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**General Fund**

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b><i>Maintenance - Shared Expenses</i></b>					
Field Services	\$ 34,749	\$ 23,166	\$ 11,583	\$ 34,749	\$ 35,791
Amenity Management Services	4,128	-	-	-	-
Property Insurance	51,891	8,442	-	8,442	8,500
Telephone	17,200	6,008	2,655	8,663	10,000
Electric	287,124	157,891	86,647	244,538	255,000
Water & Sewer	32,250	4,896	3,335	8,232	10,000
Gas	45,150	-	-	-	-
Landscape Maintenance	438,600	257,592	128,796	386,388	397,979
Landscape Contingency	53,750	-	-	-	25,000
Bed Dressing	-	42,048	-	42,048	43,309
Bedding Plants	-	-	-	-	-
Palm Trimming	-	3,948	18,133	22,081	22,199
Pond Maintenance	10,750	3,064	1,532	4,596	4,728
Irrigation Repairs	15,050	-	-	-	-
Pool & Fountain Maintenance	165,550	-	-	-	-
Building Repairs & Maintenance	21,500	-	-	-	-
Contract Cleaning	61,030	-	-	-	-
Fitness Center Repairs & Maintenance	5,977	-	-	-	-
Gate & Gatehouse Repairs & Maintenance	34,400	5,103	-	5,103	10,000
Amenity/Pool Lights	8,600	-	-	-	-
Maintenance (Inspections)	4,300	-	-	-	-
Operating Supplies	2,150	-	-	-	-
Parking Violation Tags	215	-	-	-	-
Pest Control	1,324	-	-	-	-
Pressure Washing	21,500	-	-	-	7,500
Repairs & Maintenance	15,480	-	-	-	5,000
Roadways/Sidewalks/Bridge	17,200	23,085	-	23,085	30,000
Security	91,963	24,375	9,100	33,475	35,000
Signage	8,600	6,830	-	6,830	10,000
Contingency	4,300	-	-	-	2,500
<b>Total Operations &amp; Maintenance:</b>	<b>\$ 1,454,732</b>	<b>\$ 566,449</b>	<b>\$ 261,781</b>	<b>\$ 828,229</b>	<b>\$ 912,506</b>
<b><i>Reserves</i></b>					
Transfer Out - R&M Fund	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 915,112
<b>Total Reserves</b>	<b>\$ 383,300</b>	<b>\$ 383,300</b>	<b>\$ -</b>	<b>\$ 383,300</b>	<b>\$ 915,112</b>
<b>Total Expenditures</b>	<b>\$ 2,082,068</b>	<b>\$ 1,208,913</b>	<b>\$ 359,870</b>	<b>\$ 1,568,783</b>	<b>\$ 2,076,354</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ (0)</b>	<b>\$ 771,941</b>	<b>\$ (238,004)</b>	<b>\$ 533,937</b>	<b>\$ -</b>

Net Assessment	\$ 2,052,354
Collection Cost (6%)	\$131,001
Gross Assessment	<u>\$2,183,355</u>

# Reunion West

## Community Development District

### Gross Per Unit Assessment Comparison Chart

#### Fiscal Year 2027

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$344,467	\$865.49
Single Family	2.00	1581	3162.00	83.56%	\$1,824,463	\$1,153.99
Golf	1.00	25	25.00	0.66%	\$14,425	\$577.00
<b>Total</b>		<b>2004</b>	<b>3784.00</b>	<b>100.00%</b>	<b>\$2,183,355</b>	

#### Fiscal Year 2026

Property Type	EAU	Units	Total EAU	% of EAU	Total Assessments	Gross Per Unit
Commercial	1.00	0	0.00	0.00%	\$0	\$0
Hotel/Condo	1.00	0	0.00	0.00%	\$0	\$0
Multi-Family	1.50	398	597.00	15.78%	\$344,467	\$865.50
Single Family	2.00	1581	3162.00	83.56%	\$1,824,464	\$1,153.99
Golf	1.00	25	25.00	0.66%	\$14,425	\$577.00
<b>Total</b>		<b>2004</b>	<b>3784.00</b>	<b>100.00%</b>	<b>\$2,183,356</b>	

#### Variance Chart

Property Type	Units	% Increase	Gross Per Unit	Gross Total
Commercial	0	0%	\$0.00	\$0
Hotel/Condo	0	0%	\$0.00	\$0
Multi-Family	398	0%	\$0.00	\$0
Single Family	1581	0%	\$0.00	\$0
Golf	25	0%	\$0.00	\$0
<b>Total</b>	<b>2004</b>			<b>-\$1</b>

**Reunion West**  
**Community Development District**  
**Proposed Budget**  
**FY2027**  
**Replacement & Maintenance Fund**

	Adopted Budget FY2026	Actual Thru 5/31/26	Projected Next 4 Months	Total Projected 9/30/26	Proposed Budget FY2027
<b>Revenues:</b>					
Transfer In	\$ 383,300	\$ 383,300	\$ -	\$ 383,300	\$ 915,112
Interest	35,000	21,449	10,000	31,449	20,000
<b>Total Revenues</b>	<b>\$ 418,300</b>	<b>\$ 404,749</b>	<b>\$ 10,000</b>	<b>\$ 414,749</b>	<b>\$ 935,112</b>
<b>Expenditures:</b>					
Contingency	\$ 720	\$ 359	\$ 301	\$ 660	\$ 720
Capital Outlay	281,380	7,850	-	7,850	-
<b>Total Expenditures</b>	<b>\$ 282,100</b>	<b>\$ 8,209</b>	<b>\$ 301</b>	<b>\$ 8,510</b>	<b>\$ 720</b>
<b>Excess Revenues (Expenditures)</b>	<b>\$ 136,200</b>	<b>\$ 396,540</b>	<b>\$ 9,699</b>	<b>\$ 406,239</b>	<b>\$ 934,392</b>
<b>Fund Balance - Beginning</b>	<b>\$ 471,043</b>	<b>\$ 617,302</b>	<b>\$ -</b>	<b>\$ 617,302</b>	<b>\$ 1,023,541</b>
<b>Fund Balance - Ending</b>	<b>\$ 607,243</b>	<b>\$ 1,013,842</b>	<b>\$ 9,699</b>	<b>\$ 1,023,541</b>	<b>\$ 1,957,933</b>

# SECTION 5

**INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT AND REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT REGARDING  
THE JOINT MAINTENANCE AND RECIPROCAL USAGE OF FACILITIES**

**THIS AGREEMENT** is made by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida ("Reunion East") and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida ("Reunion West") (collectively referred to herein as the "Districts").

**RECITALS**

**WHEREAS**, the Osceola County Board of County Commissioners (the "County") has established Reunion East and Reunion West by separate ordinances numbered 01-31 and 01-32, respectively, adopted pursuant to Chapter 190, Florida Statutes (the "Ordinances"); and

**WHEREAS**, Reunion East and Reunion West are special purpose units of local government located entirely within Osceola County, Florida; and

**WHEREAS**, the external boundaries of Reunion East and Reunion West are depicted on Exhibit "A" attached hereto and incorporated herein by reference; and

**WHEREAS**, pursuant to the Ordinances, Osceola County has granted to Reunion East and Reunion West the power to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain roads and other infrastructure improvements as well as facilities for parks and indoor and outdoor recreational, cultural and educational uses; and

**WHEREAS**, Reunion East is the owner of certain real property within the boundaries of Reunion East and the improvements located, and to be located, thereon including, but not limited to, roadways, gatehouses, landscaping and recreational facilities (collectively the "Reunion East Facilities"), and Reunion West is the owner of certain real property within the boundaries of Reunion West and the improvements located thereon including, but not limited to, roadways, landscaping and recreational facilities (collectively the "Reunion West Facilities") (the Reunion East Facilities and Reunion West Facilities shall be collectively referred to as the "District Facilities" and are further described and illustrated on Exhibit "B" attached hereto); and

**WHEREAS**, the Districts are separated geographically only by Interstate-4 and are, for practical purposes, adjacent to each other and part of the same community; and

**WHEREAS**, joint operation and maintenance and reciprocal usage of Reunion East Facilities and the Reunion West Facilities will enhance the value of properties within both Districts, extend the life of the respective facilities by helping to address overuse of either District's facilities and enable the operation and maintenance of the community facilities to become more economical; and

**WHEREAS**, the Districts are empowered by Section 163.01, *Florida Statutes* to enter into interlocal agreements with each other, and Section 190.012(1)(g), *Florida Statutes* provides that the Districts may operate and maintain systems, facilities and basic infrastructure outside of their respective boundaries so long as the project(s) is (i) the subject of an agreement between the Districts and a governmental entity and (ii) is consistent with the local government comprehensive plan of Osceola County; and

**WHEREAS**, this Agreement shall serve as the “agreement between the Districts and a governmental entity” required by Section 190.012(g), *Florida Statutes*; and

**WHEREAS**, the District Facilities are consistent with the County’s comprehensive plan.

**WHEREAS**, it appears to both Reunion East and Reunion West that it is in the best interests of the residents, invitees and guests of the Districts to develop the real property located therein as one interconnected community; and

**WHEREAS**, in order to facilitate the development of the real property located within the Districts as one interconnected community, the parties to this Agreement have agreed to grant certain non-exclusive access and use rights to the residents, invitees and guests of Reunion East and Reunion West over and across the Reunion West Facilities and the Reunion East Facilities, respectively, as well as provide for a method of joint operation and maintenance cost allocation; and

**WHEREAS**, adopting a policy of joint operation and maintenance programs and reciprocal usage will reduce the administrative burden for each District and provide opportunities for cost sharing between the Districts.

**NOW THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

## **SECTION 1**

**1.1 Reciprocal Usage Rights.** Reunion East and Reunion West hereby agree that their residents and feepayers shall generally have reciprocal rights to use the District Facilities owned by each District. There shall be no additional charge to residents and feepayers of either District for these reciprocal rights. However, any such usage shall be subject to the rules, regulations, policies and administrative fees applicable to the particular District facility being used. For illustration purposes only, if a resident or feepayer of Reunion West desired to hold a pool party at a Reunion East aquatic facility, each resident/feepayer would be required to pay the same pool party fee imposed by Reunion East on its residents/feepayers for such use. For purposes of this Agreement, the term “feepayer” means that person who pays the recreation fee applicable to that District but who may not be a resident or landowner of the District.

**1.2** Limitation on Reciprocal Usage Rights. Without the written consent of the other, neither Reunion East nor Reunion West shall have the authority to permit, or enter into an agreement with, another entity expanding these reciprocal usage rights for the benefit of persons who are not residents or fee-payers of either District.

**1.3** Unavailability of District Facilities. Nothing herein shall require either District to ensure the continued availability of the District Facilities if made impossible due to acts of nature or God, governmental intervention or interference, or any factor beyond the reasonable and anticipated control of the Districts.

## **SECTION 2**

**2.1** Joint Operation and Maintenance Obligations. Reunion East and Reunion West hereby agree that they shall be jointly and severally responsible for the costs associated with the operation and maintenance of all District Facilities. A general list (which is not meant to be all-inclusive) of the types of costs associated with the operation and maintenance of the District Facilities which are intended to be allocated between the Districts is attached hereto as Exhibit "C". These joint costs shall be allocated between the Districts on the basis of the number of equivalent assessment units ("EAUs") located within each of the Districts so that Reunion East and Reunion West shall be responsible for fifty-seven percent (57%) and forty-three percent (43%), respectively, of the total costs associated with the operation and maintenance of the District Facilities. In the event the EAUs in either District are recalculated pursuant to any "True-Up Agreement" or other agreement related to either District's issuance of tax-exempt bond financing, the relative proportions for cost-sharing set forth herein shall be reallocated to said new EAU recalculation.

**2.2** Budgets. Beginning with the Districts' 2006/2007 fiscal year, all expenditures contained in the Districts' budgets relating to operation and/or maintenance of the District Facilities shall be combined with each other and allocated between the Districts in accordance with the percentages set forth herein.

**2.3** Joint Operation and Maintenance Contracts. At all times following the beginning of the Districts' 2006/2007 fiscal year, any new contract entered into for operation and/or maintenance services which pertains to District Facilities contained within both Reunion East and Reunion West shall be executed jointly by both Districts. Any new contract entered into for operation and/or maintenance services, whether said contract pertains to District Facilities contained only within Reunion East, Reunion West or both, which is required to be bid in accordance with applicable law, shall be approved by both Districts.

**2.4** Additional Expenses. The Districts acknowledge and agree that the budget for each District is adopted at a public hearing following procedures set in Chapter 190, Florida Statutes, and that each District and its residents have an opportunity to attend said public hearing. In the event that additional expenses arise with respect to the operation or maintenance of the District Facilities, and such expenses were not included or anticipated in the Districts' annual budgets, then the Districts will each pay their respective shares of such additional expenses.

**2.5** Failure to Pay Costs. In the event that either Reunion East or Reunion West fails to pay any amounts owing in accordance with this Agreement, and non-paying party continues to fail to do so after thirty (30) days written notice from the notifying party, then the notifying party may, within its sole discretion, choose to pay the non-paying party's portion of the cost or expense and seek contribution from the non-paying party. In the event that the notifying party does in fact pay said costs or expenses on behalf of the non-paying party, then interest on any unpaid amount shall accrue interest at the highest rate allowed by law and the non-paying party shall be responsible for the cost of collection, including attorneys' fees.

### **SECTION 3**

**3.1.** Review of Joint Maintenance and/or Reciprocal Usage. In the event that either District is dissatisfied with the status of the joint maintenance and/or reciprocal usage arrangement(s), such District shall request a joint, public meeting of the Districts' Board of Supervisors. If such a meeting is requested, the meeting shall be held within sixty (60) days of such request. This joint meeting shall be noticed in the same manner as a regular board of supervisors meeting. The purpose of this joint meeting shall be to evaluate the joint maintenance and/or reciprocal usage arrangement(s). The Districts agree to use good faith toward the resolution of any such issues prior to the time that the budgets for each year are required to be adopted in accordance with applicable law.

**3.2.** Mediation. In the event the Districts are unable to resolve the joint maintenance and/or reciprocal usage issues which are the subject of the joint public meeting held pursuant to Section 3.1 herein within ninety (90) days of such joint public meeting, the Districts shall submit their dispute to mediation at the request of either District. The Districts agree to cooperate in the selection of a mediator, and agree to share equally in mediation expenses, including the fees of the mediator. However, each District shall be responsible for the fees of its counsel. This mediation shall be held within forty-five (45) days after a request for mediation by either District or at such earliest time as is available by the chosen mediator.

**3.3.** Unilateral Termination. Only in the event mediation is unsuccessful, either District shall have the option to terminate this Interlocal Agreement by providing a Notice of Termination to the other District. This Notice of Termination must be provided to the non-terminating District between thirty (30) and sixty (60) days following the mediation held pursuant to Section 3.2 above. The effective date of such termination shall be stated in the Notice of Termination. In no event shall the effective date of termination be sooner than twelve (12) months after the date the Notice of Termination was received by the non-terminating District.

#### **SECTION 4**

**4.1 Term.** This Interlocal Agreement shall continue in full force and effect in perpetuity unless terminated, either unilaterally or mutually, in accordance with the provisions set forth herein.

**4.2 Mutual Termination.** The Districts shall have the option of terminating this Interlocal Agreement by entering into a mutual written Termination Agreement. However, either District may terminate this Interlocal Agreement without the consent of the other District, but only in accordance with Section 3.3 herein. In no event shall the effective date of any termination be sooner than twelve (12) months after the date the Termination Agreement was executed by the last signing District.

#### **SECTION 5**

**Controlling Law.** This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida.

#### **SECTION 6**

**Severability.** In the event any term or provision of this Interlocal Agreement is determined appropriate by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Interlocal Agreement shall be construed to be in full force and effect.

#### **SECTION 7**

**No Violation of District Bond Covenants; No Impact on Public Facility.** Nothing contained in this Interlocal Agreement shall operate to violate any of the Districts' covenants set forth in any document related to the Districts' issuance of tax-exempt bonds (the "Bond Documents"). In the event any or all of the obligations contained in the Interlocal Agreement would constitute a violation of a District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, such obligations shall be null and void. In such event, each District shall have the unilateral right to immediately cancel this Interlocal Agreement. Nothing herein shall be construed to affect the status of either District's recreational amenities as "public" facilities, under the terms and conditions established by the District and the Bond Documents. Nothing herein shall give either District the right or ability to amend or revise any operating policy, rule or procedure governing the other District's recreational facilities.

## **SECTION 8**

**Amendment.** This Interlocal Agreement shall not be modified or amended except by written agreement duly executed by the parties hereto or as otherwise provided herein.

## **SECTION 9**

**Entire Agreement.** This Interlocal Agreement constitutes the entire agreement and understanding between the Districts related to joint operation and maintenance and reciprocal usage rights.

## **SECTION 10**

**No Third Party Beneficiaries.** This Interlocal Agreement is solely for the benefit of the parties herein and no right or cause or action shall accrue upon or by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Interlocal Agreement, expressed or implied, is intended to or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provision, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

## **SECTION 11**

**No Waiver of Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefits of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

## **SECTION 12**

**Interpretation.** This Agreement has been negotiated fully between the parties as an arms length transaction. Both Districts participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

### **SECTION 13**

**Notice.** Each District shall furnish to the other such notice, as may be required from time to time, pursuant to the administration of this Agreement, in writing, posted in the U.S. mail or by overnight delivery service and addressed as follows:

To Reunion East: Reunion East Community Development District  
c/o Governmental Management Services  
201 East Pine Street, Suite 950  
Orlando, Florida 32801  
Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esquire  
Shuffield, Lowman & Wilson, P.A.  
1000 Legion Place, Suite 1700  
Orlando, Florida 32801  
Fax: 407-581-9801

To Reunion West: Reunion West Community Development District  
c/o Governmental Management Services  
201 East Pine Street, Suite 950  
Orlando, Florida 32801  
Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esquire  
Shuffield, Lowman & Wilson, P.A.  
1000 Legion Place, Suite 1700  
Orlando, Florida 32801  
Fax: 407-581-9801

### **SECTION 14**

**Effective Date.** Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of June 8, 2006, which is the date this Interlocal Agreement was approved by the Board of Supervisors of each District. However, as set forth in Section 2.2 herein, the cost sharing and allocation contemplated and described hereunder shall begin with the Districts' 2006/2007 fiscal year.

***[SIGNATURES ON FOLLOWING PAGE.]***

IN WITNESS WHEREOF the undersigned set their hands as of the 9<sup>th</sup> day of November, 2006.

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

Witness: Alan Scheerer  
Print: Alan Scheerer

By: Ralph E. Zeigler  
Print: Ralph E. Zeigler  
Title: Chairman

Witness: Judy R. Emens  
Print: Judy R. Emens

Attest: M. J. J. M.  
Secretary  
Print: George S. Flint  
Date: 11/9/06

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

Witness: Alan Scheerer  
Print: Alan Scheerer

By: Ralph E. Zeigler  
Print: Ralph E. Zeigler  
Title: Chairman

Witness: Judy R. Emens  
Print: Judy R. Emens

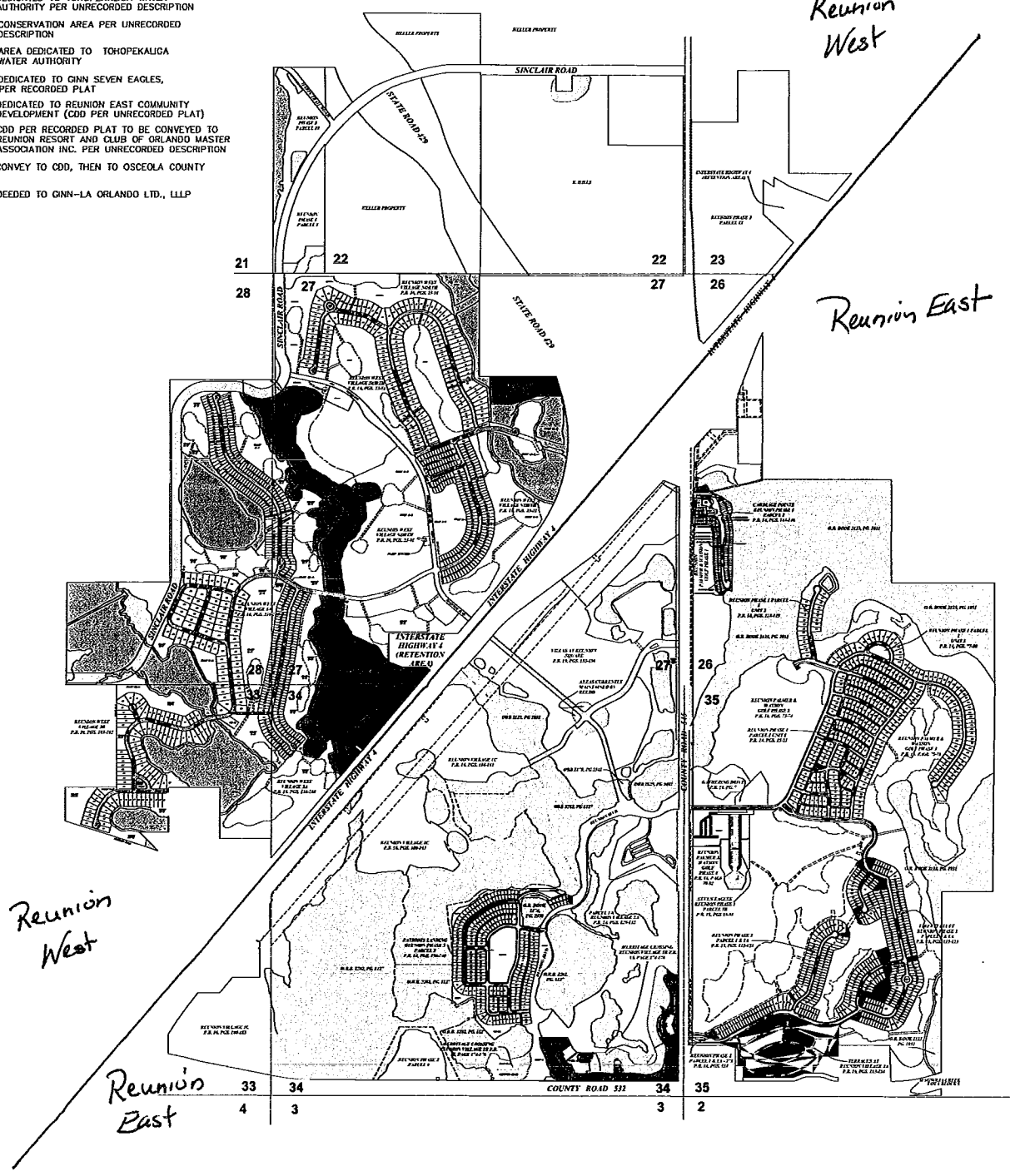
Attest: M. J. J. M.  
Secretary  
Print: George S. Flint  
Date: 11/9/06

**EXHIBIT "A"**

EXTERNAL BOUNDARIES OF REUNION EAST AND REUNION WEST

**LEGEND**

- DEDICATED TO REUNION EAST/WEST COMMUNITY DEVELOPMENT (CDD PER RECORDED PLAT)
- DEDICATED TO THE REUNION RESORT & CLUB OF ORLANDO MASTER ASSOCIATION, INC. PER UNRECORDED DESCRIPTION
- DEDICATED TO REUNION EAST/WEST COMMUNITY DEVELOPMENT DISTRICT PER RECORDED DESCRIPTION
- DEDICATED TO REUNION EAST/WEST COMMUNITY DEVELOPMENT PER UNRECORDED DESCRIPTION
- CONSERVATION AREA PER RECORDED DESCRIPTION
- DEDICATED TO TOHOPEKALIGA WATER AUTHORITY PER UNRECORDED DESCRIPTION
- CONSERVATION AREA PER UNRECORDED DESCRIPTION
- AREA DEDICATED TO TOHOPEKALIGA WATER AUTHORITY
- DEDICATED TO GINN SEVEN EAGLES, PER RECORDED PLAT
- DEDICATED TO REUNION EAST COMMUNITY DEVELOPMENT (CDD PER UNRECORDED PLAT)
- CDD PER RECORDED PLAT TO BE CONVEYED TO REUNION RESORT AND CLUB OF ORLANDO MASTER ASSOCIATION INC. PER UNRECORDED DESCRIPTION
- CONVEY TO CDD, THEN TO OSCEOLA COUNTY
- DEEDED TO GINN-LA ORLANDO LTD., LLLP



**Exhibit of Reunion East/West CDD Areas  
Sept., 2006**

JOB NO. AS09335  
 DATE: 10/18/2006  
 SCALE: 800'  
 DRAWN BY: AM/SC  
 APPROVED BY: SMP  
 DRAWING FILE #



**EXHIBIT "B"**

REUNION EAST AND REUNION WEST FACILITIES

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. It has been prepared to identify more clearly the following facilities and the specific location of these facilities as noted by the Item Identification on the Reunion East/West CDD Areas Map dated Sept, 2006. In addition to the facilities listed below, all roadways and alleys actually owned by the Districts (although not specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

<u>Item Identification on Map</u>	<u>Facility Description</u>
A	Gatehouse at Main Entrance off Hwy 532
B	Gatehouse at Entrance off Hwy 545 (Water Park)
C	Gatehouse at Sinclair/Traditions Road Entrance
D	Heritage Crossing Horse Stables
E	Heritage Crossing Community Center
F	Heritage Crossing Pool "A"
G	Heritage Crossing Pool "B"
H	Seven Eagles Linear Park
I	Seven Eagles Pool Complex
J	Homestead Pool
K	Carriage Pointe Pool
L	Terraces Recreation, Pool and Spa Complex

**EXHIBIT "B"**

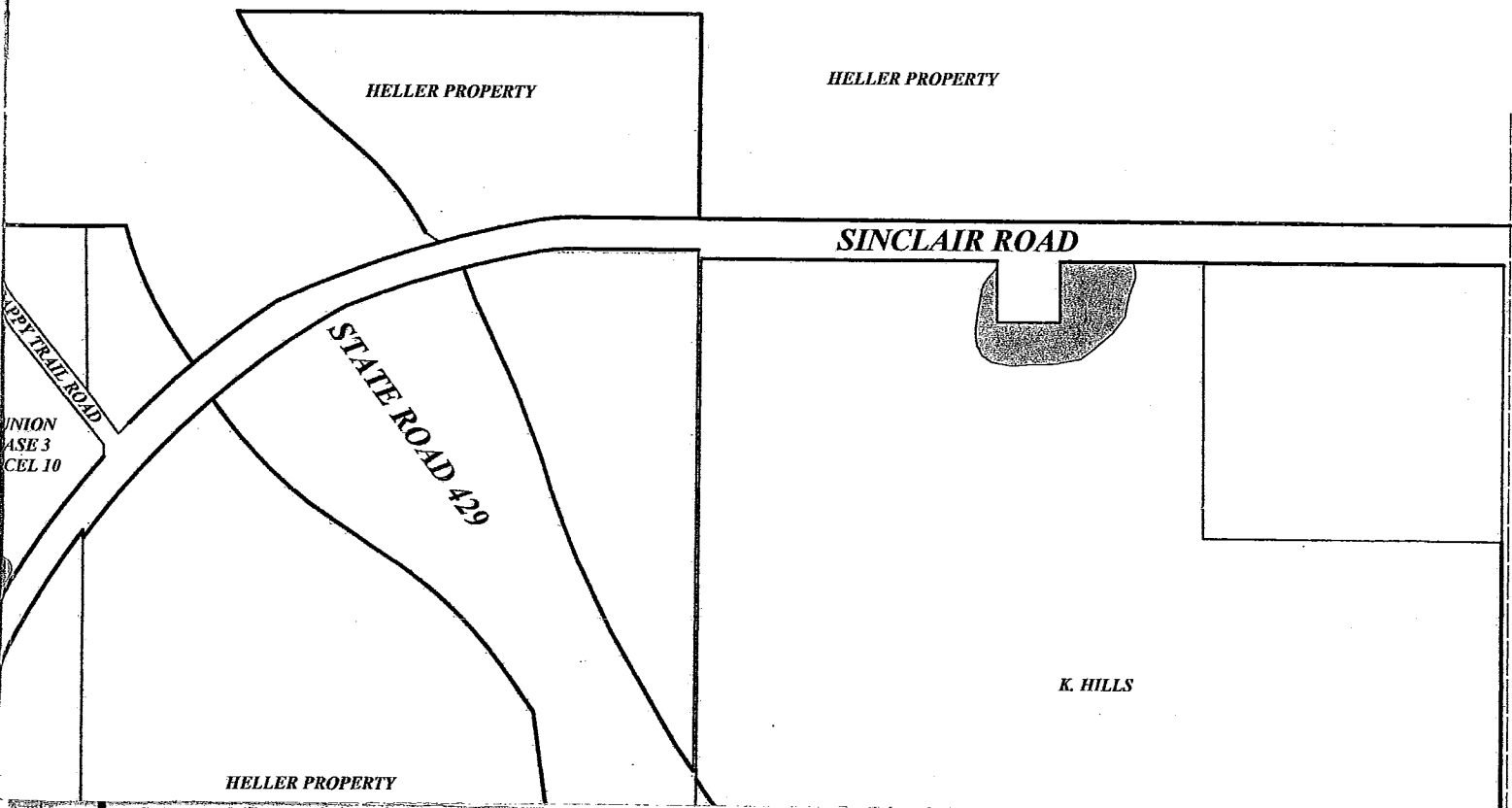
**REUNION EAST AND REUNION WEST FACILITIES**

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. It has been prepared to identify more clearly the following facilities and their location of these facilities as noted by the Item Identification on the Reunion East/West CDD Areas Map (dated 12/15/2006). In addition to the facilities listed below, all roadways and alleys actually owned by the District (and specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners association.

**Item Identification on Map**

**Facility Description**

A	Gatehouse at Main Entrance off Hwy 532
B	Gatehouse at Entrance off Hwy 545 (Water Park)
C	Gatehouse at Sinclair/Traditions Road Entrance
D	Heritage Crossing Horse Stables
E	Heritage Crossing Community Center
F	Heritage Crossing Pool "A"
G	Heritage Crossing Pool "B"
H	Seven Eagles Linear Park
I	Seven Eagles Pool Complex
J	Homestead Pool
K	Carriage Pointe Pool
L	Terraces Recreation, Pool and Spa Complex



## EXHIBIT "C"

NOTE: This a general list of the types of costs associated with the operation and maintenance of the district Facilities. It is not necessarily an exhaustive list and is not meant to be limiting in nature.

1. Field Maintenance
2. Management Services Agreement
3. Security
4. Telephone
5. Water and Sewer
6. Gas
7. Pool Maintenance
8. Environmental
9. Drainage
10. Common Area
11. District Roadways and Alleys\*
12. Contingency
13. Plant Replacement
14. Maintenance Reserve
15. Irrigation Maintenance
16. Electric
17. Landscape Maintenance

\* The classification of "District Roadways and Alleys" shall refer only to roadways and alleys actually owned by the Districts and shall not refer to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.



THIS INSTRUMENT PREPARED  
BY AND RETURN TO:  
Jan Albanese Carpenter, Esq.  
Latham, Shuker, Eden & Beaudine, LLP  
P.O. Box 3353  
Orlando, Florida 32802

**AMENDED AND RESTATED  
INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT AND REUNION WEST  
COMMUNITY DEVELOPMENT DISTRICT REGARDING  
THE JOINT MAINTENANCE AND RECIPROCAL USAGE OF FACILITIES**

**THIS AMENDED AND RESTATED INTERLOCAL AGREEMENT BETWEEN REUNION EAST COMMUNITY DEVELOPMENT DISTRICT AND REUNION WEST COMMUNITY DEVELOPMENT DISTRICT REGARDING THE JOINT MAINTENANCE AND RECIPROCAL USAGE OF FACILITIES** (this "Interlocal Agreement") is made by and between the **REUNION EAST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida ("Reunion East") and the **REUNION WEST COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government located in Osceola County, Florida ("Reunion West") (collectively referred to herein as the "Districts"), amends and restates in its entirety that certain Interlocal Agreement between Reunion East Community Development District and Reunion West Community Development District Regarding the Joint Maintenance and Reciprocal Usage of Facilities, effective as of June 8, 2006 between the Districts (the "2006 Interlocal Agreement").

**RECITALS**

**WHEREAS**, the Osceola County Board of County Commissioners (the "County") has established Reunion East and Reunion West by separate ordinances numbered 01-31 and 01-32, respectively, adopted pursuant to Chapter 190, Florida Statutes, as such Districts were expanded from time to time (the "Ordinances"); and

**WHEREAS**, Reunion East and Reunion West are special purpose units of local government located entirely within Osceola County, Florida; and

**WHEREAS**, the external boundaries of Reunion East and Reunion West are depicted on Exhibit "A" attached hereto and incorporated herein by reference; and

**WHEREAS**, pursuant to the Ordinances, Osceola County has granted to Reunion East and Reunion West the power to plan, establish, acquire, construct or reconstruct, enlarge or

extend, equip, operate and maintain roads and other infrastructure improvements as well as facilities for parks and indoor and outdoor recreational, cultural and educational uses; and

**WHEREAS**, Reunion East is the owner of certain real property within the boundaries of Reunion East and the improvements located, and to be located, thereon including, but not limited to, roadways, gatehouses, landscaping and recreational facilities (collectively the "Reunion East Facilities"), and Reunion West is the owner of certain real property within the boundaries of Reunion West and the improvements located thereon including, but not limited to, roadways, landscaping and recreational facilities (collectively the "Reunion West Facilities") (the Reunion East Facilities and Reunion West Facilities shall be collectively referred to as the "District Facilities" and are further described and illustrated on Exhibit "B" attached hereto); and

**WHEREAS**, the Districts are separated geographically only by Interstate-4 and are, for practical purposes, adjacent to each other and part of the same community; and

**WHEREAS**, joint operation and maintenance and reciprocal usage of Reunion East Facilities and the Reunion West Facilities will enhance the value of properties within both Districts, extend the life of the respective facilities by helping to address overuse of either District's facilities and enable the operation and maintenance of the community facilities to become more economical; and

**WHEREAS**, the Districts are empowered by Section 163.01, *Florida Statutes* to enter into interlocal agreements with each other, and Section 190.012(1)(g), *Florida Statutes* provides that the Districts may operate and maintain systems, facilities and basic infrastructure outside of their respective boundaries so long as the project(s) is (i) the subject of an agreement between the Districts and a governmental entity and (ii) is consistent with the local government comprehensive plan of Osceola County; and

**WHEREAS**, this Agreement shall serve as the "agreement between the Districts and a governmental entity" required by Section 190.012(g), *Florida Statutes*; and

**WHEREAS**, the District Facilities are consistent with the County's comprehensive plan.

**WHEREAS**, it appears to both Reunion East and Reunion West that it is in the best interests of the landowners, residents, invitees and guests of the Districts to develop the real property located therein as one interconnected community; and

**WHEREAS**, in order to facilitate the development of the real property located within the Districts as one interconnected community, the parties to this Agreement have agreed to grant certain non-exclusive access and use rights to the residents, invitees and guests of Reunion East and Reunion West over and across the Reunion West Facilities and the Reunion East Facilities, respectively, as well as provide for a method of joint operation and maintenance cost allocation; and

**WHEREAS**, adopting a policy of joint operation and maintenance programs and reciprocal usage will reduce the administrative burden for each District and provide opportunities for cost sharing between the Districts; and

**WHEREAS**, it appears to both Reunion East and Reunion West that it is in the best interests of the landowners, residents, invitees and guests of the Districts to amend and restate the 2006 Interlocal Agreement to restructure the joint allocation of operating and maintenance costs among the Districts; and

**NOW THEREFORE**, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Districts, the Districts agree as follows:

### **SECTION 1**

**1.1 Reciprocal Usage Rights.** Reunion East and Reunion West hereby agree that their residents and feepayers shall generally have reciprocal rights to use the District Facilities owned by each District. There shall be no additional charge to residents and feepayers of either District for these reciprocal rights. However, any such usage shall be subject to the rules, regulations, policies and administrative fees applicable to the particular District facility being used. For illustration purposes only, if a resident or feepayer of Reunion West desired to hold a pool party at a Reunion East aquatic facility, each resident/feepayer would be required to pay the same pool party fee imposed by Reunion East on its residents/feepayers for such use. For purposes of this Agreement, the term "feepayer" means that person who pays the recreation fee applicable to that District but who may not be a resident or landowner of the District.

**1.2 Limitation on Reciprocal Usage Rights.** Without the written consent of the other, neither Reunion East nor Reunion West shall have the authority to permit, or enter into an agreement with, another entity expanding these reciprocal usage rights for the benefit of persons who are not residents or feepayers of either District.

**1.3 Unavailability of District Facilities.** Nothing herein shall require either District to ensure the continued availability of the District Facilities if made impossible due to acts of nature or God, governmental intervention or interference, or any factor beyond the reasonable and anticipated control of the Districts.

### **SECTION 2**

**2.1 Joint Operation and Maintenance Obligations.** Reunion East and Reunion West hereby agree that they shall be jointly and severally responsible for the costs associated with the operation and maintenance of all District Facilities. A general list (which is not meant to be all-inclusive) of the types of costs associated with the operation and maintenance of the District Facilities which are intended to be allocated between the Districts is attached hereto as Exhibit "C". These joint costs shall be allocated between the Districts on the basis of the number of

currently platted equivalent assessment units (“EAUs”) located within each of the Districts so that Reunion East and Reunion West shall be responsible for their pro-rata basis share respectively, of the total costs associated with the operation and maintenance of the District Facilities. This allocation is intended to fairly apportion cost-sharing for the maintenance of certain shared District Facilities; it does not amend or remove the requirements of any landowner within either District to pay special assessments levied by such District. The Districts shall each annually review the number of platted lots and the allocation of joint costs for the operation and maintenance of the District Facilities. The calculation of the pro-rata share for the apportionment of joint costs under this section of the Agreement may be made by mutual consent of each District and shall be memorialized in records of each District. In the event the total number of EAUs in either District are recalculated pursuant to any allocation methodology to “True-Up Agreement” or other agreement related to either District’s issuance of tax-exempt bond financing, the relative proportions for cost-sharing set forth herein may be reallocated by the Districts by a written amendment to this Agreement (which amendment need not be recorded in the public records of Osceola County, but shall be maintained in the public records of the Districts).

**2.2 Budgets.** Beginning with the Districts’ 2010/2011 fiscal year, all expenditures contained in the Districts’ budgets relating to operation and/or maintenance of the District Facilities shall be combined with each other and allocated between the Districts in accordance with the percentages set forth herein.

**2.3 Joint Operation and Maintenance Contracts.** At all times following the beginning of the Districts’ 2010/2011 fiscal year, any new contract entered into for operation and/or maintenance services which pertains to District Facilities contained within both Reunion East and Reunion West shall be executed jointly by both Districts. Any new contract entered into for operation and/or maintenance services, whether said contract pertains to District Facilities contained only within Reunion East, Reunion West or both, which is required to be bid in accordance with applicable law, shall be approved by both Districts.

**2.4 Additional Expenses.** The Districts acknowledge and agree that the budget for each District is adopted at a public hearing following procedures set in Chapter 190, Florida Statutes, and that each District and its residents have an opportunity to attend said public hearing. In the event that additional expenses arise with respect to the operation or maintenance of the District Facilities, and such expenses were not included or anticipated in the Districts’ annual budgets, then the Districts will each pay their respective shares of such additional expenses.

**2.5 Failure to Pay Costs.** In the event that either Reunion East or Reunion West fails to pay any amounts owing in accordance with this Agreement, and non-paying party continues to fail to do so after thirty (30) days written notice from the notifying party, then the notifying party may, within its sole discretion, choose to pay the non-paying party’s portion of the cost or expense and seek contribution from the non-paying party. In the event that the notifying party does in fact pay said costs or expenses on behalf of the non-paying party, then interest on any unpaid amount shall accrue interest at the highest rate allowed by law and the non-paying party shall be responsible for the cost of collection, including attorneys’ fees.

### SECTION 3

**3.1. Review of Joint Maintenance and/or Reciprocal Usage.** In the event that either District is dissatisfied with the status of the joint maintenance and/or reciprocal usage arrangement(s), such District shall request a joint, public meeting of the Districts' Board of Supervisors. If such a meeting is requested, the meeting shall be held within sixty (60) days of such request. This joint meeting shall be noticed in the same manner as a regular board of supervisors meeting. The purpose of this joint meeting shall be to evaluate the joint maintenance and/or reciprocal usage arrangement(s). The Districts agree to use good faith toward the resolution of any such issues prior to the time that the budgets for each year are required to be adopted in accordance with applicable law.

**3.2. Mediation.** In the event the Districts are unable to resolve the joint maintenance and/or reciprocal usage issues which are the subject of the joint public meeting held pursuant to Section 3.1 herein within ninety (90) days of such joint public meeting, the Districts shall submit their dispute to mediation at the request of either District. The Districts agree to cooperate in the selection of a mediator, and agree to share equally in mediation expenses, including the fees of the mediator. However, each District shall be responsible for the fees of its counsel. This mediation shall be held within forty-five (45) days after a request for mediation by either District or at such earliest time as is available by the chosen mediator.

**3.3. Unilateral Termination.** Only in the event mediation is unsuccessful, either District shall have the option to terminate this Interlocal Agreement by providing a Notice of Termination to the other District. This Notice of Termination must be provided to the non-terminating District between thirty (30) and sixty (60) days following the mediation held pursuant to Section 3.2 above. The effective date of such termination shall be stated in the Notice of Termination. In no event shall the effective date of termination be sooner than twelve (12) months after the date the Notice of Termination was received by the non-terminating District.

### SECTION 4

**4.1 Term.** This Interlocal Agreement shall continue in full force and effect in perpetuity unless terminated, either unilaterally or mutually, in accordance with the provisions set forth herein.

**4.2 Mutual Termination.** The Districts shall have the option of terminating this Interlocal Agreement by entering into a mutual written Termination Agreement. However, either District may terminate this Interlocal Agreement without the consent of the other District, but only in accordance with Section 3.3 herein. In no event shall the effective date of any termination be sooner than twelve (12) months after the date the Termination Agreement was executed by the last signing District.

## **SECTION 5**

Controlling Law. This Interlocal Agreement shall be construed and governed in accordance with the laws of the State of Florida.

## **SECTION 6**

Severability. In the event any term or provision of this Interlocal Agreement is determined appropriate by appropriate judicial authority to be illegal or otherwise invalid, such provision shall be construed or deleted as such authority determines, and the remainder of this Interlocal Agreement shall be construed to be in full force and effect.

## **SECTION 7**

No Violation of District Bond Covenants; No Impact on Public Facility. Nothing contained in this Interlocal Agreement shall operate to violate any of the Districts' covenants set forth in any document related to the Districts' issuance of tax-exempt bonds (the "Bond Documents"). In the event any or all of the obligations contained in the Interlocal Agreement would constitute a violation of a District's bond covenants, trust indenture or other Bond Documents, as may be supplemented from time to time, such obligations shall be null and void. In such event, each District shall have the unilateral right to immediately cancel this Interlocal Agreement. Nothing herein shall be construed to affect the status of either District's recreational amenities as "public" facilities, under the terms and conditions established by the District and the Bond Documents. Nothing herein shall give either District the right or ability to amend or revise any operating policy, rule or procedure governing the other District's recreational facilities.

## **SECTION 8**

Amendment. This Interlocal Agreement shall not be modified or amended except by written agreement duly executed by the parties hereto or as otherwise provided herein.

## **SECTION 9**

Entire Agreement. This Interlocal Agreement constitutes the entire agreement and understanding between the Districts related to joint operation and maintenance and reciprocal usage rights.

## **SECTION 10**

**No Third Party Beneficiaries.** This Interlocal Agreement is solely for the benefit of the parties herein and no right or cause or action shall accrue upon or by reason hereof to or for the benefit of any third party not a party hereto. Nothing in this Interlocal Agreement, expressed or implied, is intended to or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof, and all of the provision, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

## **SECTION 11**

**No Waiver of Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the Districts, including their supervisors, officers, agents and employees, beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefits of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

## **SECTION 12**

**Interpretation.** This Agreement has been negotiated fully between the parties as an arms length transaction. Both Districts participated fully in the preparation of this Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both Districts are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

## **SECTION 13**

**Notice.** Each District shall furnish to the other such notice, as may be required from time to time, pursuant to the administration of this Agreement, in writing, posted in the U.S. mail or by overnight delivery service and addressed as follows:

To Reunion East:      Reunion East Community Development District  
   c/o Governmental Management Services  
   201 East Pine Street, Suite 950  
   Orlando, Florida 32801  
   Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esquire  
Latham, Shuker, Eden & Beaudine, LLP  
390 N. Orange Avenue, Suite 600  
Orlando, Florida 32801  
Fax: 407-581-9801

To Reunion West: Reunion West Community Development District  
c/o Governmental Management Services  
201 East Pine Street, Suite 950  
Orlando, Florida 32801  
Fax: 407-839-1526

With copy to: Jan Albanese Carpenter, Esq.  
Latham, Shuker, Eden & Beaudine, LLP  
390 N. Orange Avenue, Suite 600  
Orlando, Florida 32801  
Fax: 407-581-9801

#### **SECTION 14**

Effective Date and Intent. Regardless of the actual date of execution, this Interlocal Agreement and the rights conferred herein are effective as of August 26, 2010, which is the date this Interlocal Agreement was approved by the Board of Supervisors of each District. However, as set forth in Section 2.2 herein, the cost sharing and allocation contemplated and described hereunder shall begin with the Districts' 2010/2011 fiscal year. Nothing herein is intended to amend, modify, or apply retroactively to any cost sharing and/or allocation contemplated, described or implemented by the Districts in prior fiscal years

[SIGNATURE PAGE TO FOLLOW]

**SIGNATURE PAGE  
TO INTERLOCAL AGREEMENT**

IN WITNESS WHEREOF the undersigned set their hands as of the 26th day of August, 2010.

**REUNION EAST COMMUNITY  
DEVELOPMENT DISTRICT**

Witness: Jemma Lawrence

Print: Jemma Lawrence

By: John Gray  
John Gray, Chairman

Witness: [Signature]

Print: Bryan Arnold

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4 day of October, 2010, by JOHN GRAY as Chairman of the REUNION EAST COMMUNITY DEVELOPMENT DISTRICT, on behalf of said district. Said person is personally known to me or has produced a valid driver's license as identification.



DIANE D. PARKER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE013546  
Expires 8/1/2014

Diane D Parker  
Notary Public; State of Florida  
Print Name: Diane D Parker  
My Commission Expires: 8/1/2014  
My Commission No.: EE013546

**SIGNATURE PAGE  
TO INTERLOCAL AGREEMENT**

IN WITNESS WHEREOF the undersigned set their hands as of the 26th day of August, 2010.

**REUNION WEST COMMUNITY  
DEVELOPMENT DISTRICT**

Witness: Jenna Lawrence

Print: Jenna Lawrence

Witness: [Signature]

Print: Bryan Arnold

By: [Signature]  
John Gray, Chairman

STATE OF FLORIDA  
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 4 day of October 2010, by JOHN GRAY as Chairman of the REUNION WEST COMMUNITY DEVELOPMENT DISTRICT, on behalf of said district. Said person is personally known to me or has produced a valid driver's license as identification.



DIANE D. PARKER  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE013546  
Expires 8/1/2014

[Signature]  
Notary Public: State of Florida  
Print Name: Diane D Parker  
My Commission Expires: 8/1/2014  
My Commission No.: EE013546

**EXHIBIT "A"**

EXTERNAL BOUNDARIES OF REUNION EAST AND REUNION WEST

## REUNION WEST CDD – AS EXPANDED

### DESCRIPTION - REUNION WEST

A portion of Lot 1, Block 3, Magnolia Creek, according to the Plat thereof, as recorded in Plat Book 12; Pages 70 through 79 of the public records of Osceola County, Florida, and Lots 9, 10, 11, and 12, Block C, Florida Fruit and Truck Land Company Subdivision, being a portion of the West 1/2 of the West 1/2 of the southwest 1/4 of Section 22, Township 25 South, Range 27 East, Osceola County, Florida being more particularly described as follows:

Begin at the Northeastly corner of Lot 1, Block 3 of said Magnolia Creek; thence run S 00°12'22" W, a distance of 1326.57 feet; thence run S 89°58'38" E, a distance of 992.54 feet to a point on the westerly right of way of Interstate 4 (State Road 400), said point being on a non-tangent curve, concave southwestly, having a radius of 3982.00 feet and a central angle of 04°39'35"; and a chord bearing of S 16°24'27" E, thence run 323.84 feet along the arc of said curve and said right of way line to the point of compound curvature with a curve, concave northwestly, having a radius of 2006.00 feet and a central angle of 46°34'57"; thence run southwestly, along the arc of said curve, a distance of 1630.81 feet to the point of compound curvature with a curve, concave northwestly, having a radius of 9906.00 feet and a central angle of 07°38'09"; thence run southwestly, along the arc of said curve, a distance of 1320.13 feet to a point; thence run S 40°08'26" W, a distance of 505.22 feet; thence run N 89°58'57" W, a distance of 889.31 feet; thence run S 00°12'29" W, a distance of 370.75 feet; thence run S 70°07'18" E, a distance of 187.79 feet; thence run S 89°58'57" E, a distance of 310.85 feet; thence run S 49°51'34" E, a distance of 58.10 feet; thence run S 40°08'28" W, a distance of 3179.37 feet; thence departing said right of way line run N 00°06'57" E, a distance of 246.89 feet; thence run N 89°57'27" W, a distance of 665.03 feet; thence run N 00°06'23" E, a distance of 663.43 feet; thence run N 89°58'08" W, a distance of 884.27 feet; thence run S 00°05'43" W, a distance of 576.61 feet; thence run N 89°56'47" W, a distance of 375.00 feet; thence run S 44°55'32" E, a distance of 343.31 feet; thence run N 71°45'45" W, a distance of 643.72 feet; thence run N 72°33'01" W, a distance of 439.95 feet; thence run N 18°20'04" E, a distance of 88.87 feet; thence run N 71°22'55" W, a distance of 39.44 feet; thence run N 00°05'44" E, a distance of 391.54 feet; thence run S 89°58'08" E, a distance of 509.70 feet; thence run N 00°05'04" E, a distance of 1326.35 feet; thence run N 89°59'28" W, a distance of 651.83 feet; thence run N 00°18'42" E, a distance of 1322.08 feet; thence run N 89°48'47" E, a distance of 1324.10 feet; thence run N 00°04'57" E, a distance of 2618.32 feet; thence run S 89°53'52" E, a distance of 1380.52 feet; thence run N 00°35'44" W, a distance of 1377.27 feet to the Northwestly corner of said Lot 1, Block 3; thence run N 89°56'40" W, a distance of 11.33 feet to the Southwest corner of Section 22, Township 25 South, Range 27 South and a recovered 5' x 5' Concrete Monument (Jones, Wood, & Gentry); thence run N 00°13'04" E, a distance of 2657.81 feet; thence run S 89°42'36" E, a distance of 665.88 feet; thence run S 00°13'27" W along the East line of the West 1/2 of the West 1/2 of said Section 22, a distance of 2855.19 feet to the Southeast corner of said Lot 12; thence run S 89°56'40" E, a distance of 1996.39 feet to the POINT OF BEGINNING.

Containing 702.4692 acres, (30,599,558.61 sq ft) more or less.

A portion of Lot 1, Block 4, Magnolia Creek, according to the Plat thereof as recorded in Plat Book 12, Pages 70 through 79 of the public records of Osceola County, Florida being more particularly described as follows:

Begin at the Northeast corner of said Lot 1, Block 4; thence run S 00°15'31" W, a distance of 1327.37 feet; thence run N 89°56'39" E, a distance of 809.27 feet to the Northwestly right of way line of Interstate 4 (State Road 400); thence along said right of way line run S 40°08'26" W, a distance of 607.04 feet; thence departing said right of way line run N 68°40'55" W, a distance of 441.48 feet; thence run N 57°51'13" W, a distance of 402.97 feet; thence run S 00°15'59" W, a distance of 438.41 feet; thence run S 46°55'30" E, a distance of 535.33 feet to said right of way line; thence along said right of way line run S 40°08'26" W, a distance of 565.09 feet; thence run N 49°51'58" W, a distance of 21.00 feet; thence run S 42°52'55" W, a distance of 250.29 feet;

Composite Exhibit A to Interlocal Agreement  
Reunion West CDD

thence run S 40°08'02" W, a distance of 339.99 feet to a point on a non-tangent curve, concave northwesterly, having a radius of 9897.00 feet and a central angle of 03°28'07"; thence on a chord bearing of S 41°51'06" W, run 593.39 feet along the arc of said curve to a point; thence departing said right of way line run N 45°51'19" W, a distance of 84.71 feet; thence run N 06°08'28" W, a distance of 120.61 feet; thence run N 06°08'28" W, a distance of 284.18 feet to a point on a non-tangent curve, concave easterly, having a radius of 11593.00 feet and a central angle of 02°00'13"; thence on a chord bearing of N 03°02'30" W, run 403.30 feet along the arc of said curve to a point on a non-tangent curve, concave westerly, having a radius of 11385.00 feet and a central angle of 04°11'40"; thence on a chord bearing of N 01°58'48" W, run 833.48 feet along the arc of said curve to a point; thence run N 89°44'46" W, a distance of 2.49 feet; thence run N 00°13'54" E, a distance of 1162.67 feet; thence run N 89°56'09" E, a distance of 599.81 feet; thence run N 00°15'21" E, a distance of 663.57 feet; thence run N 89°55'26" E, a distance of 665.50 feet to the POINT OF BEGINNING.

Containing 77.9236 acres, (3394360.98 sq ft) more or less.

Composite Exhibit A to Interlocal Agreement  
Reunion West CDD

TOGETHER WITH:

**REUNION WEST CDD -- ANNEX INTO CDD  
(K HILLS)**

A PORTION OF LOTS 1 THROUGH 16, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 907.31 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°15'07" EAST A DISTANCE OF 1683.83 FEET TO A POINT ON A LINE 65.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET; THENCE DEPARTING SAID PARALLEL LINE RUN SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET TO A POINT ON SAID PARALLEL LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 1450.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 545; THENCE SOUTH 00°15'06" WEST A DISTANCE OF 2589.12 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH 89°57'01" WEST A DISTANCE OF 1983.62 FEET ALONG SAID SOUTH LINE; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 35°26'45" WEST A DISTANCE OF 650.61 FEET; THENCE NORTH 34°18'00" WEST A DISTANCE OF 457.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 148.408 ACRES MORE OR LESS.

TOGETHER WITH

THAT PART OF:

"LOTS 4 THROUGH 9, BLOCK "D", FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.

AND

THAT PORTION OF THE ABUTTING RIGHTS-OF-WAY AS SHOWN AND DEPICTED ON FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE

PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA.", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5" X 5" CONCRETE MONUMENT (NO. I.D.) AT THE SOUTHWEST CORNER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22, A DISTANCE OF 665.69 FEET TO THE SOUTHWEST CORNER OF THE EAST THREE-QUARTERS OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE SOUTH 89°56'40" EAST A DISTANCE OF 1996.39 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 22, THENCE NORTH 00°15'07" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22, A DISTANCE OF 2591.14 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00°15'07" EAST A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 50.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 2622.63 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 545 (OLD LAKE WILSON ROAD); THENCE SOUTH 00°15'06" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE NORTH 89°54'22" WEST ALONG A LINE WHICH IS PARALLEL TO AND 65.00 FEET SOUTH OF SAID NORTH LINE, A DISTANCE OF 2622.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LOTS 7 AND 8, BLOCK D, FLORIDA FRUIT AND TRUCK LAND CO. SUBDIVISION OF SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 68 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 22, TOWNSHIP 25 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°56'40" EAST A DISTANCE OF 2662.08 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 22; THENCE NORTH 00°15'07" EAST A DISTANCE OF 2591.14 FEET ALONG SAID WEST LINE; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 965.63 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°05'55" EAST A DISTANCE OF 199.79 FEET; THENCE SOUTH 89°54'22" EAST A DISTANCE OF 207.00 FEET; THENCE NORTH 00°05'55" WEST A DISTANCE OF 199.79 FEET; THENCE NORTH 89°54'22" WEST A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.95 ACRES, MORE OR LESS.

Composite Exhibit A to Interlocal Agreement  
Reunion West CDD

REUNION EAST CDD – AS EXPANDED

Legal Description – CDD East 545

Block 2, Lot 3, and a portion of Block 2, Lot 2, Magnolia Creek, according to the plat thereof, as recorded in Plat Book 12, Pages 70 through 79 of the Public Records of Osceola County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of said Block 2, Lot 3, being a point on the North right of way line of County Road 532 and a point on a non-tangent curve, concave northwesterly, having a radius of 1810.08 feet and a central angle of 21°05'10"; thence on a chord bearing of S 79°28'51" W, run 666.15 feet along the arc of said curve and along said North right of way line and the South line of said Block 2, Lot 3 to the point of tangency thereof; thence run N 89°58'34" W, along said North right of way line and along said South line of Block 2, Lot 3, a distance of 12.49 feet; thence departing said North right of way line and said South line of Block 2, Lot 3, run N 00°26'04" E, a distance of 463.41 feet; thence run N 89°59'34" W, a distance of 663.76 feet; thence run S 00°23'38" W, a distance of 463.21 feet to said North right of way line and the South line of said Block 2, Lot 3; thence run N 89°58'34" W, along said North right of way line and along said South line of Block 2, Lot 3, a distance of 1326.86 feet; thence departing said North right of way line and said South line of Block 2, Lot 3, run N 00°18'46" E, a distance of 462.81 feet; thence run N 89°59'34" W, a distance of 601.76 feet to the East right of way line of County Road 545 and the West line of said Block 2, Lot 3; thence run the following five courses and distances along said East right of way line of County Road 545 and said West line of said Block 2, Lot 3; thence run N 00°16'21" E, a distance of 1987.62 feet; thence run N 00°12'39" E, a distance of 2660.71 feet; thence run N 00°12'19" E, a distance of 1491.75 feet; thence run S 89°51'48" E, a distance of 4.67 feet to a point on a non-tangent curve, concave easterly, having a radius of 11385.00 feet and a central angle of 04°22'52"; thence on a chord bearing of N 02°19'42" E, run 870.56 feet along the arc of said curve to the point of reverse curvature with a curve, concave westerly, having a radius of 11533.00 feet and a central angle of 01°10'37"; thence run northerly, along the arc of said curve, a distance of 236.89 feet to the North line of said Block 2, Lot 2; thence run the following six courses and distances along said North line of said Block 2, Lot 2; thence run N 74°37'08" E, a distance of 242.90 feet; thence run S 73°56'21" E, a distance of 220.31 feet; thence run S 48°33'06" E, a distance of 405.84 feet; thence run S 20°18'07" E, a distance of 338.15 feet; thence run S 08°52'24" E, a distance of 581.78 feet; thence run S 89°50'23" E, a distance of 400.32 feet; thence run N 28°34'06" E, a distance of 1394.46 feet; thence run S 89°54'13" E, a distance of 528.49 feet; thence run S 00°06'57" W, a distance of 1331.67 feet; thence run S 89°56'59" E, a distance of 1326.84 feet; thence run S 00°06'28" W, a distance of 1330.53 feet; thence run S 00°36'14" W, a distance of 2657.79 feet; thence run S 89°57'42" W, a distance of 659.58 feet; thence run S 00°21'16" W, a distance of 617.40 feet; thence run S 00°21'16" W, a distance of 1715.50 feet to the POINT OF BEGINNING.

Containing 582.76 acres, more or less.

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

**LEGAL DESCRIPTION-CDD WEST 545**

A Portion of Lots 1, 2 and 3 of Block 1 of the record plat of Magnolia Creek as recorded in plat book 12, pages 70-79 of the public records of Osceola County, Florida and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2, Thence North 00°16'21" East, along said east line of Lot 2 and also the westerly right-of-way line of County Road 545, a distance of 1301.52 feet to the southeast corner of said Lot 3; Thence North 00°13'46" East, along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, a distance of 3809.53 feet; Thence continuing along the east line of Lot 3 and also the westerly right-of-way line of County Road 545, North 00°12'20" East a distance of 2562.04 feet; Thence North 00°12'04" East a distance of 308.67 feet to a point on the easterly proposed right-of-way line of Interstate 4; Thence departing said east line of Lot 3 and also the westerly right-of-way line of County Road 545, South 42°29'59" West along said easterly proposed right-of-way line, a distance of 1403.39 feet to a point of curvature, concave northwesterly, having a radius of 1452.75 feet, an included angle of 10°40'23", (Chord Bearing South 47°50'07" West, Chord Distance of 270.22 feet) run along said easterly proposed right-of-way line and said curve a distance of 270.62 feet to a point of tangency, Thence South 53°10'18" West a distance of 1160.04 feet to a point of curvature, concave southeasterly, having a radius of 1905.99 feet, an included angle of 13°01'53", (Chord Bearing South 46°39'22" West, Chord Distance of 432.57 feet) run along said easterly proposed right-of-way line and said curve a distance of 433.50 feet to a point of tangency, Thence South 40°08'25" West a distance of 340.00 feet; Thence South 42°53'19" West a distance of 250.29 feet; Thence North 49°52'13" West a distance of 18.00 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401, Thence South 40°08'26" West along said Easterly right-of-way, a distance of 2073.14 feet to a point; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00" West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52"

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'26" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25 feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60st°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°08'06" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence North 51°19'30" East a distance of 286.36 feet; Thence South 42°15'17" East a distance of 717.87 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.98 feet; Thence South 13°58'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet;

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.38 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of 52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21"

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 282.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 28.01 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 66°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South 87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to a point on the south line of said Lot 3 and also a point on the northerly right-of-way line of County Road 532; Thence along said south line of said Lot 3 and also the northerly right-of-way line of County Road 532 the following two courses: South 89°53'57" East a distance of 1308.24 feet; Thence South 89°54'48" East a distance of 2586.05 feet to the POINT OF BEGINNING.

Said parcel contains 413.65 acres, more or less.

TOGETHER WITH:

**REUNION EAST CDD – ANNEX INTO CDD  
(EAST OF C.R. 545)**

A portion of Lot 1 and Lot 2, Block 2 according to the plat of Magnolia Creek as recorded in Plat Book 12, Pages 70 through 79, and a portion of Parcel OS-20A, a 15' Ingress/Egress Easement as recorded in Official Records Book 1317, Page 743 and re-recorded in Official Records Book 1317, Page 758, and a portion of a 14' Teco Gas Easement as recorded in Official Records Book 2221, Page 1890 all being in the Public Records of Osceola County, Florida and lying in Section 26, Township 25 South, Range 27 East and being more particularly described as follows:

COMENCE at the Northeasterly most corner of aforesaid Lot 2, Block 2, Magnolia Creek; thence along the North line of said Lot 2 run, North 89°54'13" East a distance of 538.49 feet to the POINT OF BEGINNING; thence departing said North line run South 28°34'06" West a distance of 1394.46 feet; thence North 89°50'23" West a distance of 400.32 feet; thence North 08°52'24" West a distance of 581.78 feet; thence North 20°18'07" West a distance of 338.15 feet; thence North 48°33'06" West a distance of 405.84 feet; thence North 73°56'21" West a distance of 220.31 feet; thence South 74°37'08" West a distance of 242.75 feet to a point on East Right of Way line of County Road 545 according to Florida Department of Transportation Right of Way Map, Western Beltway, Part C, Section I, Project no. 403497-2; said point also being a point on a non-tangent curve concave Westerly, having a radius of 10074.00 feet, a central angle of 00°33'17" and a chord of 97.53 feet that bears North 03°01'16" East; thence Northeasterly along the said East Right of Way line and the arc of said curve 97.53 feet to a point on the Southerly line of the Florida Gas Transmission Co. parcel as recorded in Official Records Book 2069, Page 1598 of the Public Records of Osceola County, Florida; thence departing said East Right of Way line of County Road 545 and along said Southerly line of Florida Gas Transmission Co. parcel run South 82°53'06" East a distance of 33.95 feet; thence North 09°04'37" West a distance of 31.31 feet; thence North 59°48'40" East a distance of 204.42 feet; thence North 70°49'21" East a distance of 100.47 feet; thence South 76°57'28" East a distance of 242.54 feet; thence South 11°15'15" West a distance of 119.99 feet to a point on the North line of aforesaid 14' Teco Gas Easement; thence North 76°10'27" East a distance of 322.64 feet to a point on the North line of aforesaid Lot 1, Block 2, Magnolia Creek; thence South 89°54'13" East a distance of 1138.31 feet to the POINT OF BEGINNING.

CONTAINING 27.022 acres more or less.

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

AND TOGETHER WITH:

**REUNION EAST CDD – ANNEX INTO CDD  
(WEST OF C.R. 545)**

A portion of Tract Q according to the plat of Reunion Phase 2 Parcel 3, as recorded in Plat Book 14, Pages 136 through 140 and a portion of Parcel 1-C according to the plat of Reunion Village 1C, as recorded in Plat Book 16, Pages 100 through 103 of portion of Lots 1 and 2 of Block 1 according to the plat of Magnolia Creek as recorded in Plat Book 12, Pages 70 through 79, all recorded in the Public Records of Osceola County, Florida and being more particularly described as follows:

COMMENCING at the Southeast corner of said Lot 1, Thence North 89°54'48" West, along the South line of said Lot 1, Block 1, and also the northerly right-of-way line of County Road 532, a distance of 2586.05 feet; Thence North 89°53'57" West a distance of 1308.24 feet to the Point of Beginning; Thence continue thence North 89°53'57" West, a distance of 766.71 feet to a point of curvature of a circular curve concaved north having a radius of 2764.93 feet and chord bearing of North 84°22'57" West; thence westerly along the arc of said curve through a central angle of 11°02'00" a distance of 532.44 feet to a point of tangency; thence North 78°51'57" West, a distance of 999.05 feet; thence North 74°34'36" West, a distance of 200.56 feet; thence North 78°51'57" West, a distance of 206.74 feet; thence North 00°08'41" East, a distance of 255.77 feet to an arc of a circular curvature concaved southeasterly having a radius of 5635.58 feet and chord bearing of North 35°51'46" East and the Easterly right of way line of Interstate Highway 4 (State Road 400); thence northeasterly along the arc of said curve and easterly right of way line through a central angle of 06°41'40" a distance of 658.46 feet; thence departing arc of said curve South 89°55'31" East, a distance of 279.27 feet; thence North 40°06'30" East, a distance of 260.92 feet; thence South 89°53'49" East, a distance of 350.25 feet; thence North 00°07'04" East, a distance of 375.18 feet; thence South 41°18'16" West, a distance of 15.00 feet; thence North 48°41'44" West, a distance of 10.00 feet; thence North 41°18'16" East, a distance of 26.43 feet; thence North 00°07'04" East, a distance of 62.00 feet; thence North 69°17'20" West, a distance of 50.00 feet; thence North 20°42'40" East, a distance of 10.00 feet; thence South 69°17'20" East, a distance of 50.00 feet; thence North 41°18'16" East, a distance of 62.00 feet; thence North 00°07'04" East, a distance of 26.43 feet; thence South 89°52'56" East, a distance of 10.00 feet; thence South 00°07'04" West, a distance of 15.00 feet; thence North 41°18'16" East, a distance of 114.89 feet; thence North 00°07'04" East, a distance of 343.07 feet; thence North 39°00'29" East, a distance of 23.89 feet; thence North 00°07'05" East, a distance of 108.75 feet to the Easterly right-of-way line per Florida Department Of Transportation R-O-W Map Section No. 92130-2401; thence North 40°08'26" East, a distance of 1,761.98 feet; Thence departing said Easterly right-of-way, South 10°29'59" East a distance of 39.00 feet; Thence South 02°50'19" East a distance of 82.26 feet; Thence South 38°21'48" West a distance of 43.67 feet; Thence South 11°29'39" East a distance of 46.71 feet; Thence South 56°11'27" East a distance of 50.34 feet; Thence South 57°52'13" West a distance of 47.50 feet; Thence South 57°41'21" East a distance of 25.42 feet; Thence South 05°37'06" East a distance of 31.23 feet; Thence South 03°59'27" West a distance of 57.42 feet; Thence South 30°20'37" West a distance of 25.15 feet; Thence South 00°00'00"

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

West a distance of 39.51 feet; Thence South 36°44'31" East a distance of 22.34 feet; Thence South 09°25'09" West a distance of 44.80 feet; Thence North 60°15'41" West a distance of 26.82 feet; Thence South 08°41'35" West a distance of 54.54 feet; Thence South 47°33'27" East a distance of 52.31 feet; Thence South 04°52'03" East a distance of 56.82 feet; Thence South 18°50'33" West a distance of 72.24 feet; Thence South 01°11'14" East a distance of 51.30 feet; Thence South 09°03'52" West a distance of 81.21 feet; Thence South 24°51'48" West a distance of 92.93 feet; Thence South 09°30'59" West a distance of 51.09 feet; Thence South 04°06'27" East a distance of 75.29 feet; Thence South 05°55'52" West a distance of 41.30 feet; Thence South 73°46'41" East a distance of 120.20 feet; Thence South 82°20'05" East a distance of 68.46 feet; Thence South 90°00'00" East a distance of 93.17 feet; Thence North 67°53'24" East a distance of 36.62 feet; Thence North 87°22'53" East a distance of 73.26 feet; Thence North 83°03'56" East a distance of 73.00 feet; Thence South 86°02'56" East a distance of 52.95 feet; Thence North 75°11'55" East a distance of 60.32 feet; Thence South 77°00'23" East a distance of 34.93 feet; Thence South 32°00'23" East a distance of 49.40 feet; Thence South 60°06'52" East a distance of 11.66 feet; Thence North 29°53'08" East a distance of 25.00 feet; Thence North 17°35'35" East a distance of 30.98 feet; Thence North 56°13'22" East a distance of 142.52 feet; Thence North 88°45'20" East a distance of 287.22 feet; Thence South 75°04'10" East a distance of 89.73 feet; Thence South 65°39'37" East a distance of 110.39 feet; Thence North 41°39'20" East a distance of 112.70 feet; Thence North 22°10'55" West a distance of 90.94 feet; Thence North 37°51'37" West a distance of 108.71 feet; Thence North 27°02'38" West a distance of 156.44 feet; Thence North 08°08'11" West a distance of 71.52 feet; Thence North 14°56'32" West a distance of 74.15 feet; Thence North 30°58'59" West a distance of 27.85 feet; Thence North 68°12'50" West a distance of 77.21 feet; Thence North 51°21'42" West a distance of 30.59 feet; Thence North 74°03'58" West a distance of 34.79 feet; Thence North 19°38'02" West a distance of 36.67 feet; Thence North 32°14'42" West a distance of 50.59 feet; Thence North 08°53'32" West a distance of 112.43 feet; Thence North 08°52'26" West a distance of 42.54 feet; Thence North 15°30'25" East a distance of 79.78 feet; Thence North 12°28'47" East a distance of 100.52 feet; Thence North 81°56'22" West a distance of 37.53 feet; Thence North 00°00'00" East a distance of 57.31 feet; Thence North 15°57'25" East a distance of 34.77 feet; Thence North 00°00'00" East a distance of 42.98 feet; Thence North 90°00'00" West a distance of 19.12 feet; Thence North 26°34'57" West a distance of 21.36 feet; Thence North 60°16'27" West a distance of 38.53 feet; Thence North 30°53'04" West a distance of 47.68 feet; Thence South 80°01'16" West a distance of 65.00 feet; Thence North 87°54'47" West a distance of 70.75 feet; Thence North 75°17'21" West a distance of 55.00 feet; Thence North 52°33'59" West a distance of 37.42 feet; Thence North 74°22'18" West a distance of 44.26 feet; Thence North 22°23'53" West a distance of 58.07 feet; Thence North 15°21'32" East a distance of 15.42 feet; Thence North 42°32'06" East a distance of 24.73 feet; Thence North 76°41'40" East a distance of 59.08 feet; Thence North 84°33'39" East a distance of 55.87 feet; Thence North 69°22'41" East a distance of 52.76 feet; Thence North 60°02'47" East a distance of 86.08 feet; Thence North 03°56'07" East a distance of 27.28 feet; Thence North 14°46'29" West a distance of 21.36 feet; Thence North 26°19'07" East a distance of 28.69 feet; Thence North 60°26'28" East a distance of 65.98 feet; Thence South 81°43'41" East a distance of 40.25

Composite Exhibit A to Interlocal Agreement

Reunion East CDD

feet; Thence South 54°45'23" East a distance of 99.85 feet; Thence South 08°26'03" East a distance of 79.84 feet; Thence South 23°51'42" West a distance of 76.83 feet; Thence South 45°26'27" East a distance of 154.16 feet; Thence South 34°13'38" East a distance of 27.65 feet; Thence South 74°25'07" East a distance of 97.65 feet; Thence South 87°04'00" East a distance of 85.42 feet; Thence South 82°52'50" East a distance of 158.72 feet; Thence South 88°58'07" East a distance of 242.84 feet; Thence North 28°05'27" East a distance of 74.33 feet; Thence North 43°17'11" East a distance of 51.04 feet; Thence North 61°09'30" East a distance of 57.46 feet; Thence North 87°42'59" East a distance of 17.49 feet; Thence North 88°41'57" East a distance of 96.27 feet; Thence South 57°17'06" East a distance of 36.40 feet; Thence South 51°21'43" East a distance of 42.01 feet; Thence South 74°45'22" East a distance of 24.94 feet; Thence North 65°52'16" East a distance of 69.51 feet; Thence North 60°16'27" East a distance of 52.90 feet; Thence North 38°23'21" East a distance of 66.92 feet; Thence North 00°00'00" East a distance of 39.34 feet; Thence South 86°55'04" East a distance of 92.54 feet; Thence North 61°18'58" East a distance of 78.09 feet; Thence North 00°07'48" East a distance of 45.54 feet; Thence South 56°51'42" West a distance of 45.35 feet; Thence North 24°06'50" West a distance of 57.22 feet; Thence North 36°20'32" West a distance of 60.73 feet; Thence North 45°25'12" West a distance of 55.79 feet; Thence South 83°39'11" West a distance of 64.62 feet; Thence North 69°06'19" West a distance of 42.19 feet; Thence North 88°00'39" West a distance of 73.01 feet; Thence North 82°57'35" West a distance of 91.65 feet; Thence North 77°27'56" West a distance of 51.03 feet; Thence North 38°27'25" West a distance of 60.90 feet; Thence North 22°31'17" West a distance of 44.04 feet; Thence North 16°01'51" West a distance of 57.80 feet; Thence North 08°21'15" West a distance of 118.76 feet; Thence North 51°35'22" West a distance of 8.00 feet; Thence North 23°15'46" West a distance of 50.95 feet; Thence North 02°37'37" East a distance of 97.02 feet; Thence North 03°44'34" West a distance of 67.77 feet; Thence North 71°18'14" West a distance of 12.38 feet; Thence North 36°37'48" West a distance of 55.95 feet; Thence North 60°11'37" West a distance of 24.04 feet; Thence North 30°43'21" West a distance of 23.03 feet; Thence North 10°51'14" West a distance of 55.89 feet; Thence South 62°13'59" West a distance of 45.71 feet; Thence North 40°04'59" West a distance of 30.50 feet; Thence North 09°28'21" West a distance of 43.66 feet; Thence North 07°55'39" West a distance of 79.26 feet; Thence North 60°21'04" West a distance of 58.16 feet; Thence North 20°11'36" West a distance of 21.63 feet; Thence North 50°48'36" West a distance of 38.37 feet; Thence North 41°38'13" East a distance of 93.92 feet; Thence North 37°26'53" East a distance of 29.12 feet; Thence South 57°53'49" East a distance of 40.27 feet; Thence South 41°20'11" East a distance of 22.92 feet; Thence South 82°25'14" East a distance of 48.70 feet; Thence South 45°57'12" East a distance of 30.77 feet; Thence South 29°29'42" East a distance of 14.20 feet; Thence South 21°04'35" West a distance of 18.99 feet; Thence South 82°55'44" East a distance of 50.33 feet; Thence South 58°18'37" East a distance of 79.51 feet; Thence South 01°32'49" West a distance of 61.03 feet; Thence South 14°39'17" West a distance of 20.80 feet; Thence South 26°49'10" East a distance of 30.03 feet; Thence South 58°58'08" East a distance of 47.13 feet; Thence South 73°28'48" East a distance of 58.63 feet; Thence South 56°04'51" East a distance of 28.54 feet; Thence North 89°35'46" East a distance of 80.83 feet; Thence South 73°25'42" East a distance of 46.34 feet; Thence South 77°49'59" East a distance of 49.44 feet; Thence

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

South 60°48'58" East a distance of 32.24 feet; Thence South 78°33'52" East a distance of 74.37 feet; Thence South 79°29'17" East a distance of 102.91 feet; Thence South 76°01'53" East a distance of 65.64 feet; Thence South 46°54'33" East a distance of 55.35 feet; Thence South 32°05'23" East a distance of 43.85 feet; Thence South 38°07'54" West a distance of 37.96 feet; Thence South 05°40'47" West a distance of 56.49 feet; Thence South 04°45'22" East a distance of 45.16 feet; Thence South 01°01'11" East a distance of 43.68 feet; Thence South 63°30'56" West a distance of 34.00 feet; Thence South 13°59'57" East a distance of 30.07 feet; Thence South 26°38'19" West a distance of 51.96 feet; Thence South 13°59'16" West a distance of 102.68 feet; Thence South 19°08'32" East a distance of 37.39 feet; Thence South 27°28'20" East a distance of 64.66 feet; Thence South 42°13'57" East a distance of 46.82 feet; Thence South 15°31'21" East a distance of 64.51 feet; Thence South 27°48'29" East a distance of 34.23 feet; Thence South 57°08'20" East a distance of 39.00 feet; Thence South 45°49'42" East a distance of 50.99 feet; Thence South 25°41'52" East a distance of 29.35 feet; Thence South 30°23'50" West a distance of 25.95 feet; Thence South 37°30'02" East a distance of 48.07 feet; Thence South 21°02'35" West a distance of 21.22 feet; Thence South 62°31'13" East a distance of 71.35 feet; Thence South 36°38'24" East a distance of 27.02 feet; Thence South 44°45'13" East a distance of 73.16 feet; Thence South 30°03'14" East a distance of 39.54 feet; Thence South 30°14'39" East a distance of 86.36 feet; Thence South 42°15'49" East a distance of 61.94 feet; Thence South 29°44'19" East a distance of 35.93 feet; Thence South 16°25'56" East a distance of 25.94 feet; Thence South 25°51'29" West a distance of 21.27 feet; Thence South 61°34'15" East a distance of 46.54 feet; Thence South 00°00'00" West a distance of 21.47 feet; Thence South 83°04'02" East a distance of 54.90 feet; Thence North 81°34'21" East a distance of 30.69 feet; Thence North 83°32'38" East a distance of 32.37 feet; Thence North 85°11'18" East a distance of 24.45 feet; Thence North 58°19'43" East a distance of 38.04 feet; Thence North 76°58'53" East a distance of 57.14 feet; Thence North 76°37'32" East a distance of 45.58 feet; Thence North 22°31'39" East a distance of 24.58 feet; Thence North 12°53'42" East a distance of 36.71 feet; Thence North 00°00'00" East a distance of 20.34 feet; Thence North 20°35'11" East a distance of 49.38 feet; Thence North 41°57'41" West a distance of 52.92 feet; Thence North 18°21'38" East a distance of 13.71 feet; Thence North 75°39'23" East a distance of 16.28 feet; Thence South 73°51'41" East a distance of 47.98 feet; Thence South 64°07'31" East a distance of 51.39 feet; Thence South 10°22'23" East a distance of 203.11 feet; Thence South 62°58'25" West a distance of 73.93 feet; Thence South 56°16'37" West a distance of 58.82 feet; Thence South 59°18'09" West a distance of 72.39 feet; Thence South 51°24'31" West a distance of 108.28 feet; Thence South 53°41'04" West a distance of 100.20 feet; Thence South 59°34'48" West a distance of 31.44 feet; Thence South 39°50'59" West a distance of 58.24 feet; Thence South 09°29'34" West a distance of 32.60 feet; Thence South 22°34'42" West a distance of 30.12 feet; Thence South 00°34'03" West a distance of 49.17 feet; Thence South 03°21'53" East a distance of 58.52 feet; Thence South 12°10'03" East a distance of 27.66 feet; Thence South 11°37'46" West a distance of 34.40 feet; Thence South 07°38'24" West a distance of 54.34 feet; Thence South 21°11'33" West a distance of 54.60 feet; Thence South 33°39'18" West a distance of 43.86 feet; Thence South 00°00'00" West a distance of 90.27 feet; Thence South 26°24'19" East a distance of 65.04 feet; Thence South 11°54'10" East a distance of 43.57 feet; Thence South 12°05'01" East a distance of

Composite Exhibit A to Interlocal Agreement  
Reunion East CDD

52.47 feet; Thence South 11°38'52" East a distance of 61.45 feet; Thence South 03°19'23" East a distance of 45.56 feet; Thence South 04°10'50" East a distance of 121.31 feet; Thence North 84°42'42" West a distance of 219.67 feet; Thence North 80°10'30" West a distance of 152.82 feet; Thence North 82°12'21" West a distance of 91.18 feet; Thence North 87°23'27" West a distance of 132.50 feet; Thence South 63°46'54" West a distance of 86.08 feet; Thence South 77°54'21" West a distance of 98.83 feet; Thence South 85°32'04" West a distance of 309.55 feet; Thence North 76°52'25" West a distance of 96.89 feet; Thence South 76°09'58" West a distance of 70.15 feet; Thence South 52°01'02" West a distance of 67.64 feet; Thence South 46°12'10" West a distance of 146.90 feet; Thence South 78°31'15" West a distance of 292.89 feet; Thence South 05°37'00" East a distance of 222.28 feet; Thence South 12°51'15" East a distance of 101.73 feet; Thence South 05°21'29" East a distance of 189.64 feet; Thence South 02°16'38" East a distance of 241.75 feet; Thence South 00°39'27" West a distance of 485.69 feet; Thence South 14°10'23" West a distance of 29.89 feet; Thence North 75°37'32" East a distance of 42.00 feet; Thence South 55°30'05" East a distance of 24.65 feet; Thence South 58°33'40" West a distance of 25.07 feet; Thence South 35°38'53" East a distance of 40.88 feet; Thence North 61°05'20" East a distance of 97.30 feet; Thence North 68°42'18" East a distance of 46.63 feet; Thence North 49°27'04" East a distance of 39.08 feet; Thence North 66°53'45" East a distance of 46.45 feet; Thence South 59°45'55" East a distance of 21.23 feet; Thence South 08°22'03" East a distance of 82.00 feet; Thence South 01°06'09" West a distance of 102.38 feet; Thence South 09°40'32" West a distance of 48.41 feet; Thence South 43°00'17" East a distance of 336.80 feet; Thence South 24°58'26" West a distance of 101.87 feet; Thence South 11°29'34" East a distance of 76.07 feet; Thence South 24°17'19" East a distance of 39.68 feet; Thence South 32°12'16" East a distance of 12.18 feet; Thence South 22°51'59" West a distance of 201.72 feet; Thence North 82°33'36" West a distance of 38.47 feet; Thence South 79°58'49" West a distance of 48.35 feet; Thence South 82°26'54" West a distance of 30.28 feet; Thence North 55°18'26" West a distance of 34.32 feet; Thence South 70°45'20" West a distance of 56.85 feet; Thence South 88°14'34" West a distance of 37.70 feet; Thence North 90°00'00" West a distance of 27.17 feet; Thence North 36°50'39" West a distance of 28.03 feet; Thence North 36°59'33" West a distance of 35.46 feet; Thence North 60°18'03" West a distance of 36.67 feet; Thence South 82°07'57" West a distance of 29.07 feet; Thence North 31°15'06" West a distance of 18.03 feet; Thence North 00°03'18" West a distance of 23.02 feet; Thence North 34°25'56" West a distance of 27.00 feet; Thence South 55°34'05" West a distance of 22.00 feet; Thence North 23°35'35" West a distance of 47.85 feet; Thence North 32°56'49" East a distance of 13.00 feet; Thence North 55°33'47" East a distance of 13.00 feet; Thence North 08°47'29" West a distance of 27.73 feet; Thence North 55°48'16" West a distance of 24.70 feet; Thence North 47°25'42" West a distance of 40.02 feet; Thence North 29°48'02" West a distance of 21.57 feet; Thence North 00°00'00" East a distance of 16.37 feet; Thence North 29°03'08" West a distance of 100.48 feet; Thence North 32°10'07" West a distance of 104.75 feet; Thence North 04°27'34" East a distance of 21.84 feet; Thence North 86°40'50" West a distance of 145.01 feet; Thence South 86°40'23" West a distance of 35.03 feet; Thence North 75°09'44" West a distance of 44.44 feet; Thence North 69°59'58" West a distance of 75.80 feet; Thence North 85°48'03" West a distance of 44.21 feet; Thence South

87°53'30" West a distance of 62.14 feet; Thence South 83°10'32" West a distance of 54.21 feet; Thence South 35°35'01" West a distance of 69.28 feet; Thence South 50°14'15" West a distance of 45.05 feet; Thence South 05°31'11" West a distance of 59.66 feet; Thence South 17°43'06" West a distance of 52.55 feet; Thence South 12°38'40" West a distance of 76.82 feet; Thence South 25°32'09" West a distance of 66.05 feet; Thence South 31°58'09" West a distance of 83.38 feet; Thence South 44°15'40" West a distance of 70.30 feet; Thence South 19°44'03" West a distance of 95.73 feet; Thence South 47°52'12" West a distance of 127.04 feet; Thence South 27°44'40" West a distance of 49.29 feet to the POINT OF BEGINNING.

Said parcel contains 255.106 acres.

**EXHIBIT "B"**

REUNION EAST AND REUNION WEST FACILITIES

NOTE: This is a list of certain district facilities subject to this Agreement. It is not necessarily an exhaustive list and is not meant to be limited in nature. It has been prepared to identify more clearly the following facilities and the specific location of these facilities as noted by the Item Identification on the Reunion East/West CDD Areas Map dated Sept, 2006. In addition to the facilities listed below, all roadways and alleys actually owned by the Districts (although not specifically identified by a letter on the map) shall be considered facilities of the Districts and shall be subject to this Agreement. However, this agreement shall not govern, pertain to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.

<u>Item Identification on Map</u>	<u>Facility Description</u>
A	Gatehouse at Main Entrance off Hwy 532
B	Gatehouse at Entrance off Hwy 545 (Water Park)
C	Gatehouse at Sinclair/Traditions Road Entrance
D	Heritage Crossing Horse Stables
E	Heritage Crossing Community Center
F	Heritage Crossing Pool "A"
G	Heritage Crossing Pool "B"
H	Seven Eagles Linear Park
I	Seven Eagles Pool Complex
J	Homestead Pool
K	Carriage Pointe Pool
L	Terraces Recreation, Pool and Spa Complex

## EXHIBIT "C"

NOTE: This a general list of the types of costs associated with the operation and maintenance of the district Facilities. It is not necessarily an exhaustive list and is not meant to be limiting in nature.

1. Field Maintenance
2. Management Services Agreement
3. Security
4. Telephone
5. Water and Sewer
6. Gas
7. Pool Maintenance
8. Environmental
9. Drainage
10. Common Area
11. District Roadways and Alleys\*
12. Contingency
13. Plant Replacement
14. Maintenance Reserve
15. Irrigation Maintenance
16. Electric
17. Landscape Maintenance

\* The classification of "District Roadways and Alleys" shall refer only to roadways and alleys actually owned by the Districts and shall not refer to or include those portions of any roadway(s) or alley(s) not owned by the Districts but rather owned and maintained by a third party such as a homeowners' association.