

# HERITAGE LANDING COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE • 3434 COLWELL AVENUE • SUITE 200 • TAMPA, FLORIDA 33614

## Conservation Property Notice

A significant number of lots located within the Heritage Landing Community Development District (the "District") are located next to District-owned conservation property. Specifically, the District's property is subject to a conservation easement. A conservation easement is an agreement between the St. Johns River Water Management District and the owner of the conservation property, which is entered into for the purpose of preserving land and protecting water resources. As the demand for natural resources increases as a result of Florida's population growth, conservation easements seek to ensure that Florida's wildlife will have suitable homes and that current and future generations will have an opportunity to enjoy a healthy environment.

The conservation easement recorded on the District's conservation property imposes many restrictions on the property, **including a prohibition on the removal or destruction of trees, shrubs or other vegetation located on the property.** It has come to the District's attention that certain lot owners have conducted landscaping activities, or permitted such activities, on the District's conservation property, including the removal of trees, shrubs and other vegetation. Please be aware that all lot owners are responsible for ensuring that any landscaping activities are being conducted on their lots and **NOT** the District's property or in property subject to the conservation easement. Should the District be subject to any fine or penalty or otherwise be adversely impacted as a result of a lot owner's landscaping activity in the District's conservation property, the District shall seek full recovery from such lot owner, including all fees and costs related to such recovery.

Please direct any questions or concerns regarding this notice to the District office at (904) 436-6270.