

HERITAGE LANDING

PUBLIC ENTITY

COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190 of the Florida Statutes

Governed by a Board of Supervisors

Responsibilities include the construction, financing & maintenance of the community infrastructure:

- * Common grounds and landscaping
- * Ponds/Lakes/Fountains
- * Amenity Center and Recreation facilities
- * Entrance Way
- * RV & Boat Storage Facility

How are fees paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts:

Annual Debt Service Fee
Annual Operations & Maintenance Fee

Who to call?

Camp Heritage Amenity Center,
(904) 940-6095,
For common areas, recreation areas and RV & Boat Storage Facility.

Rizzetta & Company, Inc.,
Melissa Dobbins,
District Manager
(904) 436-6270,
For financial and administrative issues.

PRIVATE ENTITY

HOMEOWNER'S ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720 of the Florida Statutes

Governed by a Board of Directors

Responsibilities include the implementation of the association's governing documents; specifically, individual lot related issues.

- * Deed restriction enforcement
- * Architectural control

How are fees paid?

Owners receive an annual assessment coupon from the association in December for the following year.

There is also a one time Working Capital Contribution of \$300.00.

Who to call?

Rizzetta & Company, Inc.

Nancy Martin, Community Manager

(904) 436-6270