

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



PUBLIC HEARING AGENDA

MAY 6, 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

April 29, 2021

Board of Supervisors

Artisan Lakes East Community Development District

Dear Board Members:

This Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development District will be held on **Thursday, May 6, 2021 at 4:00 P.M.** at the **Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The venue for this meeting is the Artisan Lakes Clubhouse and was specifically chosen such that the District will be able to meet the social distance guidelines for this meeting for Board Members/Staff, while accommodating an additional five (5) audience members.

Please ensure that all in attendance bring and wear masks during the meeting.

With the limitation for people in the meeting room, the District is requesting that audience members please use the WebEx link and telephone number below to join the Board Meeting.

The venue is requiring the District to enforce the limitation on attendance for audience members.

The following WebEx link and telephone number are provided to join/watch the meeting.

Weblink:

<https://districts.webex.com/districts/onstage/g.php?MTID=e2e23ca0280212a3a1a378850495e0279>

Access Code: **129 467 0765**

Event password: **Jpward**

Call in information if you choose not to use the web link:

Phone: **408-418-9388** and enter the access code **129 467 0765** to join the meeting.

The link to the meeting will also be posted on the District's web site:
www.ArtisanLakesEastcdd.com

The Agenda is as Follows:

1. Call to Order & Roll Call.
2. Consideration to fill Seat 4, Formerly Ms. Jennifer Gardner whose resignation took effect April 1, 2021.
 - I. Appointment of Individual to fill Seat 4, whose term is set to expire November 2022.
 - II. Oath of Office.
 - III. Guide to the Sunshine Law and Code of Ethics for Public Employees.
 - IV. Form 1 – Statement of Financial Interests.
3. Consideration of **Resolution 2021-5**, Re-Designation of the Officers of the District.
4. Consideration of Minutes:
 - I. March 4, 2021 – Regular Meeting Minutes
5. **PUBLIC HEARINGS**
 - a. **FISCAL YEAR 2022 BUDGET**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of **Resolution 2021-6** adopting the annual appropriation and Budget for Fiscal Year 2022.
 - b. **FISCAL YEAR 2022 IMPOSING SPECIAL ASSESSMENTS; ADOPTING AN ASSESSMENT ROLL, APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY.**
 - I. Public Comment and Testimony
 - II. Board Comment
 - III. Consideration of **Resolution 2021-7** imposing special assessments, adopting an assessment roll and approving the general fund special assessment methodology.
6. Consideration of **Resolution 2021-8** designating dates, time, and location for regular meeting of the Board of Supervisor’s for Fiscal Year 2022.
7. Consideration of **Resolution 2021-9**, a Resolution of the Artisan Lakes East Community Development District authorizing the issuance of its Bonds in one series in the aggregate principal amount of not exceeding \$13,000,000 to be designated as Capital Improvement Revenue Bonds, Series 2021-1 and Capital Improvement Revenue Bonds, Series 2021-2 to finance all or a portion of the cost of a series project consisting of certain public infrastructure and facilities benefiting certain District lands, paying capitalized interest on the Series 2021 Bonds, funding the Series 2021-1 reserve account for the Series 2021-1 Bonds, funding the Series 2021-2 reserve account for the Series 2021-2 Bonds, and paying costs of issuance of the Series 2021 Bonds; approving a Second Supplemental Indenture in connection with the Series 2021 Bonds and authorizing the execution thereof; ratifying the appointment of a Trustee, Paying Agent and Bond Registrar for the Series 2021 Bonds; providing for redemption of the Series 2021 Bonds; authorizing the application of the proceeds of the Series 2021 Bonds; approving the form, and authorizing execution, of a Bond Purchase Contract providing for the negotiated sale of the Series 2021 Bonds; delegating to

the Chairperson or Vice-Chairperson, or in their absence any member of the Board of Supervisors, the authority to award the Series 2021 Bonds within the parameters specified herein; approving the form, and authorizing the use, of a Preliminary Limited Offering Memorandum for the Series 2021 Bonds; approving the distribution of a Final Limited Offering Memorandum for the Series 2021 Bonds and the execution thereof; approving the form, and authorizing execution, of a continuing disclosure agreement.

8. Consideration of Engagement letter from Greenspoon Marder to serve as Bond Counsel for the Districts issuance of its Series 2021 Bonds.
9. Consideration of **Resolution 2021-10**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District ratifying, confirming, and approving the execution of the Plat for Artisan Lakes Eaves Bend, Phase II, Subphases A, B, & C.
10. Consideration of **Resolution 2021-11**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District directing the Chairman and District Staff to file a petition with Manatee County, Florida, requesting the passage of an Ordinance amending the District's Boundaries, and authorizing such other actions as are necessary in furtherance of the Boundary Amendment process, authorizing a funding agreement.
11. Staff Reports
 - I. District Attorney
 - II. District Engineer
 - III. District Manager
 - a) Report Number of Registered Voters as of April 15, 2021
 - b) Financial Statement for period ending February 28, 2021 (unaudited)
 - c) Financial Statement for period ending March 31, 2021 (unaudited)
12. Supervisor's Requests and Audience Comments
13. Adjournment

The Second Order of Business is the Appointment of an Individual to fill Seat 4 left vacant by Ms. Jennifer Gardner on April 1, 2021.

The Statute provides that the Board, in its sole and absolute discretion may fill the seat by motion, second and affirmative vote of the Board. There is no nomination process for this action.

Once the Board discusses this matter, you may choose to appoint an individual to fill this unexpired term of office. There is no requirement to fill the seat immediately, that decision is solely in the Board's discretion. If you choose to appoint an individual to the Board, they will need to be sworn into office.

The Third Order of Business is the consideration of Resolution 2021-5, Re-Designating of the Officers of the District.

Currently the Board officers are as follows:

Chairman:	Travis Stagnitta
Vice Chairman:	Cheri Bass
Assistant Secretary:	JD Humphreys
Assistant Secretary:	_____
Assistant Secretary:	Robert Lee
Secretary/Treasurer	James P. Ward

The newly appointed Board member must file a Form 1 – Statement of Financial Interests, which must be filed with the Supervisor of Elections in the County in which he/she resides within thirty (30) days of being seated on this Board.

Additionally, if any of the newly appointed Board currently sits as a member of any other Community Development District Board, you must amend your current Form 1 – Statement of Financial Interests to now include the Artisan Lakes East Community Development District. The amended form must be filed with the Supervisor of Elections in the County in which the new member resides within thirty (30) days of being seated on this Board of Supervisors.

The Fourth Order of Business is the Consideration of the March 4, 2021 Regular meeting minutes.

The Fifth Order of Business are the required Public Hearings to consider the adoption of the District's Fiscal Year 2022 Budget. The Public Hearing deals with the adoption of the Fiscal Year 2022 Budget which includes the General Fund operations. In the way of background, the Board approved the Fiscal Year 2022 Budget at the March 4, 2021 meeting, solely for the purpose of permitting the District to move through the process towards this hearing to adopt the Budget and

set the final assessment rates for the ensuing Fiscal Year. There have been no changes to the proposed budget after the proposed budget was approved by the Board.

At the conclusion of the Public Hearing related to the adoption of the Budget, I will ask the Board to consider the adoption of Resolution 2021-6, which is the Resolution adopting the Fiscal Year 2022 Fiscal Budget.

The Sixth Order of Business is the Consideration of Resolution 2021-8 setting the proposed meeting schedule for Fiscal Year 2022. As you may re-call, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is at **3:30 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221.**

The Fiscal Year 2022 schedule is as follows:

<u>October 7, 2021</u>	<u>November 4, 2021</u>
<u>December 2, 2021</u>	<u>January 6, 2022</u>
<u>February 3, 2022</u>	<u>March 3, 2022</u>
<u>April 7, 2022</u>	<u>May 5, 2022</u>
<u>June 2, 2022</u>	<u>July 7, 2022</u>
<u>August 4, 2022</u>	<u>September 1, 2022</u>

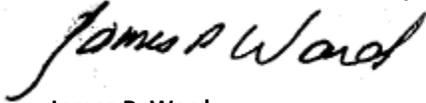
The Seventh Order of Business is the Consideration of **Resolution 2021-9**, a Resolution of the Artisan Lakes East Community Development District authorizing the issuance of its Bonds in one series in the aggregate principal amount of not exceeding \$13,000,000 to be designated as Capital Improvement Revenue Bonds, Series 2021-1 and Capital Improvement Revenue Bonds, Series 2021-2 to finance all or a portion of the cost of a series project consisting of certain public infrastructure and facilities benefiting certain District lands, paying capitalized interest on the Series 2021 Bonds, funding the Series 2021-1 reserve account for the Series 2021-1 Bonds, funding the Series 2021-2 reserve account for the Series 2021-2 Bonds, and paying costs of issuance of the Series 2021 Bonds; approving a Second Supplemental Indenture in connection with the Series 2021 Bonds and authorizing the execution thereof; ratifying the appointment of a Trustee, Paying Agent and Bond Registrar for the Series 2021 Bonds; providing for redemption of the Series 2021 Bonds; authorizing the application of the proceeds of the Series 2021 Bonds; approving the form, and authorizing execution, of a Bond Purchase Contract providing for the negotiated sale of the Series 2021 Bonds; delegating to the Chairperson or Vice-Chairperson, or in their absence any member of the Board of Supervisors, the authority to award the Series 2021 Bonds within the parameters specified herein; approving the form, and authorizing the use, of a Preliminary Limited Offering Memorandum for the Series 2021 Bonds; approving the distribution of a Final Limited Offering Memorandum for the Series 2021 Bonds and the execution thereof; approving the form, and authorizing execution, of a continuing disclosure agreement.

The Ninth Order of Business is the Consideration of **Resolution 2021-10**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District ratifying, confirming and approving the execution of the Plat for Artisan Lakes Eaves Bend, Phase II, Subphases A, B, & C.

The Tenth Order of Business is the Consideration of **Resolution 2021-11**, a Resolution of the Board of Supervisors of the Artisan Lakes East Community Development District directing the Chairman and District Staff to file a petition with Manatee County, Florida, requesting the passage of an Ordinance amending the District's Boundaries, and authorizing such other actions as are necessary in furtherance of the Boundary Amendment process, authorizing a funding agreement.

The remainder of the Agenda is standard in nature, and in the meantime, if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Artisan Lakes East Community Development District



James P. Ward
District Manager

From: [Jennifer Gardner](mailto:jenngardnerfla@gmail.com)
To: jimward@jpwardassociates.com
Subject: Re: CDD Resignation
Date: Thursday, April 1, 2021 6:47:07 PM

Yes, confirmed. The Artisan Lakes East CDD.

On Thu, Apr 1, 2021 at 6:43 PM <jimward@jpwardassociates.com> wrote:

Hi Jennifer –

THANK YOU for the email – since you do not sit on the Artisan Lakes CDD – can you please confirm that your resignation is for the “Artisan Lakes **EAST** Community Development District”

Jim.

TOTAL Commitment to Excellence

	<p>James P. Ward JPWard and Associates, LLC Chief Operating Officer</p> <p>(954) 658-4900 Mobile JimWard@JPWardAssociates...</p> <p>2301 Northeast 37 Street Fort Lauderdale, FL 33308</p>
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Electronic Mail: Under Florida Law, electronic mail addresses are Public Records. If you do not want your e-mail address released in response to any request, please do not e-mail the District, and contact the District at the address or phone number as noted above.

Elected Public Officials should NOT use the “reply all” feature to e-mail transmissions where Public Officials that serve on the Board Of Supervisors are in the e-mail transmissions.

From: Jennifer Gardner <jenngardnerfla@gmail.com>
Sent: Thursday, April 1, 2021 2:53 PM
To: jimward@jpwardassociates.com

Cc: Drew Miller <AMiller@taylormorrison.com>

Subject: CDD Resignation

Jim,

Please accept this email as my official notice that I am resigning the River Landing and Artisan Lakes CDD Boards effective immediately.

Please let me know if you have any questions.

Kind regards,

Jennifer Gardner

(727) 900-9680

OATH OR AFFIRMATION OF OFFICE

I, _____, a citizen of the State of Florida and of the United States of America, and being an officer of the **Artisan Lakes East Community Development District** and a recipient of public funds as such officer, do hereby solemnly swear or affirm that I will support the Constitution of the United States and of the State of Florida, and will faithfully, honestly and impartially discharge the duties devolving upon me as a member of the Board of Supervisors of the **Artisan Lakes East Community Development District**, Manatee County, Florida.

Signature

Printed Name: _____

STATE OF FLORIDA
COUNTY OF MANATEE

Sworn to (or affirmed) before me by means of () physical presence or () online notarization this ___ day of _____, 2021, by _____, whose signature appears hereinabove, who is personally known to me or who produced _____ as identification.

NOTARY PUBLIC
STATE OF FLORIDA

Print Name: _____

My Commission Expires: _____

FORM 1**STATEMENT OF
FINANCIAL INTERESTS****2020**

Please print or type your name, mailing address, agency name, and position below:

FOR OFFICE USE ONLY:

LAST NAME -- FIRST NAME -- MIDDLE NAME :

MAILING ADDRESS :

CITY : ZIP : COUNTY :

NAME OF AGENCY :

NAME OF OFFICE OR POSITION HELD OR SOUGHT :

CHECK ONLY IF CANDIDATE OR NEW EMPLOYEE OR APPOINTEE****** THIS SECTION MUST BE COMPLETED ********DISCLOSURE PERIOD:**

THIS STATEMENT REFLECTS YOUR FINANCIAL INTERESTS FOR CALENDAR YEAR ENDING DECEMBER 31, 2020.

MANNER OF CALCULATING REPORTABLE INTERESTS:FILERS HAVE THE OPTION OF USING REPORTING THRESHOLDS THAT ARE ABSOLUTE DOLLAR VALUES, WHICH REQUIRES FEWER CALCULATIONS, OR USING COMPARATIVE THRESHOLDS, WHICH ARE USUALLY BASED ON PERCENTAGE VALUES (see instructions for further details). CHECK THE ONE YOU ARE USING (**must check one**): **COMPARATIVE (PERCENTAGE) THRESHOLDS** OR **DOLLAR VALUE THRESHOLDS****PART A -- PRIMARY SOURCES OF INCOME** [Major sources of income to the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF SOURCE OF INCOME	SOURCE'S ADDRESS	DESCRIPTION OF THE SOURCE'S PRINCIPAL BUSINESS ACTIVITY

PART B -- SECONDARY SOURCES OF INCOME[Major customers, clients, and other sources of income to businesses owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

NAME OF BUSINESS ENTITY	NAME OF MAJOR SOURCES OF BUSINESS' INCOME	ADDRESS OF SOURCE	PRINCIPAL BUSINESS ACTIVITY OF SOURCE

PART C -- REAL PROPERTY [Land, buildings owned by the reporting person - See instructions]
(If you have nothing to report, write "none" or "n/a")

You are not limited to the space on the lines on this form. Attach additional sheets, if necessary.

FILING INSTRUCTIONS for when and where to file this form are located at the bottom of page 2.**INSTRUCTIONS** on who must file this form and how to fill it out begin on page 3.

PART D — INTANGIBLE PERSONAL PROPERTY [Stocks, bonds, certificates of deposit, etc. - See instructions]
 (If you have nothing to report, write "none" or "n/a")

TYPE OF INTANGIBLE	BUSINESS ENTITY TO WHICH THE PROPERTY RELATES

PART E — LIABILITIES [Major debts - See instructions]
 (If you have nothing to report, write "none" or "n/a")

NAME OF CREDITOR	ADDRESS OF CREDITOR

PART F — INTERESTS IN SPECIFIED BUSINESSES [Ownership or positions in certain types of businesses - See instructions]
 (If you have nothing to report, write "none" or "n/a")

	BUSINESS ENTITY # 1	BUSINESS ENTITY # 2
NAME OF BUSINESS ENTITY		
ADDRESS OF BUSINESS ENTITY		
PRINCIPAL BUSINESS ACTIVITY		
POSITION HELD WITH ENTITY		
I OWN MORE THAN A 5% INTEREST IN THE BUSINESS		
NATURE OF MY OWNERSHIP INTEREST		

PART G — TRAINING For elected municipal officers, appointed school superintendents, and commissioners of a community redevelopment agency created under Part III, Chapter 163 required to complete annual ethics training pursuant to section 112.3142, F.S.

I CERTIFY THAT I HAVE COMPLETED THE REQUIRED TRAINING.

IF ANY OF PARTS A THROUGH G ARE CONTINUED ON A SEPARATE SHEET, PLEASE CHECK HERE

SIGNATURE OF FILER:

Signature:

Date Signed:

CPA or ATTORNEY SIGNATURE ONLY

If a certified public accountant licensed under Chapter 473, or attorney in good standing with the Florida Bar prepared this form for you, he or she must complete the following statement:

I, _____, prepared the CE Form 1 in accordance with Section 112.3145, Florida Statutes, and the instructions to the form. Upon my reasonable knowledge and belief, the disclosure herein is true and correct.

CPA/Attorney Signature: _____

Date Signed: _____

FILING INSTRUCTIONS:

If you were mailed the form by the Commission on Ethics or a County Supervisor of Elections for your annual disclosure filing, return the form to that location. To determine what category your position falls under, see page 3 of instructions.

Local officers/employees file with the Supervisor of Elections of the county in which they permanently reside. (If you do not permanently reside in Florida, file with the Supervisor of the county where your agency has its headquarters.) Form 1 filers who file with the Supervisor of Elections may file by mail or email. Contact your Supervisor of Elections for the mailing address or email address to use. Do not email your form to the Commission on Ethics, it will be returned.

State officers or specified state employees who file with the Commission on Ethics may file by mail or email. To file by mail, send the completed form to P.O. Drawer 15709, Tallahassee, FL 32317-5709; physical address: 325 John Knox Rd, Bldg E, Ste 200, Tallahassee, FL 32303. To file with the Commission by email, scan your completed form and any attachments as a pdf (do not use any other format), send it to CEForm1@leg.state.fl.us and retain a copy for your records. Do not file by both mail and email. Choose only one filing method. Form 6s will not be accepted via email.

Candidates file this form together with their filing papers.

MULTIPLE FILING UNNECESSARY: A candidate who files a Form 1 with a qualifying officer is not required to file with the Commission or Supervisor of Elections.

WHEN TO FILE: Initially, each local officer/employee, state officer, and specified state employee must file **within 30 days** of the date of his or her appointment or of the beginning of employment. Appointees who must be confirmed by the Senate must file prior to confirmation, even if that is less than 30 days from the date of their appointment.

Candidates must file at the same time they file their qualifying papers.

Thereafter, file by July 1 following each calendar year in which they hold their positions.

Finally, file a final disclosure form (Form 1F) within 60 days of leaving office or employment. Filing a CE Form 1F (Final Statement of Financial Interests) does not relieve the filer of filing a CE Form 1 if the filer was in his or her position on December 31, 2020.

NOTICE

Annual Statements of Financial Interests are due July 1. If the annual form is not filed or postmarked by September 1, an automatic fine of \$25 for each day late will be imposed, up to a maximum penalty of \$1,500. Failure to file also can result in removal from public office or employment. [s. 112.3145, F.S.]

In addition, failure to make any required disclosure constitutes grounds for and may be punished by one or more of the following: disqualification from being on the ballot, impeachment, removal or suspension from office or employment, demotion, reduction in salary, reprimand, or a civil penalty not exceeding \$10,000. [s. 112.317, F.S.]

WHO MUST FILE FORM 1:

1) Elected public officials not serving in a political subdivision of the state and any person appointed to fill a vacancy in such office, unless required to file full disclosure on Form 6.

2) Appointed members of each board, commission, authority, or council having statewide jurisdiction, excluding members of solely advisory bodies, but including judicial nominating commission members; Directors of Enterprise Florida, Scripps Florida Funding Corporation, and Career Source Florida; and members of the Council on the Social Status of Black Men and Boys; the Executive Director, Governors, and senior managers of Citizens Property Insurance Corporation; Governors and senior managers of Florida Workers' Compensation Joint Underwriting Association; board members of the Northeast Fla. Regional Transportation Commission; board members of Triumph Gulf Coast, Inc; board members of Florida Is For Veterans, Inc.; and members of the Technology Advisory Council within the Agency for State Technology.

3) The Commissioner of Education, members of the State Board of Education, the Board of Governors, the local Boards of Trustees and Presidents of state universities, and the Florida Prepaid College Board.

4) Persons elected to office in any political subdivision (such as municipalities, counties, and special districts) and any person appointed to fill a vacancy in such office, unless required to file Form 6.

5) Appointed members of the following boards, councils, commissions, authorities, or other bodies of county, municipality, school district, independent special district, or other political subdivision: the governing body of the subdivision; community college or junior college district boards of trustees; boards having the power to enforce local code provisions; boards of adjustment; community redevelopment agencies; planning or zoning boards having the power to recommend, create, or modify land planning or zoning within a political subdivision, except for citizen advisory committees, technical coordinating committees, and similar groups who only have the power to make recommendations to planning or zoning boards, and except for representatives of a military installation acting on behalf of all military installations within that jurisdiction; pension or retirement boards empowered to invest pension or retirement funds or determine entitlement to or amount of pensions or other retirement benefits, and the Pinellas County Construction Licensing Board.

6) Any appointed member of a local government board who is required to file a statement of financial interests by the appointing authority or the enabling legislation, ordinance, or resolution creating the board.

7) Persons holding any of these positions in local government: mayor; county or city manager; chief administrative employee or finance

director of a county, municipality, or other political subdivision; county or municipal attorney; chief county or municipal building inspector; county or municipal water resources coordinator; county or municipal pollution control director; county or municipal environmental control director; county or municipal administrator with power to grant or deny a land development permit; chief of police; fire chief; municipal clerk; appointed district school superintendent; community college president; district medical examiner; purchasing agent (regardless of title) having the authority to make any purchase exceeding \$35,000 for the local governmental unit.

8) Officers and employees of entities serving as chief administrative officer of a political subdivision.

9) Members of governing boards of charter schools operated by a city or other public entity.

10) Employees in the office of the Governor or of a Cabinet member who are exempt from the Career Service System, excluding secretarial, clerical, and similar positions.

11) The following positions in each state department, commission, board, or council: Secretary, Assistant or Deputy Secretary, Executive Director, Assistant or Deputy Executive Director, and anyone having the power normally conferred upon such persons, regardless of title.

12) The following positions in each state department or division: Director, Assistant or Deputy Director, Bureau Chief, and any person having the power normally conferred upon such persons, regardless of title.

13) Assistant State Attorneys, Assistant Public Defenders, criminal conflict and civil regional counsel, and assistant criminal conflict and civil regional counsel, Public Counsel, full-time state employees serving as counsel or assistant counsel to a state agency, administrative law judges, and hearing officers.

14) The Superintendent or Director of a state mental health institute established for training and research in the mental health field, or any major state institution or facility established for corrections, training, treatment, or rehabilitation.

15) State agency Business Managers, Finance and Accounting Directors, Personnel Officers, Grant Coordinators, and purchasing agents (regardless of title) with power to make a purchase exceeding \$35,000.

16) The following positions in legislative branch agencies: each employee (other than those employed in maintenance, clerical, secretarial, or similar positions and legislative assistants exempted by the presiding officer of their house); and each employee of the Commission on Ethics.

INSTRUCTIONS FOR COMPLETING FORM 1:

INTRODUCTORY INFORMATION (Top of Form): If your name, mailing address, public agency, and position are already printed on the form, you do not need to provide this information unless it should be changed. To change any of this information, write the correct information on the form, and contact your agency's financial disclosure coordinator. You can find your coordinator on the Commission on Ethics website: www.ethics.state.fl.us.

NAME OF AGENCY: The name of the governmental unit which you serve or served, by which you are or were employed, or for which you are a candidate.

DISCLOSURE PERIOD: The "disclosure period" for your report is the calendar year ending December 31, 2020.

OFFICE OR POSITION HELD OR SOUGHT: The title of the office or position you hold, are seeking, or held during the disclosure period even if you have since left that position. If you are a candidate for office or are a new employee or appointee, check the appropriate box.

PUBLIC RECORD: The disclosure form and everything attached to it is a public record. Your Social Security Number is not required and you should redact it from any documents you file. If you are an active or former officer or employee listed in Section 119.071, F.S., whose home address is exempt from disclosure, the Commission will maintain that confidentiality if you submit a written request.

MANNER OF CALCULATING REPORTABLE INTEREST

Filers have the option of reporting based on either thresholds that are comparative (usually, based on percentage values) or thresholds that are based on absolute dollar values. The instructions on the following pages specifically describe the different thresholds. Check the box that reflects the choice you have made. You must use the type of threshold you have chosen for each part of the form. In other words, if you choose to report based on absolute dollar value thresholds, you cannot use a percentage threshold on any part of the form.

IF YOU HAVE CHOSEN DOLLAR VALUE THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s). The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded \$2,500 of gross income received by you in your own name or by any other person for your use or benefit.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than \$2,500, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded \$2,500, list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded \$2,500, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived more than \$2,500. Do not aggregate all of your investment income.

— If more than \$2,500 of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than \$2,500 of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(b)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A "Primary Sources of Income," if it meets the reporting threshold. You will not have anything to report unless, during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital

stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than \$5,000 of your gross income during the disclosure period from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than \$5,000. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the above thresholds. List each tenant of the mall that provided more than 10% of the partnership's gross income and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(b)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than \$10,000 and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CDs and savings accounts with the same bank. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number found on the lease document).

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed more than \$10,000 at any time during the disclosure period. The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. You are not required to list the amount of any debt. You do not have to disclose credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, then it is not a contingent liability.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145(6), F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure

period an interest in, or held any of certain positions with the types of businesses listed above. You must make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

IF YOU HAVE CHOSEN COMPARATIVE (PERCENTAGE) THRESHOLDS THE FOLLOWING INSTRUCTIONS APPLY

PART A — PRIMARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)1, F.S.]

Part A is intended to require the disclosure of your principal sources of income during the disclosure period. You do not have to disclose any public salary or public position(s), but income from these public sources should be included when calculating your gross income for the disclosure period. The income of your spouse need not be disclosed; however, if there is joint income to you and your spouse from property you own jointly (such as interest or dividends from a bank account or stocks), you should include all of that income when calculating your gross income and disclose the source of that income if it exceeded the threshold.

Please list in this part of the form the name, address, and principal business activity of each source of your income which exceeded 5% of the gross income received by you in your own name or by any other person for your benefit or use during the disclosure period.

"Gross income" means the same as it does for income tax purposes, even if the income is not actually taxable, such as interest on tax-free bonds. Examples include: compensation for services, income from business, gains from property dealings, interest, rents, dividends, pensions, IRA distributions, social security, distributive share of partnership gross income, and alimony, but not child support.

Examples:

— If you were employed by a company that manufactures computers and received more than 5% of your gross income from the company, list the name of the company, its address, and its principal business activity (computer manufacturing).

— If you were a partner in a law firm and your distributive share of partnership gross income exceeded 5% of your gross income, then list the name of the firm, its address, and its principal business activity (practice of law).

— If you were the sole proprietor of a retail gift business and your gross income from the business exceeded 5% of your total gross income, list the name of the business, its address, and its principal business activity (retail gift sales).

— If you received income from investments in stocks and bonds, list each individual company from which you derived

more than 5% of your gross income. Do not aggregate all of your investment income.

— If more than 5% of your gross income was gain from the sale of property (not just the selling price), list as a source of income the purchaser's name, address, and principal business activity. If the purchaser's identity is unknown, such as where securities listed on an exchange are sold through a brokerage firm, the source of income should be listed as "sale of (name of company) stock," for example.

— If more than 5% of your gross income was in the form of interest from one particular financial institution (aggregating interest from all CD's, accounts, etc., at that institution), list the name of the institution, its address, and its principal business activity.

PART B — SECONDARY SOURCES OF INCOME

[Required by s. 112.3145(3)(a)2, F.S.]

This part is intended to require the disclosure of major customers, clients, and other sources of income to businesses in which you own an interest. It is not for reporting income from second jobs. That kind of income should be reported in Part A, "Primary Sources of Income," if it meets the reporting threshold. You will **not** have anything to report **unless** during the disclosure period:

(1) You owned (either directly or indirectly in the form of an equitable or beneficial interest) more than 5% of the total assets or capital stock of a business entity (a corporation, partnership, LLC, limited partnership, proprietorship, joint venture, trust, firm, etc., doing business in Florida); **and,**

(2) You received more than 10% of your gross income from that business entity; **and,**

(3) You received more than \$1,500 in gross income from that business entity.

If your interests and gross income exceeded these thresholds, then for that business entity you must list every source of income to the business entity which exceeded 10% of the business entity's gross income (computed on the basis of the business entity's most recently completed fiscal year), the source's address, and the source's principal business activity.

Examples:

— You are the sole proprietor of a dry cleaning business, from which you received more than 10% of your gross income—an amount that was more than \$1,500. If only one customer, a uniform rental company, provided more than 10% of your dry cleaning business, you must list the name of the uniform rental company, its address, and its principal business activity (uniform rentals).

— You are a 20% partner in a partnership that owns a shopping mall and your partnership income exceeded the thresholds listed above. You should list each tenant of the mall that provided more than 10% of the partnership's gross income, and the tenant's address and principal business activity.

PART C — REAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

In this part, list the location or description of all real property in Florida in which you owned directly or indirectly at any time during the disclosure period in excess of 5% of the property's value. You are not required to list your residences. You should list any vacation homes, if you derive income from them.

Indirect ownership includes situations where you are a beneficiary of a trust that owns the property, as well as situations where you own more than 5% of a partnership or corporation that owns the property. The value of the property may be determined by the most recently assessed value for tax purposes, in the absence of a more accurate fair market value.

The location or description of the property should be sufficient to enable anyone who looks at the form to identify the property. A street address should be used, if one exists.

PART D — INTANGIBLE PERSONAL PROPERTY

[Required by s. 112.3145(3)(a)3, F.S.]

Describe any intangible personal property that, at any time during the disclosure period, was worth more than 10% of your total assets, and state the business entity to which the property related. Intangible personal property includes things such as cash on hand, stocks, bonds, certificates of deposit, vehicle leases, interests in businesses, beneficial interests in trusts, money owed you (including, but not limited to, loans made as a candidate to your own campaign), Deferred Retirement Option Program (DROP) accounts, the Florida Prepaid College Plan, and bank accounts in which you have an ownership interest. Intangible personal property also includes investment products held in IRAs, brokerage accounts, and the Florida College Investment Plan. Note that the product contained in a brokerage account, IRA, or the Florida College Investment Plan is your asset—not the account or plan itself. Things like automobiles and houses you own, jewelry, and paintings are not intangible property. Intangibles relating to the same business entity may be aggregated; for example, CD's and savings accounts with the same bank.

Calculations: To determine whether the intangible property exceeds 10% of your total assets, total the fair market value of all of your assets (including real property, intangible property, and tangible personal property such as jewelry, furniture, etc.). When making this calculation, do not subtract any liabilities (debts) that may relate to the property. Multiply the total figure by 10% to arrive at the disclosure threshold. List only the intangibles that exceed this threshold amount. The value of a leased vehicle is the vehicle's present value minus the lease residual (a number which can be found on the lease document). Property that is only jointly owned property should be valued according to the percentage of your joint ownership. Property owned as tenants by the entirety or as joint tenants with right of survivorship, including bank accounts owned in such a manner, should be valued at 100%. None of your calculations or the value of the property have to be disclosed on the form.

Example: You own 50% of the stock of a small corporation that is worth \$100,000, the estimated fair market value of your home and other property (bank accounts, automobile, furniture, etc.) is \$200,000. As your total assets are worth \$250,000, you must disclose intangibles worth over \$25,000. Since the value of the stock exceeds this threshold, you should list "stock" and the name of the corporation. If your accounts with a particular bank exceed \$25,000, you should list "bank accounts" and bank's name.

PART E — LIABILITIES

[Required by s. 112.3145(3)(b)4, F.S.]

List the name and address of each creditor to whom you owed any amount that, at any time during the disclosure period, exceeded your net worth. You are not required to list the amount of any debt or your net worth. You do not have to disclose: credit card and retail installment accounts, taxes owed (unless reduced to a judgment), indebtedness on a life insurance policy owed to the company of issuance, or contingent liabilities. A "contingent liability" is one that will become an actual liability only when one or more future events occur or fail to occur, such as where you are liable only as a guarantor, surety, or endorser on a promissory note. If you are a "co-maker" and are jointly liable or jointly and severally liable, it is not a contingent liability.

Calculations: To determine whether the debt exceeds your net worth, total all of your liabilities (including promissory notes, mortgages, credit card debts, judgments against you, etc.). The amount of the liability of a vehicle lease is the sum of any past-due payments and all unpaid prospective lease payments. Subtract the sum total of your liabilities from the value of all your assets as calculated above for Part D. This is your "net worth." List each creditor to whom your debt exceeded this amount unless it is one of the types of indebtedness listed in the paragraph above (credit card and retail installment accounts, etc.). Joint liabilities with others for which you are "jointly and severally liable," meaning that you may be liable for either your part or the whole of the obligation, should be included in your calculations at 100% of the amount owed.

Example: You owe \$15,000 to a bank for student loans, \$5,000 for credit card debts, and \$60,000 (with spouse) to a savings and loan for a home mortgage. Your home (owned by you and your spouse) is worth \$80,000 and your other property is worth \$20,000. Since your net worth is \$20,000 (\$100,000 minus \$80,000), you must report only the name and address of the savings and loan.

PART F — INTERESTS IN SPECIFIED BUSINESSES

[Required by s. 112.3145, F.S.]

The types of businesses covered in this disclosure include: state and federally chartered banks; state and federal savings and loan associations; cemetery companies; insurance companies; mortgage companies; credit unions; small loan companies; alcoholic beverage licensees; pari-mutuel wagering companies, utility companies, entities controlled by the Public Service Commission; and entities granted a franchise to operate by either a city or a county government.

Disclose in this part the fact that you owned during the disclosure period an interest in, or held any of certain positions with, the types of businesses listed above. You are required to make this disclosure if you own or owned (either directly or indirectly in the form of an equitable or beneficial interest) at any time during the disclosure period more than 5% of the total assets or capital stock of one of the types of business entities listed above. You also must complete this part of the form for each of these types of businesses for which you are, or were at any time during the disclosure period, an officer, director, partner, proprietor, or agent (other than a resident agent solely for service of process).

If you have or held such a position or ownership interest in one of these types of businesses, list the name of the business, its address and principal business activity, and the position held with the business (if any). If you own(ed) more than a 5% interest in the business, indicate that fact and describe the nature of your interest.

PART G — TRAINING CERTIFICATION

[Required by s. 112.3142, F.S.]

If you are a Constitutional or elected municipal officer, appointed school superintendent, or a commissioner of a community redevelopment agency created under Part III, Chapter 163 whose service began before March 31 of the year for which you are filing, you are required to complete four hours of ethics training which addresses Article II, Section 8 of the Florida Constitution, the Code of Ethics for Public Officers and Employees, and the public records and open meetings laws of the state. You are required to certify on this form that you have taken such training.

RESOLUTION 2021-5

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Artisan lakes East Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida, and:

WHEREAS, pursuant to Chapter 190, Florida Statutes, the Board of Supervisors (“Board”) shall organize by election of its members as Chairperson and by directing a Secretary, and such other officers as the Board may deem necessary.

WHEREAS, the Board of Supervisors of the Artisan Lakes East Community Development District desire to appoint the below recited person(s) to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF OFFICERS OF THE DISTRICT. The following persons are appointed to the offices shown.

OFFICE	NAME OF OFFICE HOLDER
CHAIRPERSON	Travis Stagnitta
VICE-CHAIRPERSON	Cheri Bass
ASSISTANT SECRETARY	JD Humphreys
ASSISTANT SECRETARY	
ASSISTANT SECRETARY	Robert Lee
SECRETARY & TREASURER	JAMES P. WARD

SECTION 2. SEVERABILITY AND INVALID PROVISIONS. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 3. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

SECTION 4. PROVIDING FOR AN EFFECTIVE DATE. This Resolution shall become effective immediately upon passage.

RESOLUTION 2021-5

A RESOLUTION DESIGNATING CERTAIN OFFICERS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR SEVERABILITY AND INVALID PROVISIONS; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

PASSED AND ADOPTED this 6th day of May 2021.

ATTEST

**Artisan Lakes East Community
Development District**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

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**MINUTES OF MEETING
ARTISAN LAKES EAST
COMMUNITY DEVELOPMENT DISTRICT**

10 The Regular Meeting of the Board of Supervisors of the Artisan Lakes East Community Development
11 District was held on Thursday, March 4, 2021 at 4:00 P.M., at the Artisan Lakes Clubhouse, 4725 Los
12 Robles Court, Palmetto, Florida 34221.
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15 **Present and constituting a quorum:**

16 Travis Stagnitta Chairperson
17 Cheri Bass Vice Chairperson
18 JD Humpherys Assistant Secretary

19 **Absent:**

20 Robert Lee Assistant Secretary
21 Jennifer Gardner Assistant Secretary

22 **Also present were:**

23 James P. Ward District Manager
24 Wes Haber District Counsel
25 Victor Barbosa District Engineer

26 **Audience:**

27 All resident's names were not included with the minutes. If a resident did not identify
28 themselves or the audio file did not pick up the name, the name was not recorded in these
29 minutes.
30

31 **PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE**
32 **TRANSCRIBED IN *ITALICS*.**
33
34

35 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

36 District Manager James P. Ward called the meeting to order at approximately 4:23 p.m. He called roll
37 and all Members of the Board were present, save Supervisor Lee and Supervisor Gardner, constituting a
38 quorum.
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42 **SECOND ORDER OF BUSINESS**

Consideration of Minutes

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44 **I. December 3, 2020 Landowner's Meeting Minutes**
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46 Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. Hearing none,
47 he called for a motion to accept the Minutes into the record.
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On MOTION made by Mr. Travis Stagnitta, seconded by Mr. J.D. Humpherys, and with all in favor, the December 3, 2020 Landowner’s Meeting Minutes were accepted into the record.

II. December 3, 2020 Regular Meeting Minutes

Mr. Ward asked if there were any additions, corrections, or deletions to the Minutes. Hearing none, he called for a motion to approve the December 3, 2020 Regular Meeting Minutes.

On MOTION made by Mr. J.D. Humpherys, seconded by Ms. Cheri Bass, and with all in favor, the December 3, 2020 Regular Meeting Minutes were approved.

THIRD ORDER OF BUSINESS **Consideration of Resolution 2021-4**

Consideration of Resolution 2021-4 Approving the Proposed Fiscal Year 2022 Budget and setting the Public Hearing on Thursday, May 6, 2021 at 4:00 P.M. at the Artisan Lakes Clubhouse, 4725 Los Robles Court, Palmetto, Florida 34221

Mr. Ward: The Budget is the same as what you have seen in the prior years. The assessment rates for the debt service fund are exactly the same as what you have seen in the prior year. The assessment rate for the general fund is \$142.14 for Fiscal Year 2022 and it was \$141 dollars for Fiscal Year 2021. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Travis Stagnitta, seconded by Ms. Cheri Bass, and with all in favor, Resolution 2021-4 was adopted, and the Chair was authorized to sign.

FOURTH ORDER OF BUSINESS **Staff Reports**

I. District Attorney

No report.

II. District Engineer

No report.

III. District Manager

- a. Financial Statement for period ending November 30, 2020 (unaudited)**
- b. Financial Statement for period ending December 31, 2020 (unaudited)**
- c. Financial Statement for period ending January 31, 2021 (unaudited)**

No report.

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FIFTH ORDER OF BUSINESS

Audience Comments and Supervisor’s Requests

100 Mr. Ward if there were any Supervisor’s requests; there were none. He asked if there were any
101 audience comments or questions; there were none.

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SIXTH ORDER OF BUSINESS

Adjournment

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106 Mr. Ward adjourned the Meeting at approximately 4:27 p.m.

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On MOTION made by Ms. Cheri Bass, seconded by Mr. J.D. Humpherys, and with all in favor, the meeting was adjourned.

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Artisan Lakes East Community Development District

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James P. Ward, Secretary

Travis Stagnitta, Chairperson

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RESOLUTION 2021-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2022 BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

WHEREAS, the District Manager has, submitted to the Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Artisan Lakes East Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

WHEREAS, at least sixty (60) days prior to the adoption of the proposed annual budget (the "Proposed Budget"), the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), Florida Statutes; and

WHEREAS, the Board set May 6, 2021, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1st of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF ARTIAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, attached hereto as Exhibit "A," as amended by the Board pursuant to the adoption of this Resolution (and as amended by the District Manager, as permitted), is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted

RESOLUTION 2021-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2022 BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s Records Office and identified as “The Budget for Artisan Lakes East Community Development District for the Fiscal Year Ending September 30, 2022 ”, as adopted by the Board of Supervisors on May 6, 2021.

SECTION 2. Appropriations

There is hereby appropriated out of the revenues of the Artisan Lakes East Community Development District, for the fiscal year beginning October 1, 2021 and ending September 30, 2022, the sum of \$528,541.00 to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 102,780.00
DEBT SERVICE FUND	\$ <u>425,762.00</u>
TOTAL ALL FUNDS	\$ 528,541.00

SECTION 3. Supplemental Appropriations

Pursuant to Section 189.016, Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget(s) for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000.00.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

RESOLUTION 2021-6

THE ANNUAL APPROPRIATION RESOLUTION OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2022 BEGINNING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022.

Any budget amendments shall be in compliance with this Section 3 and Section 189.016 of the Florida Statutes, among other applicable laws. Among other things, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption.

SECTION 4. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 5. CONFLICT. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor's in conflict are hereby repealed to the extent of such conflict.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes East Community Development District.

PASSED AND ADOPTED this 6th day of May 2021.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2022

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL. 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year		Anticipated	Fiscal Year
	2021	Actual at	Year End	2022
	Budget	12/31/2020	09/30/2021	Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -
Assessment Revenue				
Assessments - On-Roll	\$ 59,500	\$ 38,379	\$ 59,500	\$ 59,984
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 59,500	\$ 38,379	\$ 59,500	\$ 59,984

Appropriations

Legislative

Board of Supervisor's Fees	\$ -	\$ -	\$ -	\$ -
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -

Executive

Professional - Management	\$ 20,000	\$ 5,417	\$ 20,000	\$ 20,000
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Financial and Administrative

Audit Services	\$ 4,300	\$ -	\$ 4,100	\$ 4,200
Accounting Services	\$ -	\$ -	\$ -	\$ -
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500

Other Contractual Services

Recording and Transcription	\$ -	\$ -	\$ -	\$ -
Legal Advertising	\$ 3,000	\$ 324	\$ 3,000	\$ 3,000
Trustee Services	\$ 5,800	\$ -	\$ 5,800	\$ 5,800
Dissemination Agent Services	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -
Bank Service Fees	\$ 360	\$ 69	\$ 360	\$ 360

Travel and Per Diem

	\$ -	\$ -	\$ -	\$ -
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Communications and Freight Services

Telephone	\$ -	\$ -	\$ -	\$ -
Postage, Freight & Messenger	\$ 750	\$ -	\$ 750	\$ 750

Rentals and Leases

Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -
Computer Services (Web Site)	\$ 2,000	\$ 100	\$ 2,000	\$ 2,000

Insurance

	\$ 5,200	\$ 5,381	\$ 5,381	\$ 5,800
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Subscriptions and Memberships

	\$ 175	\$ 175	\$ 175	\$ 175
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Printing and Binding

	\$ 750	\$ 191	\$ 700	\$ 700
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Office Supplies

	\$ -	\$ -	\$ -	\$ -
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Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022

Description	Fiscal Year		Anticipated	Fiscal Year
	2021	Actual at	Year End	2022
	Budget	12/31/2020	09/30/2021	Budget
Legal Services				
General Counsel	\$ 7,500	\$ 855	\$ 4,000	\$ 7,500
Boundary Amendment	\$ -	\$ -	\$ -	\$ -
Other General Government Services				
Engineering Services	\$ -	\$ -	\$ -	\$ -
Contingencies	\$ -	\$ -	\$ -	\$ -
Capital Outlay	\$ -	\$ -	\$ -	\$ -
Reserves				
Operational Reserve (Future Years)	\$ -	\$ -	\$ -	\$ -
Other Fees and Charges				
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 4,165	\$ -	\$ 4,165	\$ 4,199
Total Appropriations	\$ 59,500	\$ 12,512	\$ 55,931	\$ 59,984
Fund Balances:				
Change from Current Year Operations	\$ -	\$ 25,867	\$ 3,569	\$ -
Fund Balance - Beginning				
Restricted for Future Operations	\$ -	\$ -	\$ -	\$ -
Unassigned.	\$ 33,165	\$ 33,165	\$ 33,165	\$ 36,734
Total Fund Balance	\$ 33,165	\$ 59,032	\$ 36,734	\$ 36,734
Assessment Rate	\$ 141.00			\$ 142.14
Units Subject to Assessment	422			422

**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022**

FY 2022

Revenues and Other Sources

Carryforward	\$	-
Interest Income - General Account	\$	-

Appropriations

Legislative

Board of Supervisor's Fees	\$	-
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The Board's fees are statutorily set at \$200 for each meeting of the Board of Supervisor's not to exceed \$4,800 for each Fiscal Year. The Budgeted amount reflects that the anticipated meetings for the District. The current Board has waived the statutory authorized fees.

Executive

Professional - Management	\$	20,000
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The District retains the services of a professional management company - **JPWard and Associates, LLC** - which specializes in Community Development Districts. The firm brings a wealth of knowledge and expertise to the District.

Financial and Administrative

Audit Services	\$	4,200
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Statutorily required for the District to undertake an independent examination of its books, records and accounting procedures, if it's Revenues or Expenditures reach a certain threshold.

Accounting Services	\$	-
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For the Maintenance of the District's books and records on a daily basis.

Assessment Roll Preparation	\$	-
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For the preparation by the Financial Advisor of the Methodology for the General Fund and the Assessment Rolls including transmittal to the Collier County Property Appraiser.

Arbitrage Rebate Fees	\$	500
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For required Federal Compliance - this fee is paid for an in-depth analysis of the District's earnings on all of the funds in trust for the benefit of the Bondholder's to insure that the earnings rate does not exceed the interest rate on the Bond's.

Other Contractual Services

Recording and Transcription	\$	-
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Legal Advertising	\$	3,000
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Trustee Services	\$	5,800
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With the issuance of the District's Bonds, the District is required to maintain the accounts established for the Bond Issue with a bank that holds trust powers in the State of Florida. The primary purpose of the trustee is to safeguard the assets of the Bondholder's, to insure the timely payment of the principal and interest due on the Bonds, and to insure the investment of the funds in the trust are made pursuant to the requirements of the trust.

Dissemination Agent Services	\$	5,000
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With the issuance of the District's Bonds, the District is required to report on a periodic basis the same information that is contained in the Official Statement that was issued for the Bonds. These requirements are pursuant to requirements of the Securities and Exchange Commission and sent to national repositories.

Property Appraiser Fees	\$	-
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Bank Service Fees	\$	360
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Travel and Per Diem

	\$	-
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Communications and Freight Services

Telephone	\$	-
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Postage, Freight & Messenger	\$	750
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Rentals and Leases

Miscellaneous Equipment	\$	-
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Computer Services (Web Site Maintenance)	\$	2,000
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Insurance	\$	5,800
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**Artisan Lakes East Community Development District
General Fund - Budget
Fiscal Year 2022**

Subscriptions and Memberships	\$	175
Printing and Binding	\$	700
Office Supplies	\$	-
Legal Services		
General Counsel	\$	7,500
The District's general council provides on-going legal representation relating to issues such as public finance, public bidding, rulemaking, open meetings, public records, real property dedications, conveyances and contracts. In this capacity, they provide services as "local government lawyers".		
Other General Government Services		
Engineering Services	\$	-
The District's engineering firm provides a broad array of engineering, consulting and construction services, which assists the District in crafting solutions with sustainability for the long term interests of the Community while recognizing the needs of government, the environment and maintenance of the District's facilities.		
Contingencies	\$	-
Reserves		
Operational Reserve (Future Years)	\$	-
The District has established an operational reserve to cover expenses that occur before assessment monies are received, and/or other expenses that may arise that are not anticipated in the Budget.		
Other Fees and Charges		
Discounts and Tax Collector Fees	\$	4,199
4% Discount permitted by Law for early payment and 3% Tax Collector Fee and Property Appraiser Fee		
Total Appropriations:		<u>\$ 59,984</u>

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018 Bonds - Budget
Fiscal Year 2022

Description	Fiscal Year 2021 Budget	Actual at 12/31/2020	Anticipated Year End 09/30/2021	Fiscal Year 2022 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1	\$ 3	\$ -
Reserve Account	\$ -	\$ 2	\$ 4	\$ -
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Capitalized Interest Account	\$ -	\$ 0	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll	\$ 425,762	\$ 275,946	\$ 425,762	\$ 425,762
Special Assessment - Off-Roll	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment	\$ -	\$ -	\$ -	\$ -
Contributions - Private Sources				
Taylor Morrison	\$ -	\$ 5,668	\$ 5,668	\$ -
Total Revenue & Other Sources	\$ 425,762	\$ 281,618	\$ 431,437	\$ 425,762
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory	\$ 95,000	\$ -	\$ 95,000	\$ 100,000
Principal Debt Service - Early Redemptions				
Interest Expense	\$ 304,130	\$ 150,070	\$ 304,130	\$ 296,150
Other Fees and Charges				
Discounts for Early Payment	\$ 27,939	\$ -	\$ 27,939	\$ 27,731
Operating Transfers Out	\$ -	\$ -	\$ -	\$ -
Total Expenditures and Other Uses	\$ 332,069	\$ 150,070	\$ 427,069	\$ 423,881
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 131,548	\$ 4,368	\$ 1,881
Fund Balance - Beginning	\$ 343,356	\$ 343,356	\$ 343,356	\$ 347,724
Fund Balance - Ending	\$ 343,356	\$ 474,904	\$ 347,724	\$ 349,605

Restricted Fund Balance:

Reserve Account Requirement	\$ 199,004
Restricted for November 1, 2022 Interest Payment	\$ 145,975
Total - Restricted Fund Balance:	\$ 344,979

Description of Product	Number of Units	FY 2021 Rate	FY 2022 Rate
Single Family 30' - 39'	0	\$ -	\$ -
Single Family 40' - 49'	198	\$ 848.98	\$ 848.98
Single Family 50' - 59'	130	\$ 1,061.22	\$ 1,061.22
Single Family 60' - 69'	94	\$ 1,273.46	\$ 1,273.46
Total:	422		

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
Par Amount Issued:		\$ 6,060,000	Varies		
5/1/2019				\$ 110,669.53	
11/1/2019				\$ 152,065.00	\$ 262,735
5/1/2020	\$ 95,000		4.20%	\$ 152,065.00	
11/1/2020				\$ 150,070.00	\$ 397,135
5/1/2021	\$ 95,000		4.20%	\$ 150,070.00	
11/1/2021				\$ 148,075.00	\$ 393,145
5/1/2022	\$ 100,000		4.20%	\$ 148,075.00	
11/1/2022				\$ 145,975.00	\$ 394,050
5/1/2023	\$ 105,000		4.20%	\$ 145,975.00	
11/1/2023				\$ 143,770.00	\$ 394,745
5/1/2024	\$ 110,000		4.20%	\$ 143,770.00	
11/1/2024				\$ 141,460.00	\$ 395,230
5/1/2025	\$ 115,000		4.55%	\$ 141,460.00	
11/1/2025				\$ 138,843.75	\$ 395,304
5/1/2026	\$ 120,000		4.55%	\$ 138,843.75	
11/1/2026				\$ 136,113.75	\$ 394,958
5/1/2027	\$ 125,000		4.55%	\$ 136,113.75	
11/1/2027				\$ 133,270.00	\$ 394,384
5/1/2028	\$ 130,000		4.55%	\$ 133,270.00	
11/1/2028				\$ 130,312.50	\$ 393,583
5/1/2029	\$ 140,000		4.55%	\$ 130,312.50	
11/1/2029				\$ 127,127.50	\$ 397,440
5/1/2030	\$ 145,000		5.10%	\$ 127,127.50	
11/1/2030				\$ 123,430.00	\$ 395,558
5/1/2031	\$ 155,000		5.10%	\$ 123,430.00	
11/1/2031				\$ 119,477.50	\$ 397,908
5/1/2032	\$ 160,000		5.10%	\$ 119,477.50	
11/1/2032				\$ 115,397.50	\$ 394,875
5/1/2033	\$ 170,000		5.10%	\$ 115,397.50	
11/1/2033				\$ 111,062.50	\$ 396,460
5/1/2034	\$ 180,000		5.10%	\$ 111,062.50	
11/1/2034				\$ 106,472.50	\$ 397,535
5/1/2035	\$ 185,000		5.10%	\$ 106,472.50	
11/1/2035				\$ 101,755.00	\$ 393,228
5/1/2036	\$ 195,000		5.10%	\$ 101,755.00	
11/1/2036				\$ 96,782.50	\$ 393,538
5/1/2037	\$ 205,000		5.10%	\$ 96,782.50	
11/1/2037				\$ 91,555.00	\$ 393,338
5/1/2038	\$ 220,000		5.10%	\$ 91,555.00	
11/1/2038				\$ 85,945.00	\$ 397,500
5/1/2039	\$ 230,000		5.10%	\$ 85,945.00	
11/1/2039				\$ 80,080.00	\$ 346,025
5/1/2040	\$ 240,000		5.20%	\$ 80,080.00	
11/1/2040				\$ 73,840.00	\$ 393,920
5/1/2041	\$ 255,000		5.20%	\$ 73,840.00	

Artisan Lakes East Community Development District

Debt Service Fund - Series 2018

Description	Principal Prepayments	Principal	Coupon Rate	Interest	Annual Debt Service
11/1/2041				\$ 67,210.00	\$ 396,050
5/1/2042		\$ 270,000	5.20%	\$ 67,210.00	
11/1/2042				\$ 60,190.00	\$ 127,400
5/1/2043		\$ 280,000	5.20%	\$ 60,190.00	
11/1/2043				\$ 52,910.00	\$ 393,100
5/1/2044		\$ 295,000	5.20%	\$ 52,910.00	
11/1/2044				\$ 45,240.00	\$ 393,150
5/1/2045		\$ 315,000	5.20%	\$ 45,240.00	
11/1/2045				\$ 37,050.00	\$ 397,290
5/1/2046		\$ 330,000	5.20%	\$ 37,050.00	
11/1/2046				\$ 28,470.00	\$ 395,520
5/1/2047		\$ 345,000	5.20%	\$ 28,470.00	
11/1/2047				\$ 19,500.00	\$ 392,970
5/1/2048		\$ 365,000	5.20%	\$ 19,500.00	
11/1/2048				\$ 10,010.00	\$ 394,510
5/1/2049		\$ 385,000	5.20%	\$ 10,010.00	
					\$ 395,010

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the “County”); and

WHEREAS, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2022 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2022; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the district; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” and “B” the Budget and Methodology respectively; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District’s operations and maintenance budget; and

WHEREAS, it is in the best interests of the District to adopt the General Fund Special Assessment Methodology of the Artisan Lakes East Community Development District (the “Methodology”) attached to this Resolution as Exhibit “B” and incorporated as a material part of this Resolution by this reference: and

WHEREAS, it is in the best interests of the District to adopt the Assessment Roll of the Artisan Lakes East Community Development District (the “Assessment Roll”) attached to this Resolution as Table 1 contained in Exhibit “B” and incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on those properties noted on Table 1 contained in Exhibit “B” to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” and “B” the Budget and Methodology respectively confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “B” and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit “B” the Methodology. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST. The collection of the previously levied debt service assessments and operation and maintenance special assessments on lands in Table 1 of Exhibit “B” shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial assessments, as well as any future installments of special assessments securing debt service – shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the special assessments, or, in the case of operations and maintenance assessments, at the applicable statutory prejudgment interest rate. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170 of the Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll, attached to this Resolution as Table 1 to Exhibit “B,” is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Artisan Lakes East Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

SECTION 6. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2021-7

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTIAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL AND APPROVING THE GENERAL FUND SPECIAL ASSESSMENT METHODOLOGY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.

SECTION 8. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes Community Development District.

PASSED AND ADOPTED this 6th day of May 2021.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

EXHIBIT B

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Methodology
Fiscal Year 2022 – General Fund

Prepared by:

04/15/2021

JPWard & Associates LLC

JAMES P. WARD

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FORT LAUDERDALE, FLORIDA 33308

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SPECIAL ASSESSMENT METHODOLOGY

1.0 PURPOSE

This report is intended to introduce to the Artisan Lakes East Community Development District an operations methodology to fund the annual operations and maintenance requirements for the District. The methodology will outline the properties within the District that are subject to the Assessment and the benefit conferred on each property by the services and projects provided by the Districts' operational and maintenance activities. This report covers the District Fiscal Year 2022, which begins on October 1, 2021 and ends on September 30, 2022.

The Methodology will have two (2) primary objectives: (1) to determine the special and peculiar benefits that flow to the assessable properties in the District; and (2) apportioning the proportionate benefits on a basis that is fair and reasonable. The Methodology herein is intended to set forth a framework to apportion the costs associated with the operations and maintenance expenditures benefiting properties on a fair and equitable apportionment. The report is designed to conform to the requirements of Chapter's 189, 190 and 197, Florida Statutes and is consistent with the District's understanding of the case law on this subject.

2.0 BACKGROUND

The Artisan Lakes East Community Development District ("District") is an independent local unit of, special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance 07-64, adopted of the Board of County Commissioners of Manatee County, Florida which became effective on August 16th, 2007.

The District currently encompasses approximately eight hundred fifty-four (854.285) acres of land located entirely within Manatee County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

A District provides the "solution" to Florida's need to provide valuable community infrastructure generated by growth, ultimately without overburdening other governments and their taxpaying residents. Community Development Districts represent a major advancement in Florida's effort to manage its growth effectively and efficiently. This allows a

community to establish higher construction standards, meanwhile providing a long-term solution to the operation and maintenance of the community's facilities.

3.0 REQUIREMENTS FOR A VALID ASSESSMENT METHODOLOGY

Valid assessments under Florida Law have two (2) requirements. First, the properties assessed must receive a special and peculiar benefit as a logical connection from the systems and services constituting improvements. The courts recognize the special benefits that flow as a logical connection peculiar to the property which in turn may result in decreased insurance premiums, increased value and marketability. Second, the assessments must be fairly and reasonably apportioned in relation to the benefit received by the various properties being assessed.

If these two tests for lienability are determined in a manner that is informed and non-arbitrary by the Board of Supervisors of the District, as a legislative determination, then the special assessments may be levied, imposed and collected as a first lien on the property. Florida courts have found that it is not necessary to calculate benefit with mathematical precision at the time of imposition and levy so long as the levying and imposition process is not arbitrary, capricious or unfair.

4.0 ASSESSMENT ALLOCATION STRUCTURE

Special and peculiar benefits flow as a logical connection to the property from the operation and maintenance related services provided as a logical consequence to the property within the boundary of the District. These special benefits are peculiar to the acreage and later down to the actual platted units or parcels. The special benefits that justify imposing the assessment on the acreage include enhanced enjoyment and increased use, which may result in such positive consequences as increased value and marketability and decreased insurance premiums when levied on the various platted units or parcels of property.

5.0 ASSIGNMENT OF ASSESSMENTS

The apportionment of benefit in such a methodology report is based on accepted practices for the fair and equitable apportionment of special benefits in accordance with applicable laws and the procedure for the imposition, levy and collection of non ad valorem special assessments as set forth in the District Act and in conformity with State Laws applicable to such assessments.

The standard assessment analysis utilizes an allocation based upon the benefit that a property receives from each separate component of the District's O&M activities. The Fiscal Year 2021 General Fund Budget is financial and administrative in nature so the assessments should be

based equally and ratably on an equivalent number of residential units assigned to the property. As such, each benefitted, residential unit (as identified in the assessment roll) is assigned one Equivalent Residential Unit (ERU).

6.0 ASSESSMENT ROLL

As described above, the allocation associated with the District’s General Fund Activities are distributed across all assessable, benefitted units within the boundaries of the District. Table 1 provides the assessment roll based on updated parcel account information provided by the Manatee County Property Appraiser’s office assigning the appropriate parcel identification numbers for the lands currently platted within the boundaries of the District. A portion of the developable land is platted and the appropriate parcel identification numbers assigned by the Property Appraiser are known, the following table will only be updated to reflect any changes in ownership within the boundaries of the Development.



**Artisan Lakes East Community Development District
Assessment Roll - Fiscal Year 2022
Table 1**

Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
604500139	2021 BOND SERIES	109	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	THAT PART OF THE FOLLOWING DESC PARCEL LYING WITHIN ARTISAN LAKES EAST CDD: ARTISAN LAKES PH 1C: A PARCEL OF LAND LYING WITHIN SEC 9 & 16, TWN 33S, RNG 18E, & BEING MORE	\$ 10,618.93
604500229	2021 BOND SERIES	218	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	ARTISON LAKES TAKEDOWN PARCEL 4: A PARCEL OF LAND LYING WITHIN SEC 9 & 16 TWN 33S RNG 18E & BEING MORE PART DESC AS FOLLOWS: COM AT A RR SPIKE MARKING THE E1/4 COR OF SEC 9,	\$ 21,237.86
604500359	2021 BOND SERIES	122	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	A PARCEL OF LAND LYING IN SEC 9, TWN 33S, RNG 18E MANATEE COUNTY, FL AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SE COR OF SD SEC 9, RUN TH ALG THE E BDRY OF SD SEC	\$ 11,885.41
604500409	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	THAT PART OF THE FOLLOWING DESC PARCEL LYING WITHIN ARTISAN LAKES EAST CDD PER OR 2806 PG 3285; TAKEDOWN PARCEL #5; A PARCEL OF LAND LYING WITHIN SEC 9, 16 & 17 TWN 33S RNG 18E &	\$ -
610900449	Z - NO ASSESSMENT	0	SUBURBAN LAND RESERVE INC	NE1/4, N1/2 OF SW1/4, SW1/4 OF SW1/4 (GROVE) LESS .957 AC M/L FOR I-75 R/W AS DESC IN ORB 867 P 441, BEING MORE PARTICULARLY DESC AS: THAT PART OF THE SW1/4 OF SW1/4 OF SEC	\$ -
610900529	Z - NO ASSESSMENT	0	MANATEE COUNTY	A TRACT OF LAND LYING IN THE SW1/4 OF THE SE1/4 OF SEC 16 TWN 33S RNG 18E, MANATEE COUNTY FL & DESC AS FOLLOWS: COM AT THE SW COR OF SD SW1/4 OF THE SE1/4 OF SEC 16, TH N 00 DEG	\$ -
610900759	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	THAT PART OF THE FOLLOWING DESC PARCEL LYING WITHIN ARTISAN LAKES EAST CCD PER OR 2806 PG 3285; ARTISAN LAKES PH I: A PARCEL OF LAND LYING WITHIN SECS 16 & 17, TWN 33, RNG 18,	\$ -
610910209	Z - NO ASSESSMENT	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT A-2 (PRIVATE RD) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1020/9	\$ -
610911309	Z - NO ASSESSMENT	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT	TRACT C-6 (CONSERVATION EASMT) ARTISAN LAKES ESPLANADE PH I SP A,B,C&D PI#6109.1130/9	\$ -
610923559	60'	1	NAVAS, KELLY JEAN	LOT 1, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2355/9	\$ 97.42
610923609	60'	1	RIVERA, CHRISTIAN	LOT 2, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2360/9	\$ 97.42
610923659	60'	1	DEL PONTE, STEPHEN CHRISTOPHER	LOT 3, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2365/9	\$ 97.42
610923709	60'	1	WILLIAMS, KENDALL	LOT 4, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2370/9	\$ 97.42
610923759	60'	1	KHAN, KAMAL	LOT 5, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2375/9	\$ 97.42
610923809	60'	1	SCHAEFER, DENISE NICHOL	LOT 6, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2380/9	\$ 97.42
610923859	60'	1	KIBBEY, GARY E	LOT 7, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2385/9	\$ 97.42
610923909	60'	1	MILLER, ANDREW	LOT 8, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2390/9	\$ 97.42
610923959	60'	1	BECHLER, KILEY MAE	LOT 9, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2395/9	\$ 97.42
610924009	60'	1	ERICKSEN, DAWN L	LOT 10, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2400/9	\$ 97.42
610924059	60'	1	BUTTA, JEFFREY JOHN	LOT 11, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2405/9	\$ 97.42
610924109	60'	1	DAY, JAY	LOT 12, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2410/9	\$ 97.42
610924159	60'	1	PHILLIPS, PATRICIA ANN	LOT 13, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2415/9	\$ 97.42
610924209	60'	1	HALL, MICHAEL DOUGLAS	LOT 14, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2420/9	\$ 97.42
610924259	60'	1	SOUTHON, JOHN ALBERT JR	LOT 15, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2425/9	\$ 97.42
610924309	60'	1	BATES, MATTHEW	LOT 16, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2430/9	\$ 97.42
610924359	60'	1	WARD, BRADLEY TRIPPLETT	LOT 17, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2435/9	\$ 97.42
610924409	60'	1	CASSELBURY, TRACY ANN	LOT 18, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2440/9	\$ 97.42
610924459	60'	1	LAMB, BRIAN CORNELL	LOT 19, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2445/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610924509	60'	1	RIMAS, KOLETA	LOT 20, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2450/9	\$ 97.42
610924559	60'	1	DUNBAR, LA VERN BAKER	LOT 21, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2455/9	\$ 97.42
610924609	60'	1	PORCO, AMANDA CHIARA	LOT 22, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2460/9	\$ 97.42
610924659	60'	1	WILSON, NATHAN JAMES	LOT 23, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2465/9	\$ 97.42
610924709	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 24, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2470/9	\$ 97.42
610924759	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 25, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2475/9	\$ 97.42
610924809	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 26, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2480/9	\$ 97.42
610924859	60'	1	MEYER, RACHEL ELISE	LOT 27, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2485/9	\$ 97.42
610924909	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 28, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2490/9	\$ 97.42
610924959	60'	1	PARKER, JEFFERY WILLIAM	LOT 29, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2495/9	\$ 97.42
610925009	60'	1	SUTHERLAND, RUKEYA DANEEN	LOT 30, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2500/9	\$ 97.42
610925059	60'	1	BAIN, RICARDO	LOT 31, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2505/9	\$ 97.42
610925109	60'	1	CLARK, ALVIN LAVON	LOT 32, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2510/9	\$ 97.42
610925159	60'	1	NICHOLS, STEPHEN M	LOT 33, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2515/9	\$ 97.42
610925209	60'	1	TOLENTINO, RAMON LUIS	LOT 34, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2520/9	\$ 97.42
610925259	60'	1	MILLEDGE, LASTINGS DURELL	LOT 35, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2525/9	\$ 97.42
610925309	60'	1	WATSON, GARETH ANTHONY	LOT 36, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2530/9	\$ 97.42
610925359	60'	1	TARDIF, MARK A	LOT 37, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2535/9	\$ 97.42
610925409	60'	1	MORRIS, JEFFREY ANDREW	LOT 38, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2540/9	\$ 97.42
610925459	60'	1	HUNTOON, JONATHAN MATTHEW	LOT 39, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2545/9	\$ 97.42
610925509	60'	1	BRUNK, SHAWN MICHAEL	LOT 40, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2550/9	\$ 97.42
610925559	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 41, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2555/9	\$ 97.42
610925609	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 42, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2560/9	\$ 97.42
610925659	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 43, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2565/9	\$ 97.42
610925709	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 44, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2570/9	\$ 97.42
610925759	60'	1	WEBB, TRINA ODOM	LOT 45, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2575/9	\$ 97.42
610925809	60'	1	MINTON, LISETTE MONTANEZ	LOT 46, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2580/9	\$ 97.42
610925859	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 47, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2585/9	\$ 97.42
610925909	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 48, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2590/9	\$ 97.42
610925959	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 49, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2595/9	\$ 97.42
610926009	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 50, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2600/9	\$ 97.42
610926059	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 51, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2605/9	\$ 97.42
610926109	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 52, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2610/9	\$ 97.42
610926159	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 53, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2615/9	\$ 97.42
610926209	60'	1	DIGDO, WILLIAM J JR	LOT 54, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2620/9	\$ 97.42

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610926259	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 55, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2625/9	\$ 97.42
610926309	60'	1	BOE, KENDRA LEE	LOT 56, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2630/9	\$ 97.42
610926359	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 57, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2635/9	\$ 97.42
610926409	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 58, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2640/9	\$ 97.42
610926459	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 59, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2645/9	\$ 97.42
610926509	60'	1	JOHNSON, OC	LOT 60, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2650/9	\$ 97.42
610926559	60'	1	MORIN, JONATHAN WILLIAM	LOT 61, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2655/9	\$ 97.42
610926609	60'	1	DVORSCAK, MICHAEL JOSEPH	LOT 62, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2660/9	\$ 97.42
610926659	60'	1	TAYLOR, JONATHAN DEION	LOT 63, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2665/9	\$ 97.42
610926709	60'	1	NICOLETTI, BRIAN EDWARD	LOT 64, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2670/9	\$ 97.42
610926759	60'	1	NIETO, NATALIE APRIL MICHELLE	LOT 65, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2675/9	\$ 97.42
610926809	60'	1	PHILLIPS, SHAQUANTA DENISE	LOT 66, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2680/9	\$ 97.42
610926859	60'	1	HOFFMAN, DUSTIN JAMES	LOT 67, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2685/9	\$ 97.42
610926909	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 68, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2690/9	\$ 97.42
610926959	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 69, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2695/9	\$ 97.42
610927009	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 70, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2700/9	\$ 97.42
610927059	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 71, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2705/9	\$ 97.42
610927109	60'	1	MUNGOVAN, CHARLES	LOT 72, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2710/9	\$ 97.42
610927159	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 73, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2715/9	\$ 97.42
610927209	60'	1	KEARBAY, RICHARD LEE	LOT 74, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2720/9	\$ 97.42
610927259	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 75, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2725/9	\$ 97.42
610927309	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 76, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2730/9	\$ 97.42
610927359	60'	1	HENDRIXON, DAVID ALAN	LOT 77, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2735/9	\$ 97.42
610927409	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 78, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2740/9	\$ 97.42
610927459	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 79, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2745/9	\$ 97.42
610927509	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 80, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2750/9	\$ 97.42
610927559	60'	1	GROOMS, JOY DAVENPORT	LOT 81, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2755/9	\$ 97.42
610927609	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 82, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2760/9	\$ 97.42
610927659	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 83, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2765/9	\$ 97.42
610927709	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 84, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2770/9	\$ 97.42
610927759	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 85, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2775/9	\$ 97.42
610927809	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 86, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2780/9	\$ 97.42
610927859	60'	1	THOMPSON, WILLIAM DEWAYNE	LOT 87, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2785/9	\$ 97.42
610927909	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 88, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2790/9	\$ 97.42
610927959	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 89, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2795/9	\$ 97.42

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610928009	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 90, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2800/9	\$ 97.42
610928059	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 91, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2805/9	\$ 97.42
610928109	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 92, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2810/9	\$ 97.42
610928159	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 93, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2815/9	\$ 97.42
610928209	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 94, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2820/9	\$ 97.42
610928259	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 95, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2825/9	\$ 97.42
610928309	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 96, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2830/9	\$ 97.42
610928359	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 97, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2835/9	\$ 97.42
610928409	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 98, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2840/9	\$ 97.42
610928459	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 99, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2845/9	\$ 97.42
610928509	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 100, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2850/9	\$ 97.42
610928559	42'	1	BECICH, ANTHONY	LOT 101, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2855/9	\$ 97.42
610928609	42'	1	KIMM, MICHAEL RICHARD	LOT 102, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2860/9	\$ 97.42
610928659	42'	1	GREER, SCOTT	LOT 103, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2865/9	\$ 97.42
610928709	42'	1	HIRVELA, BRADLEY R	LOT 104, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2870/9	\$ 97.42
610928759	42'	1	FERREL, MATTHEW	LOT 105, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2875/9	\$ 97.42
610928809	42'	1	CHAMBERS, MICHAEL II	LOT 106, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2880/9	\$ 97.42
610928859	42'	1	PRESHA, TRACY Y	LOT 107, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2885/9	\$ 97.42
610928909	42'	1	SMITH, GREGORY	LOT 108, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2890/9	\$ 97.42
610928959	42'	1	THIRAKOUNE, CHANSANA	LOT 109, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2895/9	\$ 97.42
610929009	42'	1	BALDWIN, AARON	LOT 110, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2900/9	\$ 97.42
610929059	42'	1	GARRETT, NICKOLUS	LOT 111, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2905/9	\$ 97.42
610929109	42'	1	HEMINGWAY, PATRICIA ANN	LOT 112, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2910/9	\$ 97.42
610929159	42'	1	CHRISTIANO, DESIREE A	LOT 113, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2915/9	\$ 97.42
610929209	42'	1	FASEL, MARK D	LOT 114, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2920/9	\$ 97.42
610929259	42'	1	WALLACE, JONATHAN F	LOT 115, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2925/9	\$ 97.42
610929309	42'	1	FERGUSON, PATRICK H	LOT 116, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2930/9	\$ 97.42
610929359	42'	1	ALEXANDER, TRACY	LOT 117, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2935/9	\$ 97.42
610929409	42'	1	DUTCHER, THOMAS	LOT 118, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2940/9	\$ 97.42
610929459	42'	1	WILLIAMS, SAMANTHA	LOT 119, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2945/9	\$ 97.42
610929509	42'	1	WRIGHT, JAMES	LOT 120, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2950/9	\$ 97.42
610929559	42'	1	LEN, LAWRENCE	LOT 121, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2955/9	\$ 97.42
610929609	42'	1	HUNT, RAMONA LEIGH	LOT 122, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2960/9	\$ 97.42
610929659	42'	1	THIEL, DYLAN	LOT 123, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2965/9	\$ 97.42
610929709	42'	1	MIRANDA, ALEXANDRA	LOT 124, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2970/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610929759	42'	1	LEACH, JEFFREY	LOT 125, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2975/9	\$ 97.42
610929809	42'	1	ROMEO, SUSAN	LOT 126, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2980/9	\$ 97.42
610929859	42'	1	RUNNELS, ZACHARY	LOT 127, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2985/9	\$ 97.42
610929909	42'	1	LAM, DANIEL	LOT 128, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2990/9	\$ 97.42
610929959	42'	1	GLICKENHAUS, MATTHEW	LOT 129, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.2995/9	\$ 97.42
610930009	42'	1	ROOSA, MICHAEL	LOT 130, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3000/9	\$ 97.42
610930059	42'	1	COBB, AMANDA	LOT 131, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3005/9	\$ 97.42
610930109	42'	1	WATTERS, GARRETT	LOT 132, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3010/9	\$ 97.42
610930159	42'	1	NADER, MICHAEL	LOT 133, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3015/9	\$ 97.42
610930209	42'	1	MOYER, BRANDI H	LOT 134, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3020/9	\$ 97.42
610930259	42'	1	CATON, ADAM L	LOT 135, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3025/9	\$ 97.42
610930309	42'	1	HOLMES, VIVIAN	LOT 136, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3030/9	\$ 97.42
610930359	42'	1	LYNCH, PAUL M	LOT 137, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3035/9	\$ 97.42
610930409	42'	1	NG, BRIAN GEECHONG	LOT 138, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3040/9	\$ 97.42
610930459	42'	1	EVANGELISTA, ANGELA	LOT 139, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3045/9	\$ 97.42
610930509	42'	1	MARTINEZ, PEDRO	LOT 140, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3050/9	\$ 97.42
610930559	42'	1	DEMARK, MICHAEL	LOT 141, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3055/9	\$ 97.42
610930609	42'	1	ALVAREZ, MELISSA	LOT 142, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3060/9	\$ 97.42
610930659	42'	1	CPI/AMHERST SFR PROGRAM II OWNER LLC	LOT 143, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3065/9	\$ 97.42
610930709	42'	1	SHERMAN, BRITTANY	LOT 144, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3070/9	\$ 97.42
610930759	42'	1	WILSON, DAVID W	LOT 145, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3075/9	\$ 97.42
610930809	42'	1	MYKOO, YURI H	LOT 146, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3080/9	\$ 97.42
610930859	42'	1	AVILES, ANGEL	LOT 147, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3085/9	\$ 97.42
610930909	42'	1	LABELL, TAYLOR	LOT 148, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3090/9	\$ 97.42
610930959	42'	1	RICHARDS, BRYAN	LOT 149, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3095/9	\$ 97.42
610931009	42'	1	WATSON, CHRISTOPHER	LOT 150, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3100/9	\$ 97.42
610931059	42'	1	GUERRA, JESUS CARRILLO	LOT 151, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3105/9	\$ 97.42
610931109	42'	1	PRATER, JIMMIE L	LOT 152, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3110/9	\$ 97.42
610931159	42'	1	MITCHELL, REGINALD SR	LOT 153, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3115/9	\$ 97.42
610931209	42'	1	HUBBS, BROOKE LINDSEY	LOT 154, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3120/9	\$ 97.42
610931259	42'	1	SMITH, ROBERT L	LOT 155, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3125/9	\$ 97.42
610931309	42'	1	GIL, ARMANDO	LOT 156, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3130/9	\$ 97.42
610931359	42'	1	CARUSO, ANNETTE	LOT 157, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3135/9	\$ 97.42
610931409	42'	1	BLANEY, ALDEN TRENT	LOT 158, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3140/9	\$ 97.42
610931459	42'	1	ARDELJAN, ELIZABETH LINA	LOT 159, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3145/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610931509	42'	1	WRIGHT, SPENCER	LOT 160, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3150/9	\$ 97.42
610931559	42'	1	WINDSOR, RANDY ALAN	LOT 161, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3155/9	\$ 97.42
610931609	42'	1	DENOFA, JAMES	LOT 162, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3160/9	\$ 97.42
610931659	42'	1	FORESTAL, EUGENE	LOT 163, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3165/9	\$ 97.42
610931709	42'	1	PAGE, KENNETH ALLEN	LOT 164, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3170/9	\$ 97.42
610931759	42'	1	CARRION, FREDDIE	LOT 165, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3175/9	\$ 97.42
610931809	42'	1	MATTHEWS, EARL D SR	LOT 166, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3180/9	\$ 97.42
610931859	42'	1	POLLOCK, ALBERT	LOT 167, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3185/9	\$ 97.42
610931909	42'	1	HIGHT, FREDRICK R JR	LOT 168, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3190/9	\$ 97.42
610931959	42'	1	LIZARDI, CHRISTIAN TYLER	LOT 169, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3195/9	\$ 97.42
610932009	42'	1	GREEN, CHRISTOPHER VAUGHN	LOT 170, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3200/9	\$ 97.42
610932059	42'	1	JABLONSKI, JOE EVAN	LOT 171, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3205/9	\$ 97.42
610932109	42'	1	TOLLIS, LAURA LEE	LOT 172, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3210/9	\$ 97.42
610932159	42'	1	GUARD, HOWARD	LOT 173, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3215/9	\$ 97.42
610932209	42'	1	WALL, CHRISTOPHER	LOT 174, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3220/9	\$ 97.42
610932259	42'	1	ENGELS, RYAN	LOT 175, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3225/9	\$ 97.42
610932309	42'	1	BAKER, BRETT	LOT 176, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3230/9	\$ 97.42
610932359	42'	1	GRANT, COLLIN ANTHONY	LOT 177, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3235/9	\$ 97.42
610932409	42'	1	PANICCIA, EUGENE FRANCIS	LOT 178, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3240/9	\$ 97.42
610932459	42'	1	ZAJKOWSKI, PIOTR	LOT 179, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3245/9	\$ 97.42
610932509	42'	1	MACMAC, KATHLEENE	LOT 180, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3250/9	\$ 97.42
610932559	42'	1	SHEA, MICHELLE	LOT 181, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3255/9	\$ 97.42
610932609	42'	1	RESCHKE, JESSICA	LOT 182, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3260/9	\$ 97.42
610932659	42'	1	MCWHIRT, ROBERT	LOT 183, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3265/9	\$ 97.42
610932709	42'	1	WILSON, REGINALD	LOT 184, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3270/9	\$ 97.42
610932759	42'	1	CHILDS, BELINDA	LOT 185, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3275/9	\$ 97.42
610932809	42'	1	NAYLOR, JULIE	LOT 186, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3280/9	\$ 97.42
610932859	42'	1	GUARIN, MARIO	LOT 187, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3285/9	\$ 97.42
610932909	42'	1	SMITH, CHRISTOPHER HODGE	LOT 188, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3290/9	\$ 97.42
610932959	42'	1	BRITTON, BUCHANAN CLYDE	LOT 189, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3295/9	\$ 97.42
610933009	42'	1	WISE, FRANCES	LOT 190, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3300/9	\$ 97.42
610933059	42'	1	KURTZ, WILLIAM	LOT 191, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3305/9	\$ 97.42
610933109	42'	1	BROWN, RICHARD ALLEN	LOT 192, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3310/9	\$ 97.42
610933159	42'	1	KRAHMER, BLAYNE	LOT 193, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3315/9	\$ 97.42
610933209	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 194, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3320/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610933259	42'	1	WRIGHT, STEPHANIE	LOT 195, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3325/9	\$ 97.42
610933309	42'	1	RICHARDSON, CHRISTOPHER M	LOT 196, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3330/9	\$ 97.42
610933359	42'	1	EMANUEL, JAMES	LOT 197, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3335/9	\$ 97.42
610933409	42'	1	MUSCIANO, GIULIO	LOT 198, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3340/9	\$ 97.42
610933459	42'	1	MONTANEZ, ERICA	LOT 199, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3345/9	\$ 97.42
610933509	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 200, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3350/9	\$ 97.42
610933559	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 201, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3355/9	\$ 97.42
610933609	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 202, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3360/9	\$ 97.42
610933659	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 203, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3365/9	\$ 97.42
610933709	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 204, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3370/9	\$ 97.42
610933759	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 205, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3375/9	\$ 97.42
610933809	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 206, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3380/9	\$ 97.42
610933859	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 207, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3385/9	\$ 97.42
610933909	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 208, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3390/9	\$ 97.42
610933959	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 209, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3395/9	\$ 97.42
610934009	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 210, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3400/9	\$ 97.42
610934059	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 211, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3405/9	\$ 97.42
610934109	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 212, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3410/9	\$ 97.42
610934179	60'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 213 AND A PORTION OF LOT 214 OF ARTISAN LAKES EAVES BEND PH 1 SUBPH A-K DESCRIBED AS FOLLOWS: BEG AT THE NW COR OF SD LOT 213 RUN TH ALG THE NLY BNDRY THEREOF N 1 DEG 20 MIN 41	\$ 97.42
610934279	60'	1	BEHYMER, KEVIN PATRICK	LOT 215 [INSERT "AND A PORTION OF LOT 214 OF ARTISAN LAKES EAVES BEND PH 1 SUBPH A-K DESC AS FOLLOWS: BEG AT THE SW COR OF SD LOT 215 RUN TH ALG THE WLY BNDRY OF SD LOT 215 AND	\$ 97.42
610934309	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 216, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3430/9	\$ 97.42
610934359	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 217, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3435/9	\$ 97.42
610934439	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 218 AND A PORTION OF LOT 219 OF ARTISAN LAKES EAVES BEND PH 1 SUBPH A-K BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE NW COR OF SD LOT 218 RUN TH ALG THE NLY BNDRY THEREOF	\$ 97.42
610934479	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	A PORTION OF LOT 219 AND LOT 220 OF ARTISAN LAKES EAVES BEND, PH 1 SUBPH A-K BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NE COR OF SD LOT 219 SD POINT ALSO BEING	\$ 97.42
610934579	42'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 221 AND A PORTION OF LOT 220 OF ARTISAN LAKES EAVES BEND PH 1 SUBPH A-K BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT THE SW COR OF SD LOT 221 RUN TH ALG THE WLY BNDRY OF SD	\$ 97.42
610934609	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 222, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3460/9	\$ 97.42
610934659	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 223, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3465/9	\$ 97.42
610934709	42'	1	FINLEY, KIP	LOT 224, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3470/9	\$ 97.42
610934759	42'	1	AYALA, ERICA	LOT 225, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3475/9	\$ 97.42
610934809	42'	1	PENNA, DOMINICK DONALD	LOT 226, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3480/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610934859	42'	1	OWENS, TIMOTHY ANDREW	LOT 227, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3485/9	\$ 97.42
610934909	42'	1	LEWIS, JAMES PATRICK	LOT 228, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3490/9	\$ 97.42
610934959	42'	1	EVANS, JAMES	LOT 229, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3495/9	\$ 97.42
610935009	42'	1	LJUBOJE, PETAR	LOT 230, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3500/9	\$ 97.42
610935059	42'	1	SAWYER, MICHAEL SCOTT	LOT 231, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3505/9	\$ 97.42
610935109	42'	1	FLESHNER, GEORGE RICHARD	LOT 232, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3510/9	\$ 97.42
610935159	42'	1	CARTER, STEPHANIE D	LOT 233, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3515/9	\$ 97.42
610935209	42'	1	YODER, MICHAEL	LOT 234, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3520/9	\$ 97.42
610935259	42'	1	MILLS, JANET	LOT 235, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3525/9	\$ 97.42
610935309	42'	1	SKIPPER, RYAN	LOT 236, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3530/9	\$ 97.42
610935359	42'	1	DELUCA, PAULA J	LOT 237, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3535/9	\$ 97.42
610935409	42'	1	GILLETTE, JORDAN	LOT 238, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3540/9	\$ 97.42
610935459	42'	1	MENOSCAL, MARIO A	LOT 239, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3545/9	\$ 97.42
610935509	42'	1	STARMER, CORI	LOT 240, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3550/9	\$ 97.42
610935559	42'	1	SMITH, TRAVIS	LOT 241, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3555/9	\$ 97.42
610935609	42'	1	ADKINS, DANIEL	LOT 242, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3560/9	\$ 97.42
610935659	42'	1	SCHMENK, SETH	LOT 243, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3565/9	\$ 97.42
610935709	42'	1	SHERMAN, KAYLA	LOT 244, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3570/9	\$ 97.42
610935759	42'	1	OLIVER, CLIFTON A	LOT 245, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3575/9	\$ 97.42
610935809	42'	1	PILLSBURY, JASON	LOT 246, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3580/9	\$ 97.42
610935859	42'	1	KESSLER, PATRICIA	LOT 247, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3585/9	\$ 97.42
610935909	42'	1	PURSER, ALAN B SR	LOT 248, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3590/9	\$ 97.42
610935959	42'	1	BENNETT, JEREMY	LOT 249, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3595/9	\$ 97.42
610936009	42'	1	ZURI, BRIDGET	LOT 250, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3600/9	\$ 97.42
610936059	42'	1	GONZALEZ, JOANNA	LOT 251, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3605/9	\$ 97.42
610936109	42'	1	DRACHLER, RONALD W	LOT 252, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3610/9	\$ 97.42
610936159	42'	1	CRATON, JULIE D	LOT 253, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3615/9	\$ 97.42
610936209	42'	1	BURNS, KRISTEN DAWN	LOT 254, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3620/9	\$ 97.42
610936259	42'	1	FAULKNER, KEVIN	LOT 255, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3625/9	\$ 97.42
610936309	42'	1	SANCHEZ, MARSHURY	LOT 256, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3630/9	\$ 97.42
610936359	42'	1	JOHNSON, AMELIA	LOT 257, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3635/9	\$ 97.42
610936409	42'	1	DOHERTY, RILEY S	LOT 258, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3640/9	\$ 97.42
610936459	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 259, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3645/9	\$ 97.42
610936509	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 260, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3650/9	\$ 97.42
610936559	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 261, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3655/9	\$ 97.42

**Artisan Lakes East Community Development District
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Table 1**

Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610936609	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 262, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3660/9	\$ 97.42
610936659	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 263, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3665/9	\$ 97.42
610936709	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 264, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3670/9	\$ 97.42
610936759	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 265, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3675/9	\$ 97.42
610936809	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 266, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3680/9	\$ 97.42
610936859	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 267, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3685/9	\$ 97.42
610936909	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 268, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3690/9	\$ 97.42
610936959	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 269, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3695/9	\$ 97.42
610937009	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 270, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3700/9	\$ 97.42
610937059	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 271, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3705/9	\$ 97.42
610937109	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 272, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3710/9	\$ 97.42
610937159	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 273, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3715/9	\$ 97.42
610937209	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 274, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3720/9	\$ 97.42
610937259	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 275, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3725/9	\$ 97.42
610937309	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 276, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3730/9	\$ 97.42
610937359	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 277, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3735/9	\$ 97.42
610937409	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 278, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3740/9	\$ 97.42
610937459	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 279, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3745/9	\$ 97.42
610937509	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 280, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3750/9	\$ 97.42
610937559	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 281, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3755/9	\$ 97.42
610937609	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 282, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3760/9	\$ 97.42
610937659	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 283, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3765/9	\$ 97.42
610937709	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 284, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3770/9	\$ 97.42
610937759	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 285, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3775/9	\$ 97.42
610937809	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 286, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3780/9	\$ 97.42
610937859	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 287, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3785/9	\$ 97.42
610937909	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 288, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3790/9	\$ 97.42
610937959	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 289, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3795/9	\$ 97.42
610938009	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 290, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3800/9	\$ 97.42
610938059	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 291, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3805/9	\$ 97.42
610938109	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 292, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3810/9	\$ 97.42
610938159	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 293, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3815/9	\$ 97.42
610938209	42'	1	MERITAGE HOMES OF FLORIDA INC	LOT 294, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3820/9	\$ 97.42
610938259	42'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 295, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3825/9	\$ 97.42
610938309	42'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 296, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3830/9	\$ 97.42

**Artisan Lakes East Community Development District
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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610938359	52'	1	BROADWATER, DAVID WILLIAM	LOT 297, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3835/9	\$ 97.42
610938409	52'	1	LUCIA, MICHAEL WILLIAM SANTA	LOT 298, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3840/9	\$ 97.42
610938459	52'	1	CRADDOLPH, ANTHONY MICHAEL	LOT 299, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3845/9	\$ 97.42
610938509	52'	1	TIMONES, REYNALDO TARIMAN	LOT 300, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3850/9	\$ 97.42
610938559	52'	1	CRABTREE, JOHN GORDON JR	LOT 301, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3855/9	\$ 97.42
610938609	52'	1	FAIRWEATHER, RICHARD H	LOT 302, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3860/9	\$ 97.42
610938659	52'	1	HERRICK, JESSICA RENEE	LOT 303, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3865/9	\$ 97.42
610938709	52'	1	EASMON, RITA TONE	LOT 304, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3870/9	\$ 97.42
610938759	52'	1	POZO-VANEGAS, MARIO E	LOT 305, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3875/9	\$ 97.42
610938809	52'	1	DENNIS, STEPHEN MATTHEW	LOT 306, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3880/9	\$ 97.42
610938859	52'	1	GULLETTE, LAWRENCE LEON II	LOT 307, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3885/9	\$ 97.42
610938909	52'	1	ANANTA, MAHBUB JAMIL	LOT 308, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3890/9	\$ 97.42
610938959	52'	1	COVINGTON, THOMAS M	LOT 309, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3895/9	\$ 97.42
610939009	52'	1	REMMEL, ALEXANDRIA NICOLE	LOT 310, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3900/9	\$ 97.42
610939059	52'	1	MAXWELL, TASHAUN IMIKA BRYANT	LOT 311, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3905/9	\$ 97.42
610939109	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 312, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3910/9	\$ 97.42
610939159	52'	1	TACKETT, ROBERT DANIEL	LOT 313, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3915/9	\$ 97.42
610939209	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 314, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3920/9	\$ 97.42
610939259	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 315, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3925/9	\$ 97.42
610939309	52'	1	BOUCHER, CHERYL JEAN	LOT 316, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3930/9	\$ 97.42
610939359	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 317, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3935/9	\$ 97.42
610939409	52'	1	JONES, CHARLES ALAN	LOT 318, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3940/9	\$ 97.42
610939459	52'	1	MCCRARY, KALEY CHANEL	LOT 319, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3945/9	\$ 97.42
610939509	52'	1	AGIUS, DARLA MAY	LOT 320, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3950/9	\$ 97.42
610939559	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 321, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3955/9	\$ 97.42
610939609	52'	1	LINDSAY-CHIN, ANN M	LOT 322, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3960/9	\$ 97.42
610939659	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 323, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3965/9	\$ 97.42
610939709	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 324, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3970/9	\$ 97.42
610939759	52'	1	EVANS, LOURN B	LOT 325, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3975/9	\$ 97.42
610939809	52'	1	EGBERT, TYLER MARCELLAS	LOT 326, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3980/9	\$ 97.42
610939859	52'	1	PINTO, STEPHANIE FARKAS	LOT 327, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3985/9	\$ 97.42
610939909	52'	1	WILSON, MELISSA CHLOE	LOT 328, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3990/9	\$ 97.42
610939959	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 329, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.3995/9	\$ 97.42
610940009	52'	1	COCOS, SABINO EMIL III	LOT 330, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4000/9	\$ 97.42
610940059	52'	1	MERCEDES DE LEON, ELIZABETH	LOT 331, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4005/9	\$ 97.42

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Table 1

Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610940109	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 332, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4010/9	\$ 97.42
610940159	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 333, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4015/9	\$ 97.42
610940209	52'	1	ROSSMAN, KATHLEEN DENISE	LOT 334, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4020/9	\$ 97.42
610940259	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 335, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4025/9	\$ 97.42
610940309	52'	1	ROSSMAN, STEPHANIE MARIE	LOT 336, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4030/9	\$ 97.42
610940359	52'	1	TOBIN, MELISSA LAUREN	LOT 337, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4035/9	\$ 97.42
610940409	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 338, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4040/9	\$ 97.42
610940459	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 339, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4045/9	\$ 97.42
610940509	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 340, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4050/9	\$ 97.42
610940559	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 341, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4055/9	\$ 97.42
610940609	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 342, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4060/9	\$ 97.42
610940659	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 343, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4065/9	\$ 97.42
610940709	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 344, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4070/9	\$ 97.42
610940759	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 345, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4075/9	\$ 97.42
610940809	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 346, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4080/9	\$ 97.42
610940859	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 347, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4085/9	\$ 97.42
610940909	52'	1	DYE, KOREY ROBERT	LOT 348, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4090/9	\$ 97.42
610940959	52'	1	FLANAGAN, ERIK JUDE	LOT 349, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4095/9	\$ 97.42
610941009	52'	1	DIPASQUALE, ANGELO JOSEPH	LOT 350, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4100/9	\$ 97.42
610941059	52'	1	VEGAS, SHARI KAY	LOT 351, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4105/9	\$ 97.42
610941109	52'	1	SMITH, DAVID D	LOT 352, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4110/9	\$ 97.42
610941159	52'	1	TURNER, ALISSA	LOT 353, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4115/9	\$ 97.42
610941209	52'	1	CUSSON, CRAIG RICHARD	LOT 354, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4120/9	\$ 97.42
610941259	52'	1	BLAND, HARRIS LAMMOT	LOT 355, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4125/9	\$ 97.42
610941309	52'	1	BANJARA, BIMAL	LOT 356, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4130/9	\$ 97.42
610941359	52'	1	CARTER, DERINDA CAMILLE	LOT 357, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4135/9	\$ 97.42
610941409	52'	1	SZOSTAK, KAMIL STEFAN	LOT 358, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4140/9	\$ 97.42
610941459	52'	1	PRUITT, SAMUEL TYRONE	LOT 359, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4145/9	\$ 97.42
610941509	52'	1	HILL, ANTHONY MAURICE	LOT 360, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4150/9	\$ 97.42
610941559	52'	1	DURAN, FERNANDO A	LOT 361, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4155/9	\$ 97.42
610941609	52'	1	JONES, GEORGI	LOT 362, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4160/9	\$ 97.42
610941659	52'	1	GARCIA, STEVEN MICHAEL	LOT 363, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4165/9	\$ 97.42
610941709	52'	1	CULVER, SHAUN D	LOT 364, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4170/9	\$ 97.42
610941759	52'	1	MADISON, ALBERT JOSEPH JR	LOT 365, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4175/9	\$ 97.42
610941809	52'	1	CASTILLO, ODIR ALFONSO	LOT 366, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4180/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610941859	52'	1	LONG, HARRY ROBERT JR	LOT 367, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4185/9	\$ 97.42
610941909	52'	1	PALMER, KEVIN ANDREW	LOT 368, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4190/9	\$ 97.42
610941959	52'	1	JACOBS, AUBREY S	LOT 369, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4195/9	\$ 97.42
610942009	52'	1	CHIN, BUNN ESMOND	LOT 370, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4200/9	\$ 97.42
610942059	52'	1	VO, ANN QUYNH	LOT 371, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4205/9	\$ 97.42
610942109	52'	1	DEBENEDICTIS, FRANK G	LOT 372, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4210/9	\$ 97.42
610942159	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 373, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4215/9	\$ 97.42
610942209	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 374, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4220/9	\$ 97.42
610942259	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 375, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4225/9	\$ 97.42
610942309	52'	1	REARDON, JAMES EDWARD	LOT 376, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4230/9	\$ 97.42
610942359	52'	1	WHITE, JOSHUA STEVEN	LOT 377, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4235/9	\$ 97.42
610942409	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 378, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4240/9	\$ 97.42
610942459	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 379, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4245/9	\$ 97.42
610942509	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 380, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4250/9	\$ 97.42
610942559	52'	1	BEAN, CASEY JANE	LOT 381, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4255/9	\$ 97.42
610942609	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 382, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4260/9	\$ 97.42
610942659	52'	1	KALAIYARASU, KARTHIK	LOT 383, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4265/9	\$ 97.42
610942709	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 384, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4270/9	\$ 97.42
610942759	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 385, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4275/9	\$ 97.42
610942809	52'	1	EVANS, KYLE	LOT 386, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4280/9	\$ 97.42
610942859	52'	1	ROSSPANK, JENNIFER R	LOT 387, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4285/9	\$ 97.42
610942909	52'	1	DAILEY, STEVEN RAY	LOT 388, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4290/9	\$ 97.42
610942959	52'	1	BRUNNER, ROGER DALE	LOT 389, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4295/9	\$ 97.42
610943009	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 390, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4300/9	\$ 97.42
610943059	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 391, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4305/9	\$ 97.42
610943109	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 392, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4310/9	\$ 97.42
610943159	52'	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 393, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4315/9	\$ 97.42
610943209	52'	1	MCMARTIN, KATHLEEN SUE	LOT 394, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4320/9	\$ 97.42
610943259	52'	1	GORDER, CHRISTIAN WILLIAM JR	LOT 395, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4325/9	\$ 97.42
610943309	52'	1	MCKENZIE, ANTHONY LENARD	LOT 396, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4330/9	\$ 97.42
610943359	52'	1	DESULME, JOUBERT	LOT 397, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4335/9	\$ 97.42
610943409	52'	1	RIDGWAY, SANDRA M	LOT 398, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4340/9	\$ 97.42
610943459	52'	1	MASELLI, JENNIFER M	LOT 399, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4345/9	\$ 97.42
610943509	52'	1	OLIVER, JONATHAN LOPEZ	LOT 400, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4350/9	\$ 97.42
610943559	52'	1	DIGIOIA, THOMAS NICHOLAS	LOT 401, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4355/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
610943609	52'	1	DUFFY, COLLEEN	LOT 402, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4360/9	\$ 97.42
610943659	52'	1	MITCHELL, JOSEPH REAM	LOT 403, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4365/9	\$ 97.42
610943709	52'	1	SERGIO, JOSEPH RALPH	LOT 404, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4370/9	\$ 97.42
610943759	52'	1	SALDIVAR, JUAN MANUEL JR	LOT 405, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4375/9	\$ 97.42
610943809	52'	1	DAVIS, LAUREN LYNN	LOT 406, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4380/9	\$ 97.42
610943859	52'	1	HOLT, BENJAMIN BRYAN	LOT 407, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4385/9	\$ 97.42
610943909	52'	1	SHEELLEN, LOUISE M	LOT 408, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4390/9	\$ 97.42
610943959	52'	1	HYDE, GREGORY SCOTT	LOT 409, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4395/9	\$ 97.42
610944009	52'	1	WOLLET, ROBERT O	LOT 410, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4400/9	\$ 97.42
610944059	52'	1	BYRNES, WILLIAM J	LOT 411, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4405/9	\$ 97.42
610944109	52'	1	IRWIN, ALVIN ERMAN III	LOT 412, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4410/9	\$ 97.42
610944159	52'	1	BOWLING, MATTHEW G	LOT 413, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4415/9	\$ 97.42
610944209	52'	1	DICKINSON, SEAN STEVEN	LOT 414, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4420/9	\$ 97.42
610944259	52'	1	ROSA, JESSE EDWARD	LOT 415, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4425/9	\$ 97.42
610944309	52'	1	SEWELL, WILLIAM JOHN	LOT 416, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4430/9	\$ 97.42
610944359	52'	1	VELAZQUEZ, JORDAN ANDREW	LOT 417, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4435/9	\$ 97.42
610944409	52'	1	MARTINEZ, WELLINGTON ALI	LOT 418, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4440/9	\$ 97.42
610944459	52'	1	WICKS, JESSICA REVAY	LOT 419, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4445/9	\$ 97.42
610944509	52'	1	CAVALIER, LAURENT BRUNO	LOT 420, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4450/9	\$ 97.42
610944559	52'	1	SCHMIDT, JAMES FRANKLIN	LOT 421, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4455/9	\$ 97.42
610944609	52'	1	ONDREY, JAMES ROSS	LOT 422, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4460/9	\$ 97.42
610944659	52'	1	HAUG, KENNETH CLAYTON III	LOT 423, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4465/9	\$ 97.42
610944709	52'	1	ARCHER, TIERRA NIKITA	LOT 424, ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4470/9	\$ 97.42
610944759	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT A-9 (PRIVATE ROAD), ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4475/9	\$ -
610944809	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT A-10 (PRIVATE ROAD), ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4480/9	\$ -
610944859	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-40 (LANDSCAPE AND IRRIGATION), ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4485/9	\$ -
610944909	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-27 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4490/9	\$ -
610944959	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-28 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4495/9	\$ -
610945009	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-29 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4500/9	\$ -
610945059	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-30 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4505/9	\$ -
610945109	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-31 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4510/9	\$ -
610945159	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-32 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4515/9	\$ -
610945209	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-33 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4520/9	\$ -
610945259	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-34 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4525/9	\$ -
610945309	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-35 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4530/9	\$ -

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610945359	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-36 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4535/9	\$ -
610945409	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-37 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4540/9	\$ -
610945459	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-38 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4545/9	\$ -
610945509	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-39 (LANDSCAPE & IRRIGATION) ARTISAN LAKES EAVES BEND PH I SUBPH A-K PI#6109.4550/9	\$ -
610961559	Z - COMMON	0	ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT	TRACT C-11 (WETLAND), ARTISAN LAKES ESPLANADE PH IV SUBPH A, B, C, & D PI #6109.6155/9	\$ -
612120009	Z - COMMON	0	MANATEE COUNTY	ALL PUBLIC RIGHT OF WAYS LYING WITHIN ARTISAN LAKES PARCEL J PH I & II AS RECORDED IN PB 66 PGS 105-117 PI# 6121.0000/9	\$ -
612120059	2021 BOND SERIES	1	SPUMONI LLC	LOT 1, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2005/9	\$ 97.42
612120109	2021 BOND SERIES	1	DURKOS, EDWARD M	LOT 2, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2010/9	\$ 97.42
612120159	2021 BOND SERIES	1	CLEMENT, EMANUEL III	LOT 3, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2015/9	\$ 97.42
612120209	2021 BOND SERIES	1	GATES, CODY JOHN	LOT 4, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2020/9	\$ 97.42
612120259	2021 BOND SERIES	1	GAFFNEY, DIANE LEE	LOT 5, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2025/9	\$ 97.42
612120309	2021 BOND SERIES	1	OWEDA, JOLENE QATATO	LOT 6, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2030/9	\$ 97.42
612120359	2021 BOND SERIES	1	MOONEY, SARADI E	LOT 7, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2035/9	\$ 97.42
612120409	2021 BOND SERIES	1	SPUMONI LLC	LOT 8, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2040/9	\$ 97.42
612120459	2021 BOND SERIES	1	CHIANESE, ALAN A	LOT 9, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2045/9	\$ 97.42
612120509	2021 BOND SERIES	1	EDELMAN, SAMANTHA	LOT 10, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2050/9	\$ 97.42
612120559	2021 BOND SERIES	1	ATHERTON, AMANDA	LOT 11, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2055/9	\$ 97.42
612120609	2021 BOND SERIES	1	PARKS, RANDOLPH SCOTT	LOT 12, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2060/9	\$ 97.42
612120659	2021 BOND SERIES	1	PRINGLE, TRACY L	LOT 13, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2065/9	\$ 97.42
612120709	2021 BOND SERIES	1	HOSKIN, PHYLLIS L	LOT 14, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2070/9	\$ 97.42
612120759	2021 BOND SERIES	1	HOLTON, MARIA ELIZABETH	LOT 15, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2075/9	\$ 97.42
612120809	2021 BOND SERIES	1	COOK, TAYLOR GREGORY	LOT 16, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2080/9	\$ 97.42
612120859	2021 BOND SERIES	1	SANDERS, MELANIE ANN	LOT 17, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2085/9	\$ 97.42
612120909	2021 BOND SERIES	1	CROISSANT, JED MICHAEL	LOT 18, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2090/9	\$ 97.42
612120959	2021 BOND SERIES	1	DISAPIO, CARMINE	LOT 19, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2095/9	\$ 97.42
612121009	2021 BOND SERIES	1	STRONG, VICTORIA ELIZABETH	LOT 20, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2100/9	\$ 97.42
612121059	2021 BOND SERIES	1	HECKENDORN, ELIZABETH ERIN	LOT 21, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2105/9	\$ 97.42
612121109	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 22, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2110/9	\$ 97.42
612121159	2021 BOND SERIES	1	WATSON, ROBERT J III	LOT 23, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2115/9	\$ 97.42
612121209	2021 BOND SERIES	1	BRAYBOY, SHAUMA ALEXANDRIA JONNAE	LOT 24, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2120/9	\$ 97.42
612121259	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 25, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2125/9	\$ 97.42
612121309	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 26, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2130/9	\$ 97.42
612121359	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 27, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2135/9	\$ 97.42
612121409	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 28, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2140/9	\$ 97.42
612121459	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 29, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2145/9	\$ 97.42
612121509	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 30, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2150/9	\$ 97.42
612121559	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 31, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2155/9	\$ 97.42
612121609	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 32, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2160/9	\$ 97.42
612121659	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 33, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2165/9	\$ 97.42
612121709	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 34, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2170/9	\$ 97.42
612121759	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 35, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2175/9	\$ 97.42
612121809	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 36, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2180/9	\$ 97.42
612121859	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 37, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2185/9	\$ 97.42
612121909	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 38, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2190/9	\$ 97.42
612121959	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 39, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2195/9	\$ 97.42

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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
612122009	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 40, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2200/9	\$ 97.42
612122059	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 41, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2205/9	\$ 97.42
612122109	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 42, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2210/9	\$ 97.42
612122159	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 43, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2215/9	\$ 97.42
612122209	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 44, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2220/9	\$ 97.42
612122259	2021 BOND SERIES	1	WILLIAMS, TODD JOSEPH	LOT 45, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2225/9	\$ 97.42
612122309	2021 BOND SERIES	1	MALARA, DEANNA LYNNE	LOT 46, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2230/9	\$ 97.42
612122359	2021 BOND SERIES	1	SMITH, KEVIN WILLIAM	LOT 47, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2235/9	\$ 97.42
612122409	2021 BOND SERIES	1	MARTIN, ASHLEY	LOT 48, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2240/9	\$ 97.42
612122459	2021 BOND SERIES	1	FANE, URSULA OCTAVIA	LOT 49, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2245/9	\$ 97.42
612122509	2021 BOND SERIES	1	ROWE, YASMINE PATRICIA	LOT 50, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2250/9	\$ 97.42
612122559	2021 BOND SERIES	1	LAKEY, KITTY MARIE	LOT 51, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2255/9	\$ 97.42
612122609	2021 BOND SERIES	1	PATRICK, KEISHA LASHAWN	LOT 52, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2260/9	\$ 97.42
612122659	2021 BOND SERIES	1	TRA, AMY KIEN	LOT 53, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2265/9	\$ 97.42
612122709	2021 BOND SERIES	1	KUEHL, DANA MARIE	LOT 54, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2270/9	\$ 97.42
612122759	2021 BOND SERIES	1	LEHMAN, CRYSTAN NICOLE	LOT 55, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2275/9	\$ 97.42
612122809	2021 BOND SERIES	1	PENELL, MARK ANTHONY	LOT 56, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2280/9	\$ 97.42
612122859	2021 BOND SERIES	1	BYRD, ASHLEY MARIE	LOT 57, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2285/9	\$ 97.42
612122909	2021 BOND SERIES	1	OQUINN, VAN RODNEY	LOT 58, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2290/9	\$ 97.42
612122959	2021 BOND SERIES	1	INGRAM, AMBER NIKELA	LOT 59, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2295/9	\$ 97.42
612123009	2021 BOND SERIES	1	JACKSON, KURCHELLE JEANITA	LOT 60, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2300/9	\$ 97.42
612123059	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 61, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2305/9	\$ 97.42
612123109	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 62, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2310/9	\$ 97.42
612123159	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 63, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2315/9	\$ 97.42
612123209	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 64, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2320/9	\$ 97.42
612123259	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 65, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2325/9	\$ 97.42
612123309	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 66, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2330/9	\$ 97.42
612123359	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 67, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2335/9	\$ 97.42
612123409	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 68, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2340/9	\$ 97.42
612123459	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 69, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2345/9	\$ 97.42
612123509	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 70, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2350/9	\$ 97.42
612123559	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 71, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2355/9	\$ 97.42
612123609	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 72, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2360/9	\$ 97.42
612123659	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 73, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2365/9	\$ 97.42
612123709	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 74, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2370/9	\$ 97.42
612123759	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 75, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2375/9	\$ 97.42
612123809	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 76, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2380/9	\$ 97.42
612123859	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 77, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2385/9	\$ 97.42
612123909	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 78, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2390/9	\$ 97.42
612123959	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 79, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2395/9	\$ 97.42
612124009	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 80, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2400/9	\$ 97.42
612124059	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 81, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2405/9	\$ 97.42
612124109	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 82, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2410/9	\$ 97.42

Artisan Lakes East Community Development District
Assessment Roll - Fiscal Year 2022
Table 1

Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
612124159	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 83, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2415/9	\$ 97.42
612124209	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 84, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2420/9	\$ 97.42
612124259	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 85, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2425/9	\$ 97.42
612124309	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 86, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2430/9	\$ 97.42
612124359	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 87, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2435/9	\$ 97.42
612124409	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 88, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2440/9	\$ 97.42
612124459	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 89, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2445/9	\$ 97.42
612124509	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 90, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2450/9	\$ 97.42
612124559	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 91, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2455/9	\$ 97.42
612124609	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 92, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2460/9	\$ 97.42
612124659	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 93, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2465/9	\$ 97.42
612124709	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 94, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2470/9	\$ 97.42
612124759	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 95, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2475/9	\$ 97.42
612124809	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 96, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2480/9	\$ 97.42
612124859	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 97, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2485/9	\$ 97.42
612124909	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 98, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2490/9	\$ 97.42
612124959	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 99, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2495/9	\$ 97.42
612125009	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 100, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2500/9	\$ 97.42
612125059	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 101, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2505/9	\$ 97.42
612125109	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 102, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2510/9	\$ 97.42
612125159	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 103, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2515/9	\$ 97.42
612125209	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 104, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2520/9	\$ 97.42
612125259	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 105, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2525/9	\$ 97.42
612125309	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 106, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2530/9	\$ 97.42
612125359	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 107, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2535/9	\$ 97.42
612125409	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 108, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2540/9	\$ 97.42
612125459	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 109, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2545/9	\$ 97.42
612125509	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 110, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2550/9	\$ 97.42
612125559	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 111, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2555/9	\$ 97.42
612125609	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 112, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2560/9	\$ 97.42
612125659	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 113, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2565/9	\$ 97.42
612125709	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 114, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2570/9	\$ 97.42
612125759	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 115, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2575/9	\$ 97.42
612125809	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 116, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2580/9	\$ 97.42
612125859	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 117, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2585/9	\$ 97.42

**Artisan Lakes East Community Development District
Assessment Roll - Fiscal Year 2022
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Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
612127659	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 153, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2765/9	\$ 97.42
612127709	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 154, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2770/9	\$ 97.42
612127759	2021 BOND SERIES	1	MAHNKE, BRUCE ALLAN JR	LOT 155, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2775/9	\$ 97.42
612127809	2021 BOND SERIES	1	AGABI, RABAH	LOT 156, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2780/9	\$ 97.42
612127859	2021 BOND SERIES	1	WILLIAMS, ANTHONY JAMES JR	LOT 157, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2785/9	\$ 97.42
612127909	2021 BOND SERIES	1	RAMOS, CLAUDIA	LOT 158, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2790/9	\$ 97.42
612127959	2021 BOND SERIES	1	BYRNE, CATHERINE MARIE	LOT 159, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2795/9	\$ 97.42
612128009	2021 BOND SERIES	1	HAYDEN, DALE MARTIN	LOT 160, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2800/9	\$ 97.42
612128059	2021 BOND SERIES	1	CAMPBELL SAMS, OREN EUGENE	LOT 161, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2805/9	\$ 97.42
612128109	2021 BOND SERIES	1	KOPPENHAVER, HILARY ANN	LOT 162, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2810/9	\$ 97.42
612128159	2021 BOND SERIES	1	LYKINS, AUSTIN MICHAEL	LOT 163, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2815/9	\$ 97.42
612128209	2021 BOND SERIES	1	COOLEY, CYNTHIA M	LOT 164, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2820/9	\$ 97.42
612128259	2021 BOND SERIES	1	LAPRESTI, BARBARA LYNN	LOT 165, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2825/9	\$ 97.42
612128309	2021 BOND SERIES	1	RABOO LLC	LOT 166, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2830/9	\$ 97.42
612128359	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 167, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2835/9	\$ 97.42
612128409	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 168, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2840/9	\$ 97.42
612128459	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 169, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2845/9	\$ 97.42
612128509	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 170, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2850/9	\$ 97.42
612128559	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 171, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2855/9	\$ 97.42
612128609	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 172, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2860/9	\$ 97.42
612128659	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 173, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2865/9	\$ 97.42
612128709	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 174, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2870/9	\$ 97.42
612128759	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 175, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2875/9	\$ 97.42
612128809	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 176, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2880/9	\$ 97.42
612128859	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 177, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2885/9	\$ 97.42
612128909	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 178, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2890/9	\$ 97.42
612128959	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 179, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2895/9	\$ 97.42
612129009	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 180, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2900/9	\$ 97.42
612129059	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 181, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2905/9	\$ 97.42
612129109	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 182, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2910/9 PI# 6121.2910/9	\$ 97.42
612129129	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 183, ARTISAN LAKES PARCEL J PH I & II PI #6121.2912/9	\$ 97.42
612129159	2021 BOND SERIES	1	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	LOT 184, ARTISAN LAKES PARCEL J PH I & II PI# 6121.2915/9	\$ 97.42
612129179	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT A-13 (PRIVATE ROAD), ARTISAN LAKES PARCEL J PH I & II PI #6121.2917/9	\$ -
612129209	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT A-14 (PRIVATE ROAD), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2920/9	\$ -
612129259	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-59 (LAKE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2925/9	\$ -
612129309	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-60 (LAKE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2930/9	\$ -
612129359	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-61 (OPEN SPACE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2935/9	\$ -
612129409	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-62 (OPEN SPACE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2940/9	\$ -
612129459	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-63 (LAKE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2945/9	\$ -
612129509	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-64 (LAKE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2950/9	\$ -
612129559	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-65 (OPEN SPACE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2955/9	\$ -

**Artisan Lakes East Community Development District
Assessment Roll - Fiscal Year 2022**

Table 1

Parcel ID	Unit Type	ERUs	Owner	Legal Description	O&M
612129609	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-66 (LANDSCAPE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2960/9	\$ -
612129659	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-67 (LANDSCAPE), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2965/9	\$ -
612129709	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-68 (PRIVATE AMENITY), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2970/9	\$ -
612129759	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-69 (COMMON AREA), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2975/9	\$ -
612129809	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT B-70 (COMMON AREA), ARTISAN LAKES PARCEL J PH I & II PI# 6121.2980/9	\$ -
612129859	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT C-19 (WETLAND) ARTISAN LAKES PARCEL J PH I & II PI# 6121.2985/9	\$ -
612129909	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT C-20 (WETLAND) ARTISAN LAKES PARCEL J PH I & II PI# 6121.2990/9	\$ -
612129959	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT C-21 (WETLAND) ARTISAN LAKES PARCEL J PH I & II PI# 6121.2995/9	\$ -
612130009	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT F-5 (FUTURE DEVELOPMENT), ARTISAN LAKES PARCEL J PH I & II PI# 6121.3000/9	\$ -
612130059	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT F-6 (FUTURE DEVELOPMENT), ARTISAN LAKES PARCEL J PH I & II PI# 6121.3005/9	\$ -
612130109	Z - COMMON	0	TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES LLC	TRACT T-1 (TREE PRESEVATION), ARTISAN LAKES PARCEL J PH I & II PI# 6121.3010/9	\$ -
2018 Units		422			\$ 102,779.57
2021 Platted Units		184			
2021 Remaining Unplatted		449			
Unplatted Acreage		238.059			

RESOLUTION 2021-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, in accordance with the provisions of Chapter 189.415, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

WHEREAS, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. DESIGNATION OF DATES, TIME AND LOCATION OF REGULAR MEETINGS

- a) **Date:** The first Thursday of each month for Fiscal Year 2022, which covers the period October 1, 2021 through September 30, 2022.

<u>October 7, 2021</u>	<u>November 4, 2021</u>
<u>December 2, 2021</u>	<u>January 6, 2022</u>
<u>February 3, 2022</u>	<u>March 3, 2022</u>
<u>April 7, 2022</u>	<u>May 5, 2022</u>
<u>June 2, 2022</u>	<u>July 7, 2022</u>
<u>August 4, 2022</u>	<u>September 1, 2022</u>

- b) **Time:** 3:30 P.M. (Eastern Standard Time)
- c) **Location:** Artisan Lakes Clubhouse
4725 Los Robles Court
Palmetto, Florida 34221

SECTION 2. Sunshine Law and Meeting Cancellations and Continuations. The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

SECTION 2. Conflict. That all Sections or parts of Sections of any Resolutions, Agreements or actions of the Board of Supervisor’s in conflict are hereby repealed to the extent of such conflict.

SECTION 2. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

RESOLUTION 2021-8

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Artisan Lakes East Community Development District.

PASSED AND ADOPTED this 6th day of May, 2021

ATTEST:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

James P. Ward, Secretary

Travis Stagnitta, Chairperson

RESOLUTION NO. 2021-9

A RESOLUTION OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF ITS BONDS IN ONE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT EXCEEDING \$13,000,000 TO BE DESIGNATED AS CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021-1 AND CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2021-2 TO FINANCE ALL OR A PORTION OF THE COST OF A SERIES PROJECT CONSISTING OF CERTAIN PUBLIC INFRASTRUCTURE AND FACILITIES BENEFITING CERTAIN DISTRICT LANDS, PAYING CAPITALIZED INTEREST ON THE SERIES 2021 BONDS, FUNDING THE SERIES 2021-1 RESERVE ACCOUNT FOR THE SERIES 2021-1 BONDS, FUNDING THE SERIES 2021-2 RESERVE ACCOUNT FOR THE SERIES 2021-2 BONDS, AND PAYING COSTS OF ISSUANCE OF THE SERIES 2021 BONDS; APPROVING A SECOND SUPPLEMENTAL INDENTURE IN CONNECTION WITH THE SERIES 2021 BONDS AND AUTHORIZING THE EXECUTION THEREOF; RATIFYING THE APPOINTMENT OF A TRUSTEE, PAYING AGENT AND BOND REGISTRAR FOR THE SERIES 2021 BONDS; PROVIDING FOR REDEMPTION OF THE SERIES 2021 BONDS; AUTHORIZING THE APPLICATION OF THE PROCEEDS OF THE SERIES 2021 BONDS; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A BOND PURCHASE CONTRACT PROVIDING FOR THE NEGOTIATED SALE OF THE SERIES 2021 BONDS; DELEGATING TO THE CHAIRPERSON OR VICE-CHAIRPERSON, OR IN THEIR ABSENCE ANY MEMBER OF THE BOARD OF SUPERVISORS, THE AUTHORITY TO AWARD THE SERIES 2021 BONDS WITHIN THE PARAMETERS SPECIFIED HEREIN; APPROVING THE FORM, AND AUTHORIZING THE USE, OF A PRELIMINARY LIMITED OFFERING MEMORANDUM FOR THE SERIES 2021 BONDS; APPROVING THE DISTRIBUTION OF A FINAL LIMITED OFFERING MEMORANDUM FOR THE SERIES 2021 BONDS AND THE EXECUTION THEREOF; APPROVING THE FORM, AND AUTHORIZING EXECUTION, OF A CONTINUING DISCLOSURE AGREEMENT; PROVIDING FOR MISCELLANEOUS MATTERS AND AUTHORITY; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. AUTHORITY FOR THIS RESOLUTION; DEFINITIONS. The Board of Supervisors (the "Board") of the Artisan Lakes East Community Development District (the "Issuer") is authorized to adopt this Resolution under the authority granted by the provisions of Chapter 190, Florida Statutes, as amended, its Charter (as set forth in Ordinance No. 18-31 enacted by Manatee County, Florida on August 21, 2018, effective August 28, 2018 [the "Ordinance"]) and other applicable

provisions of law (collectively, the “Act”). All capitalized terms not otherwise defined herein shall have the meaning ascribed thereto in the hereinafter defined Indenture.

SECTION 2. FINDINGS.

A. The Issuer is a community development district, a local unit of special purpose government organized and existing under and pursuant to the Act. The Issuer was established for the purpose, among other things, of delivering certain community development services and facilities as authorized by the Act, including planning, financing, constructing, acquiring, owning, operating and maintaining the “Series Projects” and “Additional Series Projects.”

B. The Issuer is empowered by the Act to provide projects such as the Series Projects and Additional Series Projects. Pursuant to Resolution No. 2018-19 adopted by the Board on September 6, 2018 (the “Authorizing Resolution”) the Issuer has found and determined that acquisition and construction of Series Projects and Additional Series Projects is and will be necessary and desirable in serving the Issuer’s goal of properly managing the acquisition, construction, and operation of portions of the infrastructure specially benefiting District Lands. Pursuant to the Authorizing Resolution, the Issuer, among other matters, authorized the issuance of the Issuer’s Capital Improvement Revenue Bonds (the “Bonds”) in an amount not exceeding \$29,880,000 to finance the Cost of Series Projects and Additional Series Projects, approved the form of a Master Trust Indenture relating to such Bonds, and authorized the issuance of the Bonds in one or more Series and bond anticipation notes from time to time pursuant to such Master Trust Indenture and a related Supplemental Indenture to be approved by subsequent resolution of the Board of the Issuer.

C. Pursuant to the Authorizing Resolution and Resolution No. 2019-5 adopted on November 14, 2018, as amended by Resolution No. 2019-9 adopted by the Governing Body on December 18, 2018, the Issuer and U.S. Bank National Association, as trustee (the “Trustee”) have entered into the Master Trust Indenture dated as of December 1, 2018 (the “Master Indenture”), as supplemented by the First Supplemental Trust Indenture dated as of December 1, 2018 (collectively with the Master Indenture, the “2018 Indenture”). The Issuer has previously issued \$6,060,000 in original principal amount of its Capital Improvement Revenue Bonds, Series 2018 pursuant to the 2018 Indenture, which are the only Bonds Outstanding under the Master Indenture.

D. The Bonds have been validated by a final judgment of the Circuit Court in and for Manatee County, Florida and the time for taking an appeal from such final judgment has expired without an appeal being taken.

E. The Issuer hereby determines that it is now necessary and desirable to issue its Capital Improvement Revenue Bonds, Series 2021-1 (the “Series 2021-1 Bonds”) and its Capital Improvement Revenue Bonds, Series 2021-2 (the “Series 2021-2 Bonds” and, together with the Series 2021-1 Bonds, the “Series 2021 Bonds”) in an aggregate principal amount not exceeding \$13,000,000 to (i) finance the construction, acquisition, equipping and/or improvement of a portion of a Series Project (as more fully defined in the hereinafter defined Second Supplemental Indenture, the “Series 2021 Project”); (ii) pay Capitalized Interest on the Series 2021 Bonds; (iii) fund the Series 2021-1 Reserve Account in an amount equal to the Series 2021-1 Reserve Account Requirement and fund the Series 2021-2 Reserve Account in an amount equal to the Series 2021-2 Reserve Account Requirement; and (iv) pay costs of issuance of the Series 2021 Bonds. The Series 2021 Bonds shall be issued as a single Series of Bonds under, and within the meaning of, the Master Indenture, all as shall be more fully provided in the Master Indenture

and in the Second Supplemental Indenture to be executed and delivered by the Issuer and the Trustee prior to the issuance of the Series 2021 Bonds (the Master Indenture, as supplemented by the Second Supplemental Indenture, being referred to as the “Indenture”).

F. Due to the present volatility of the market for tax-exempt obligations such as the Series 2021 Bonds and the complexity of the transactions relating to the Series 2021 Bonds, it is in the best interests of the Issuer to sell the Series 2021 Bonds by a delegated, negotiated sale, rather than at a specified advertised date, in order to permit the Issuer to enter the market at the most advantageous time and to obtain the best possible price and interest rate for the Series 2021 Bonds.

G. The Issuer now desires to authorize the application of the proceeds of the Series 2021 Bonds and to approve various instruments in connection therewith, including the Second Supplemental Indenture.

SECTION 3. AUTHORIZATION OF SERIES 2021 PROJECT AND SERIES 2021 BONDS. For purposes hereof, the “Series 2021 Project” shall mean the financing, construction, acquisition, equipping and/or improvement of all or a portion of the infrastructure improvements and facilities described in the Engineers’ Report, as same may be modified, amended, or supplemented, as same shall be further defined in the Indenture. The Series 2021 Project is hereby authorized and approved and shall constitute a Series Project within the meaning of the Master Indenture. Subject to the provisions of Section 6 hereof, the Issuer hereby authorizes the issuance of the Series 2021 Bonds in the aggregate principal amount of not exceeding \$13,000,000 designated as the “Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1” and the “Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-2” to: (i) finance the construction, acquisition, equipping and/or improvement of all or a portion of the Series 2021 Project; (ii) pay Capitalized Interest on the Series 2021 Bonds; (iii) fund the Series 2021-1 Reserve Account in an amount equal to the Series 2021-1 Reserve Account Requirement and fund the Series 2021-2 Reserve Account in an amount equal to the Series 2021-2 Reserve Account Requirement; and (iv) pay costs of issuance of the Series 2021 Bonds. Proceeds of the Series 2021 Bonds to be applied to pay Costs of the Series 2021 Project shall include payment for portions of the Series 2021 Project acquired by the Issuer prior to the date of issuance of the Series 2021 Bonds but for which the acquisition price has not yet been paid.

Prior to or contemporaneously with the issuance and delivery of the Series 2021 Bonds, the Issuer and the Trustee shall enter into the Master Indenture and the Second Supplemental Trust Indenture relating to the Series 2021 Bonds, supplementing the Master Indenture (the “Second Supplemental Indenture”), substantially in the form attached hereto as Exhibit A, with such insertions, modifications and changes as may be approved by the District Manager of the Issuer (the “District Manager”), in consultation with the Issuer’s District Counsel and Bond Counsel. Upon such approval, the Chairperson of the Board (the “Chairperson”) or the Vice-Chairperson of the Board (the “Vice-Chairperson”), or in their absence, any member of the Board, is hereby authorized and directed to execute, and the Secretary of the Board (the “Secretary”) or any Assistant Secretary of the Board (each, an “Assistant Secretary”) is hereby authorized and directed to attest, the Second Supplemental Indenture. Such execution shall constitute conclusive approval of any insertions, modifications or changes to the Second Supplemental Indenture attached hereto as an exhibit.

Prior to the issuance of the Series 2021 Bonds the Issuer shall comply with the conditions precedent to the issuance of the Series 2021 Bonds set forth in the Indenture. The Series 2021 Bonds

shall be substantially in the form attached as an exhibit to the Second Supplemental Indenture and shall be executed on behalf of the Issuer in the manner provided in the Indenture. Upon satisfaction of the condition's precedent to the issuance of the Series 2021 Bonds set forth in the Indenture, the Chairperson or Vice-Chairperson, or in their absence, any member of the Board, is hereby authorized and directed to execute, and the Secretary or an Assistant Secretary is hereby authorized and directed to attest, the Series 2021 Bonds and to deliver the Series 2021 Bonds as provided in the Indenture.

The execution and delivery of the Master Indenture and the terms and conditions thereof (as modified hereby in connection with the Series 2021 Bonds) and the appointment of U.S. Bank National Association as Trustee with respect to the Series 2021 Bonds are hereby ratified, authorized and approved.

The Series 2021 Bonds shall be issued in fully registered form, without coupons. The Series 2021 Bonds will be dated their date of delivery or such other date as is set forth in the Second Supplemental Indenture and will be issued in the Authorized Denominations set forth in the Indenture. The Series 2021 Bonds will bear interest payable semi-annually on November 1 and May 1 of each year, commencing on such dates as set forth in the Second Supplemental Indenture. Subject to the provisions of Section 6 hereof, the Series 2021 Bonds shall mature on such dates, and shall bear interest at such rates per annum, which shall not exceed the maximum rate permitted by law, as shall be specified in the Indenture. A book-entry-only system of registration is hereby authorized for the Series 2021 Bonds.

SECTION 4. REDEMPTION PROVISIONS. Subject to the provisions of Section 6 hereof, the Series 2021 Bonds shall be subject to optional redemption, mandatory redemption and extraordinary redemption as shall be provided in the Indenture. The Series 2021 Bonds shall be issued as Term Bonds and the principal amounts required to be deposited in each year to the applicable subaccount in the Series 2021 Sinking Fund Account established for the Series 2021 Bonds in the Indenture shall be as specified in the Indenture and shall constitute the Amortization Installments for the applicable Series 2021 Bonds, as more fully set forth in the Indenture.

SECTION 5. APPLICATION OF THE PROCEEDS OF THE SERIES 2021 BONDS. The proceeds derived from the sale of the Series 2021 Bonds shall be applied by the Issuer simultaneously with the delivery of the Series 2021 Bonds for the purposes stated in, and in a manner consistent with, the Indenture. The specific amounts to be deposited in the Series 2021 Pledged Funds under the Indenture shall be as set forth in the Second Supplemental Indenture or a certificate executed by the Chairperson or Vice-Chairperson and delivered at the time of issuance of the Series 2021 Bonds.

SECTION 6. SALE OF THE SERIES 2021 BONDS. The Series 2021 Bonds shall be sold to MBS Capital Markets, LLC as the underwriter (the "Underwriter"), upon the terms and conditions set forth in the Bond Purchase Agreement attached hereto as Exhibit B (the "Bond Purchase Contract"). Said Bond Purchase Contract, substantially in the form attached hereto, is hereby approved, with such insertions, modifications and changes as may be approved by the District Manager, in consultation with the Issuer's District Counsel and Bond Counsel. Upon such approval, the Chairperson or Vice-Chairperson, or in their absence, any member of the Board, is hereby authorized and directed to execute, and the Secretary or an Assistant Secretary is hereby authorized and directed to attest, the Bond Purchase Contract and to accept the disclosure and truth-in-bonding statement to be provided by the Underwriter pursuant to Section 218.385, Florida Statutes; provided, however that the terms of such Bond Purchase Contract must provide that (i) the aggregate principal amount of the Series 2021 Bonds shall not exceed \$13,000,000; (ii) the final maturity of the Series 2021 Bonds shall not be later

than May 1, 2052; (iii) the applicable per annum interest rates of the Series 2021 Bonds shall not exceed the maximum rate per annum permitted by applicable law; (iv) the Series 2021 Bonds shall be subject to optional redemption no later than May 1, 2033 at a redemption price not greater than 101% of the principal amount of the applicable Series 2021 Bonds to be redeemed; (v) the price (exclusive of original issue discount) at which the Series 2021 Bonds shall be sold to the Underwriter shall not be less than 98% of the amount for which the Series 2021 Bonds are initially offered to the public as reflected in the Limited Offering Memorandum referred to in Section 7 hereof; and (vi) unless the Series 2021 Bonds have an investment grade rating, the Series 2021 Bonds shall only be sold by the Underwriter to accredited investors within the meaning of the rules of the Florida Department of Financial Services. The execution and delivery of the Bond Purchase Contract by the Chairperson or Vice-Chairperson shall constitute conclusive evidence of the approval by the Issuer thereof.

SECTION 7. PRELIMINARY LIMITED OFFERING MEMORANDUM AND FINAL LIMITED OFFERING MEMORANDUM. The Preliminary Limited Offering Memorandum relating to the Series 2021 Bonds, in substantially the form submitted at this meeting and attached hereto as Exhibit C, is hereby approved with respect to the information therein contained, with such insertions, modifications and changes as may be approved by the District Manager, in consultation with the Issuer's District Counsel and Bond Counsel. The printing, distribution and use of the Preliminary Limited Offering Memorandum in connection with the limited public offering for sale of the Series 2021 Bonds are hereby authorized. The execution by the Chairperson or Vice-Chairperson, or in their absence any member of the Board, of a certificate deeming the Preliminary Limited Offering Memorandum final within the meaning of Rule 15c2-12 of the Securities Exchange Act of 1934, as amended, is hereby authorized. The Chairperson or Vice-Chairperson, or in their absence any member of the Board, is hereby authorized to have prepared and to execute a final Limited Offering Memorandum to be dated the date of execution of the Bond Purchase Contract, and, upon such execution, to deliver the same to the Underwriter for use by it in connection with the sale and distribution of the Series 2021 Bonds. The Limited Offering Memorandum shall be substantially in the form of the Preliminary Limited Offering Memorandum, with such changes as necessary to conform the details of the Series 2021 Bonds and the requirements of the Bond Purchase Contract and such other insertions, modifications and changes as may be approved by the District Manager. The execution and delivery of the Limited Offering Memorandum by the Chairperson or Vice-Chairperson, or in their absence any member of the Board, shall constitute conclusive evidence of the approval thereof. The Issuer hereby authorizes the Limited Offering Memorandum and the information contained therein to be used in connection with the offering and sale of the Series 2021 Bonds.

SECTION 8. CONTINUING DISCLOSURE. The Continuing Disclosure Agreement, substantially in the form attached hereto as Exhibit D, is hereby approved with such insertions, modifications and deletions as may be approved by the District Manager. Disclosure Services, LLC is hereby approved to serve as the initial Dissemination Agent thereunder. The Chairperson or Vice-Chairperson is hereby authorized to execute the Continuing Disclosure Agreement. The execution and delivery of the Continuing Disclosure Agreement by the Chairperson or Vice-Chairperson, or in their absence any member of the Board, shall constitute conclusive evidence of the approval thereof.

SECTION 9. MISCELLANEOUS. The Chairperson, Vice-Chairperson, Secretary and any Assistant Secretary of the Board, the Issuer's District Counsel, Bond Counsel, District Manager, Consulting Engineers, special assessment consultant and other authorized officers of the Issuer and members of the Board are authorized and directed to execute and deliver all documents, contracts, instruments and certificates and to take all actions and steps on behalf of the Issuer that are necessary

or desirable in connection with the Indenture, the Series 2021 Bonds, the Bond Purchase Contract, the Series 2021 Project, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum or otherwise in connection with any of the foregoing, which are not inconsistent with the terms and provisions of this Resolution or the Indenture, including the execution and delivery of a customary dissemination agent agreement, the execution and delivery of the Acquisition Agreement, Completion Agreement, Collateral Assignment and True-Up Agreement referenced in the Second Supplemental Indenture, and the preparation of updated assessment reports relating to the Series 2021 Assessments and supplements to the report of the Issuer's Consulting Engineers relating to the Series 2021 Project (any of which may be included in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum) and all such actions heretofore taken are hereby ratified and approved.

SECTION 10. SEVERABILITY. Should any sentence, section, clause, part or provision of this Resolution be declared by a court of competent jurisdiction to be invalid, the same shall not affect the validity of this Resolution as a whole, or any part thereof, other than the part declared invalid.

SECTION 11. EFFECTIVE DATE. This Resolution shall be effective immediately upon its adoption.

PASSED AND ADOPTED at a meeting of the Board of Supervisors of the Artisan Lakes East Community Development District this 6th day of May 2021.

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

Chairperson

ATTEST:

James P. Ward, District Secretary

EXHIBIT A

FORM OF SECOND SUPPLEMENTAL INDENTURE

Draft #3

SECOND SUPPLEMENTAL TRUST INDENTURE

ARTISAN LAKES EAST

COMMUNITY DEVELOPMENT DISTRICT

TO

U.S. BANK NATIONAL ASSOCIATION,

AS TRUSTEE

Dated as of June 1, 2021

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SECOND SUPPLEMENTAL TRUST INDENTURE

THIS SECOND SUPPLEMENTAL TRUST INDENTURE (the “Second Supplemental Indenture”) is dated as of June 1, 2021, from **ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT** (the “District”) to **U.S. BANK NATIONAL ASSOCIATION**, as trustee (the “Trustee”), a national banking association duly organized and existing under the laws of the United States of America and having corporate trust offices in Fort Lauderdale, Florida (said national banking association and any bank or trust company becoming successor trustee under this Master Indenture being hereinafter referred to as the “Trustee”).

WHEREAS, the District has entered into a Master Trust Indenture, dated as of December 1, 2018 (the “Master Indenture,” and together with this Second Supplemental Indenture, the “Indenture”) with the Trustee to secure the issuance of its Artisan Lakes East Community Development District Capital Improvement Revenue Bonds (the “Bonds”), issuable in one or more Series from time to time; and

WHEREAS, pursuant to Resolution No. 2018-19 (the “Bond Resolution”) adopted by the Governing Body of the District on September 6, 2018, the District has authorized the issuance, sale and delivery of not to exceed \$29,880,000 of Bonds, to be issued in one or more Series of Bonds as authorized under the Master Indenture, which Bonds were validated by final judgment of the Circuit Court of Manatee County, Florida on November 5, 2018, the appeal period for which has expired with no appeal having been taken; and

WHEREAS, the Governing Body of the District duly adopted Resolution No. 2018-18 on September 6, 2018 providing for the acquisition, construction and installation of public assessable capital improvements (the “Capital Improvement Program”), providing estimated Costs of the Capital Improvement Program, defining assessable property to be benefited by the Capital Improvement Program, defining the portion of the Costs of the Capital Improvement Program with respect to which Assessments will be imposed and the manner in which such Assessments shall be levied against such benefited property within the District, directing the preparation of an assessment roll, and stating the intent of the District to issue Bonds of the District secured by such Assessments to finance the costs of the acquisition, construction and installation of the Capital Improvement Program and the Governing Body of the District duly adopted Resolution No. 2019-1 on October 10, 2018, following a public hearing conducted in accordance with the Act, to fix and establish the Assessments and the benefited property, which Resolution was supplemented by Resolution No. 2021-___, adopted by the Governing Body of the District on _____, 2021, with respect to the Series 2021 Bonds (hereinafter defined) (collectively, the “Assessment Resolution”); and

WHEREAS, pursuant to Resolution No. 2021-___, adopted by the Governing Body of the District on May 6, 2021 (the “Award Resolution”), the District has authorized the issuance, sale and delivery of, *inter alia*, its \$ _____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1 (the “Series 2021-1 Bonds”) and its \$ _____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-2 (the “Series 2021-2 Bonds” and, together with the Series 2021-1 Bonds, the “Series 2021 Bonds”), which are issued hereunder as one Series of Bonds under, and as defined in, the Master Indenture, and has reaffirmed the execution and

delivery of the Master Indenture and authorized the execution and delivery of this Second Supplemental Indenture to secure the issuance of the Series 2021 Bonds and to set forth the terms of the Series 2021 Bonds; and

WHEREAS, the District will apply the proceeds of the Series 2021 Bonds to: (i) finance a portion of the Cost of acquiring, constructing and equipping public assessable infrastructure and improvements, as more particularly described in Exhibit A hereto (such portion of the public assessable infrastructure and improvements financed by the Series 2021 Bonds being referred to herein as the “Series 2021 Project”); (ii) pay certain costs associated with the issuance of the Series 2021 Bonds; (iii) make deposits into the Series 2021-1 Reserve Account and into the Series 2021-2 Reserve Account, which Accounts will be jointly held for the benefit of all of the Series 2021 Bonds, without privilege or priority of one Series 2021 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2021 Bonds on the dates provided for herein; and

WHEREAS, the Series 2021 Bonds will be payable from and secured by revenues derived from Assessments imposed, levied and collected by the District with respect to property specially benefited by the Series 2021 Project and described in the Assessment Resolution (as more fully defined herein, the “Series 2021 Assessments”), which, together with the Series 2021 Pledged Funds (hereinafter defined) will comprise the Series 2021 Trust Estate (hereinafter defined), which shall constitute a “Series Trust Estate” as defined in the Master Indenture; and

WHEREAS, the execution and delivery of the Series 2021 Bonds and of this Second Supplemental Indenture have been duly authorized by the Governing Body of the District and all things necessary to make the Series 2021 Bonds, when executed by the District and authenticated by the Trustee, valid and binding legal obligations of the District and to make this Second Supplemental Indenture a valid and binding agreement and, together with the Master Indenture, a valid and binding lien on the Series 2021 Trust Estate have been done;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THIS SECOND SUPPLEMENTAL TRUST INDENTURE WITNESSETH:

That the District, in consideration of the premises, the acceptance by the Trustee of the trusts hereby created, the mutual covenants herein contained, the purchase and acceptance of the Series 2021 Bonds by the purchaser or purchasers thereof, and other good and valuable consideration, receipt and sufficiency of which are hereby acknowledged, and in order to further secure the payment of the principal and Redemption Price of, and interest on, all Series 2021 Bonds Outstanding (as defined in the Master Indenture) from time to time, according to their tenor and effect, and such other payments required to be made under the Master Indenture or hereunder and to further secure the observance and performance by the District of all the covenants, expressed or implied in the Master Indenture, in this Second Supplemental Indenture and in the Series 2021 Bonds: (a) has executed and delivered this Second Supplemental Indenture and (b) does hereby, in confirmation of the Master Indenture, grant, bargain, sell, convey, transfer, assign and pledge unto the Trustee, and unto its successors in the trusts under the Master Indenture, and to them and their successors and assigns forever, all right, title and interest of the District, in, to and under, subject to the terms and conditions of the Master Indenture and the provisions of the Master Indenture pertaining to the application thereof for or

to the purposes and on the terms set forth in the Master Indenture, the revenues derived by the District from the Series 2021 Assessments (the “Series 2021 Pledged Revenues”) and the Funds and Accounts (except for the Series 2021 Rebate Account) established hereby (the “Series 2021 Pledged Funds”) which shall comprise a part of the Trust Estate securing the Series 2021 Bonds (the “Series 2021 Trust Estate”);

TO HAVE AND TO HOLD all the same by the Master Indenture granted, bargained, sold, conveyed, transferred, assigned and pledged, or agreed or intended so to be, to the Trustee and its successors in said trust and to it and its assigns forever;

IN TRUST NEVERTHELESS, upon the terms and trusts in the Indenture set forth for the equal and proportionate benefit, security and protection of all and singular the present and future Owners of the Series 2021 Bonds issued or to be issued under and secured by this Second Supplemental Indenture, without preference, priority or distinction as to lien or otherwise, of any one Series 2021 Bond over any other Series 2021 Bond by reason of priority in their issue, sale or execution;

PROVIDED FURTHER HOWEVER, that if the District, its successors or assigns, shall well and truly pay, or cause to be paid, or make due provision for the payment of the principal and Redemption Price of the Series 2021 Bonds or any Series 2021 Bond of a particular maturity issued, secured and Outstanding under this Second Supplemental Indenture and the interest due or to become due thereon, at the times and in the manner mentioned in the Series 2021 Bonds and this Second Supplemental Indenture, according to the true intent and meaning thereof, and shall well and truly keep, perform and observe all the covenants and conditions pursuant to the terms of the Master Indenture and this Second Supplemental Indenture to be kept, performed and observed by it, and shall pay or cause to be paid to the Trustee all sums of money due or to become due to it in accordance with the terms and provisions of the Master Indenture and this Second Supplemental Indenture, then upon such final payments, this Second Supplemental Indenture and the rights hereby granted shall cease and terminate, with respect to all Series 2021 Bonds or any Series 2021 Bond of a particular maturity, otherwise this Second Supplemental Indenture shall remain in full force and effect;

THIS SECOND SUPPLEMENTAL INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Series 2021 Bonds issued and secured hereunder are to be issued, authenticated and delivered and all of the rights and property pledged to the payment thereof are to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses and purposes as set forth in the Master Indenture (except as amended directly or by implication by this Second Supplemental Indenture), including this Second Supplemental Indenture, expressed, and the District has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners, from time to time, of the Series 2021 Bonds, as follows:

ARTICLE I DEFINITIONS

Section 101. Definitions. All terms used herein that are defined in the recitals hereto are used with the same meaning herein unless the context clearly requires otherwise. All terms

used herein that are defined in the Master Indenture are used with the same meaning herein (including the use of such terms in the recitals hereto and the granting clauses hereof) unless (i) expressly given a different meaning herein or (ii) the context clearly requires otherwise. In addition, unless the context clearly requires otherwise, the following terms used herein shall have the following meanings:

“Acquisition Agreement” shall mean the Acquisition Agreement (Master Project) dated September 6, 2018 between the District and the Developer.

“Assessment Methodology” shall mean the Master Special Assessment Methodology Report dated September 6, 2018 prepared by JP Ward & Associates LLC, as amended and supplemented, including by a report dated _____, 2021.

“Bond Depository” shall mean the securities depository from time to time under Section 201 hereof, which may be the District.

“Bond Participants” shall mean those broker-dealers, banks and other financial institutions from time to time for which the Bond Depository holds bonds as securities depository.

“Capital Improvement Program” shall mean the program of assessable public capital improvements established by the District in the Series 2021 Assessment Proceedings, a portion of which is comprised of the Series 2021 Project.

“Collateral Assignment” shall mean the Collateral Assignment Agreement dated June _____, 2021 by the Developer in favor of the District.

“Completion Agreement” shall mean the Completion Agreement dated June _____, 2021 between the District and the Developer.

“Continuing Disclosure Agreement” shall mean that certain Continuing Disclosure Agreement dated June _____, 2021 among the Developer, the District and the other parties named therein in connection with the Series 2021 Bonds.

“Delinquent Series 2021-1 Assessment Interest” shall mean Series 2021-1 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2021-1 Assessment Interest has, or would have, become delinquent under State law applicable thereto.

“Delinquent Series 2021-1 Assessment Principal” shall mean Series 2021-1 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2021-1 Assessment Principal has, or would have, become delinquent under State law applicable thereto.

“Delinquent Series 2021-1 Assessments” shall mean Delinquent Series 2021-1 Assessment Principal and Delinquent Series 2021-1 Assessment Interest.

“Delinquent Series 2021-2 Assessment Interest” shall mean Series 2021-2 Assessment Interest deposited by the District with the Trustee on or after May 1 of the year in which such Series 2021-2 Assessment Interest has, or would have, become delinquent under State law applicable thereto.

“Delinquent Series 2021-2 Assessment Principal” shall mean Series 2021-2 Assessment Principal deposited by the District with the Trustee on or after May 1 of the year in which such Series 2021-2 Assessment Principal has, or would have, become delinquent under State law applicable thereto.

“Delinquent Series 2021-2 Assessments” shall mean Delinquent Series 2021-2 Assessment Principal and Delinquent Series 2021-2 Assessment Interest.

“Developer” shall mean Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, and any affiliate or any entity which succeeds to all or any part of the interests and assumes any or all responsibilities of such entity, as the developer of the lands within the District.

“DTC” shall mean The Depository Trust Company, New York, New York.

“Government Obligations” shall mean direct obligations of, or obligations the timely payment of principal of and interest on which are unconditionally guaranteed by, the United States of America.

“Interest Payment Date” shall mean each May 1 and November 1, commencing November 1, 2021.

“Majority Owners” as used herein shall mean the Beneficial Owners of more than fifty percent (50%) of the principal amount of the Outstanding Series 2021 Bonds.

“Nominee” shall mean the nominee of the Bond Depository, which may be the Bond Depository, as determined from time to time pursuant to this Second Supplemental Indenture.

“On a pro rata basis” shall mean, as of any date of calculation (i) with respect to the Series 2021 Bonds, the Outstanding principal amount of each of the Series 2021-1 Bonds and Series 2021-2 Bonds, respectively, divided by the total Outstanding principal amount of the Series 2021 Bonds, (ii) with respect to the Series 2021-1 Bonds only, the Outstanding principal of each Series 2021-1 Term Bond divided by the total Outstanding principal amount of the Series 2021-1 Bonds, and (iii) with respect to the Series 2021-2 Bonds only, the Outstanding principal of each Series 2021-2 Term Bond divided by the total Outstanding principal amount of the Series 2021-2 Bonds.

“Quarterly Redemption Date” shall mean each February 1, May 1, August 1 and November 1.

“Series 2021 Assessment Proceedings” shall mean the proceedings of the District with respect to the establishment, levy and collection of the Series 2021 Assessments which include Resolution Nos. 2018-18, 2019-1 and 2021-___ adopted on September 6, 2018, October 10,

2018 and _____, 2021, respectively, as supplemented, adopted by the Governing Body of the District, and any supplemental proceedings undertaken by the District with respect to the Series 2021 Assessments and the Assessment Methodology as approved thereby.

“Series 2021 Assessments” shall mean, collectively, the Series 2021-1 Assessments and the Series 2021-2 Assessments.

“Series 2021 Investment Obligations” shall mean and includes any of the following securities, if and to the extent that such securities are legal investments for funds of the District:

(i) Government Obligations;

(ii) Bonds, debentures, notes or other evidences of indebtedness issued by any of the following agencies or such other government - sponsored agencies which may presently exist or be hereafter created; provided that, such bonds, debentures, notes or other evidences of indebtedness are fully guaranteed as to both principal and interest by the United States of America; Bank for Cooperatives; Federal Intermediate Credit Banks; Federal Financing Bank; Federal Home Loan Bank System; Export-Import Bank of the United States; Farmers Home Administration; Small Business Administration; Inter-American Development Bank; International Bank for Reconstruction and Development; Federal Land Banks; the Federal National Mortgage Association; the Government National Mortgage Association; the Tennessee Valley Authority; or the Washington Metropolitan Area Transit Authority;

(iii) Direct and general obligations of any state of the United States, to the payment of the principal of and interest on which the full faith and credit of such state is pledged, if at the time of their purchase such obligations are rated in either of the two highest rating categories without regard to gradations within any such categories by either S&P or Moody's;

(iv) Negotiable or non-negotiable certificates of deposit, time deposits or other similar banking arrangements issued by any bank or trust company, including the Trustee, or any federal savings and loan association, the deposits of which are insured by the Federal Deposit Insurance Corporation (including the FDIC's Savings Association Insurance Fund), which securities, to the extent that the principal thereof exceeds the maximum amount insurable by the Federal Deposit Insurance Corporation and, therefore, are not so insured, shall be fully secured to the extent permitted by law as to principal and interest by the securities listed in subsection (i), (ii) or (iii) above; provided, however, that with respect to securities used to secure securities hereunder, in addition to direct and general obligations of any political subdivision or instrumentality of any such state, to the payment of the principal of and interest on which the full faith and credit of such subdivision or instrumentality is pledged if such obligations are initially rated in one of the three highest rating categories without regard to gradations within any such categories by either S&P or Moody's;

(v) Bank or broker repurchase agreements fully secured by securities specified in (i) or (ii) above, which may include repurchase agreements with the commercial banking department of the Trustee, provided that such securities are deposited with the Trustee, with a Federal Reserve Bank or with a bank or trust company (other than the seller of such securities) having a combined capital and surplus of not less than \$100,000,000;

(vi) A promissory note of a bank holding company rated in either of the two highest rating categories without regard to gradations within any such categories by either S&P or Moody's;

(vii) Any short term government fund or any money market fund whose assets consist of (i), (ii) and (iii) above;

(viii) Commercial paper which at the time of purchase is rated in the highest rating category without regard to gradations with such category by either S&P or Moody's;

(ix) (A) Certificates evidencing a direct ownership interest in non-callable Government Obligations or in future interest or principal payments thereon held in a custody account by a custodian satisfactory to the Trustee, and (B) obligations of any state of the United States of America or any political subdivision, public instrumentality or public authority of any such state which are not subject to redemption prior to the date on which the proceeds attributable to the principal of such obligations are to be used and which are fully secured by and payable solely from non-callable Government Obligations held pursuant to an escrow agreement; and

(x) the Local Government Surplus Funds Trust Fund as described in Florida Statutes, Section 218.405 or the corresponding provisions of subsequent laws.

Under all circumstances, the Trustee shall be entitled to rely that any investment directed by an Authorized Officer of the District is permitted for funds of the District under the Indenture and applicable law.

“Series 2021 Pledged Funds” shall mean all of the Funds and Accounts created hereby with the Trustee, including the Subaccounts therein other than the Series 2021 Rebate Account in the Rebate Fund.

“Series 2021 Pledged Revenues” shall mean all revenues derived by the District from the Series 2021 Assessments, including proceeds from any foreclosure of the lien of Delinquent Series 2021-1 Assessments and Delinquent Series 2021-2 Assessments, and any statutory interest on the Delinquent Series 2021-1 Assessments and the Delinquent Series 2021-2 Assessments collected by the District in excess of the rate of interest on the Series 2021-1 Bonds and the Series 2021-2 Bonds, as applicable.

“Series 2021-1 Assessment Interest” shall mean the interest on the Series 2021-1 Assessments.

“Series 2021-1 Assessment Principal” shall mean the principal amount of Series 2021-1 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2021-1 Bonds, other than applicable Delinquent Series 2021-1 Assessment Principal and Series 2021-1 Prepayments.

“Series 2021-1 Assessments” shall mean the Assessments imposed, levied and collected by the District in respect of the Series 2021-1 Bonds, which correspond in amount to the Debt Service on the Series 2021-1 Bonds.

“Series 2021-1 Prepayments” shall mean the excess amount of Series 2021-1 Assessment Principal received by the District over the Series 2021-1 Assessment Principal included within a Series 2021-1 Assessment, whether or not mandated to be prepaid in accordance with the Series 2021 Assessment Proceedings, which shall be identified by the District to the Trustee as such in writing upon deposit. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2021-1 Prepayments shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

“Series 2021-1 Reserve Account Requirement” shall mean an amount equal to ___% of the Maximum Annual Debt Service Requirement for the Outstanding Series 2021-1 Bonds (as hereinafter determined) as of the time of any such calculation. For purposes of the foregoing calculation, notwithstanding anything to the contrary in the Master Indenture, the determination of the “Outstanding Series 2021-1 Bonds” shall take into account any redemptions of Series 2021-1 Bonds to be made on the next succeeding redemption date immediately following the calculation date. Upon the initial issuance of the Series 2021-1 Bonds, the Series 2021-1 Reserve Account Requirement is \$ _____, which does not exceed the lesser of (a) 125% of the average annual Debt Service for all Outstanding Series 2021 Bonds calculated as of the date of original issuance thereof or (b) 10% of the proceeds of the Series 2021 Bonds calculated as of the date of original issuance thereof.

“Series 2021-2 Assessment Interest” shall mean the interest on the Series 2021-2 Assessments.

“Series 2021-2 Assessment Principal” shall mean the principal amount of Series 2021-2 Assessments received by the District which represents a proportionate amount of the principal of and Amortization Installments of the Series 2021-2 Bonds, other than applicable Delinquent Series 2021-2 Assessment Principal and Series 2021-2 Prepayments.

“Series 2021-2 Assessments” shall mean the Assessments imposed, levied and collected by the District in respect of the Series 2021-2 Bonds, which correspond in amount to the Debt Service on the Series 2021-2 Bonds.

“Series 2021-2 Prepayments” shall mean the excess amount of Series 2021-2 Assessment Principal received by the District over the Series 2021-2 Assessment Principal included within a Series 2021-2 Assessment, whether or not mandated to be prepaid in accordance with the Series 2021 Assessment Proceedings, which shall be identified by the District to the Trustee as such in writing upon deposit. Anything herein or in the Master Indenture to the contrary notwithstanding, the term Series 2021-2 Prepayments shall not mean the proceeds of any Refunding Bonds or other borrowing of the District.

“Series 2021-2 Reserve Account Requirement” shall mean an amount equal to ___% of the Maximum Annual Debt Service Requirement for the Outstanding Series 2021-2 Bonds (as hereinafter determined) as of the time of any such calculation. For purposes of the foregoing calculation, notwithstanding anything to the contrary in the Master Indenture, the determination of the “Outstanding Series 2021-2 Bonds” shall take into account any redemptions of Series 2021-2 Bonds to be made on the next succeeding redemption date immediately following the calculation date. Upon the initial issuance of the Series 2021-2 Bonds, the Series 2021-2 Reserve

Account Requirement is \$ _____, which does not exceed the lesser of (a) 125% of the average annual Debt Service for all Outstanding Series 2021 Bonds calculated as of the date of original issuance thereof or (b) 10% of the proceeds of the Series 2021 Bonds calculated as of the date of original issuance thereof.

“Substantially Absorbed” shall mean the date when at least ninety percent (90%) of the principal portion of the Series 2021 Assessments have been assigned to residential units within the District that have each received a certificate of occupancy. The Trustee and the District may conclusively rely on a certificate from the District Manager regarding such status of the residential units and the Series 2021 Assessments, and in the absence of such certification, may assume the Series 2021 Assessments have not been Substantially Absorbed.

“True-Up Agreement” shall mean the True-Up Agreement dated June ____, 2021 between the Issuer and the Developer relating to the Series 2021-2 Assessments.

ARTICLE II AUTHORIZATION, ISSUANCE AND PROVISIONS OF SERIES 2021 BONDS

Section 201. Authorization of Series 2021 Bonds; Book-Entry Only Form. The Series 2021-1 Bonds and the Series 2021-2 Bonds are hereby authorized to be issued as one Series for the purposes enumerated in the recitals hereto to be designated “\$ _____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1” and “\$ _____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-2,” respectively. The Series 2021 Bonds are for all purposes under the Indenture one and the same Series of Bonds. The Series 2021 Bonds shall be substantially in the form set forth as Exhibit B to this Second Supplemental Indenture. Each Series 2021-1 Bond shall bear the designation “2021-1R” and shall be numbered consecutively from 1 upwards. Each Series 2021-2 Bond shall bear the designation “2021-2R” and shall be numbered consecutively from 1 upwards.

The Series 2021 Bonds shall be initially issued in the form of a separate single certificated fully registered Series 2021 Bond for each maturity thereof. Upon initial issuance, the ownership of each such Series 2021 Bond shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the initial Bond Depository. Except as provided in this Section 201, all of the Outstanding Series 2021 Bonds shall be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC.

With respect to Series 2021 Bonds registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation to any such Bond Participant or to any indirect Bond Participant. Without limiting the immediately preceding sentence, the District, the Trustee, the Bond Registrar and the Paying Agent shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any Bond Participant with respect to any ownership interest in the Series 2021 Bonds, (ii) the delivery to any Bond Participant or any other person other than an Owner, as shown in the registration books kept by the Bond Registrar, of any notice with respect to the Series 2021

Bonds, including any notice of redemption, or (iii) the payment to any Bond Participant or any other person, other than an Owner, as shown in the registration books kept by the Bond Registrar, of any amount with respect to principal of, premium, if any, or interest on the Series 2021 Bonds. The District, the Trustee, the Bond Registrar and the Paying Agent shall treat and consider the person in whose name each Series 2021 Bond is registered in the registration books kept by the Bond Registrar as the absolute Owner of such Series 2021 Bond for the purpose of payment of principal, premium and interest with respect to such Series 2021 Bond, for the purpose of giving notices of redemption and other matters with respect to such Series 2021 Bond, for the purpose of registering transfers with respect to such Series 2021 Bond, and for all other purposes whatsoever. The Paying Agent shall pay all principal of, premium, if any, and interest on the Series 2021 Bonds only to or upon the order of the respective Owners, as shown in the registration books kept by the Bond Registrar, or their respective attorneys duly authorized in writing, as provided herein and all such payments shall be valid and effective to fully satisfy and discharge the District's obligations with respect to payment of principal of, premium, if any, and interest on the Series 2021 Bonds to the extent of the sum or sums so paid. No person other than an Owner, as shown in the registration books kept by the Bond Registrar, shall receive a certificated Series 2021 Bond evidencing the obligation of the District to make payments of principal, premium, if any, and interest pursuant to the provisions hereof. Upon delivery by DTC to the District of written notice to the effect that DTC has determined to substitute a new Nominee in place of Cede & Co., and subject to the provisions herein with respect to Record Dates, the words "Cede & Co." in this Second Supplemental Indenture shall refer to such new Nominee of DTC; and upon receipt of such a notice the District shall promptly deliver a copy of the same to the Trustee, Bond Registrar and the Paying Agent.

Upon receipt by the Trustee or the District of written notice from DTC: (i) confirming that DTC has received written notice from the District to the effect that a continuation of the requirement that all of the Outstanding Series 2021 Bonds be registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, is not in the best interest of the Beneficial Owners of the Series 2021 Bonds or (ii) to the effect that DTC is unable or unwilling to discharge its responsibilities and no substitute Bond Depository willing to undertake the functions of DTC hereunder can be found which is willing and able to undertake such functions upon reasonable and customary terms, the Series 2021 Bonds shall no longer be restricted to being registered in the registration books kept by the Bond Registrar in the name of Cede & Co., as Nominee of DTC, but may be registered in whatever name or names Owners transferring or exchanging the Series 2021 Bonds shall designate, in accordance with the provisions hereof.

Section 202. Terms. The Series 2021-1 Bonds shall be issued as four (4) Term Bonds, each of which shall be dated as of the date of its issuance and delivery to the initial purchaser thereof, shall bear interest at the fixed interest rate per annum and shall mature in the amount and on the date set forth below:

<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>CUSIP</u>
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The Series 2021-2 Bonds shall be issued as four (4) Term Bonds, each of which shall be dated as of the date of its issuance and delivery to the initial purchaser thereof, shall bear interest at the fixed interest rate per annum and shall mature in the amount and on the date set forth below:

<u>Principal Amount</u>	<u>Maturity Date</u>	<u>Interest Rate</u>	<u>CUSIP</u>
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Section 203. Dating and Interest Accrual. Each Series 2021 Bond shall be dated June ____, 2021. Each Series 2021 Bond also shall bear its date of authentication. Each Series 2021 Bond shall bear interest from the Interest Payment Date to which interest has been paid next preceding the date of its authentication, unless the date of its authentication: (i) is an Interest Payment Date to which interest on such Series 2021 Bond has been paid, in which event such Series 2021 Bond shall bear interest from its date of authentication; or (ii) is prior to the first Interest Payment Date for the Series 2021 Bonds, in which event, such Series 2021 Bond shall bear interest from its date. Interest on the Series 2021 Bonds shall be due and payable on each May 1 and November 1, commencing November 1, 2021, and shall be computed on the basis of a 360-day year composed of twelve 30-day months.

Section 204. Denominations. The Series 2021 Bonds shall be issued in \$5,000 or any integral multiple thereof; provided, however, that the Series 2021 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of \$5,000 in excess of \$100,000.

Section 205. Paying Agent. The District appoints the Trustee as Paying Agent for the Series 2021 Bonds.

Section 206. Bond Registrar. The District appoints the Trustee as Bond Registrar for the Series 2021 Bonds.

Section 207. Conditions Precedent to Issuance of Series 2021 Bonds. In addition to complying with the requirements set forth in the Master Indenture in connection with the issuance of the Series 2021 Bonds, all the Series 2021 Bonds shall be executed by the District for delivery to the Trustee and thereupon shall be authenticated by the Trustee and delivered to the District or upon its order, but only upon the further receipt by the Trustee of:

- (a) Certified copies of the Series 2021 Assessment Proceedings;
- (b) Executed copies of the Master Indenture and this Second Supplemental Indenture;
- (c) A customary Bond Counsel opinion;

- (d) The District Counsel opinion required by the Master Indenture;
- (e) A certificate of an Authorized Officer to the effect that, upon the authentication and delivery of the Series 2021 Bonds, the District will not be in default in the performance of the terms and provisions of the Master Indenture or this Second Supplemental Indenture;
- (f) An Engineer's Certificate or Engineer's Certificates as required by Bond Counsel;
- (g) A certified copy of the final judgment of validation in respect of the Bonds together with a certificate of no appeal;
- (h) An executed Continuing Disclosure Agreement; and
- (i) An executed Collateral Assignment, executed Completion Agreement, executed True-Up Agreement and executed Acquisition Agreement;

Payment to the Trustee of \$ _____, being the net proceeds of the issuance and sale of the Series 2021 Bonds, constitutes conclusive evidence that the conditions precedent to the issuance of the Series 2021 Bonds have been met to the satisfaction of the District and the underwriter of the Series 2021 Bonds, as the initial purchaser thereof.

ARTICLE III REDEMPTION OF SERIES 2021 BONDS

Section 301. Bonds Subject to Redemption. The Series 2021 Bonds are subject to redemption prior to maturity as provided in the form thereof set forth as Exhibit B to this Second Supplemental Indenture. Interest on Series 2021-1 Bonds which are called for redemption shall be paid on the applicable Quarterly Redemption Date from the Series 2021-1 Interest Account or from the Series 2021 Revenue Account to the extent monies in the Series 2021-1 Interest Account are insufficient for such purpose. Interest on Series 2021-2 Bonds which are called for redemption shall be paid on the applicable Quarterly Redemption Date from the Series 2021-2 Interest Account or from the Series 2021 Revenue Account to the extent monies in the Series 2021-2 Interest Account are insufficient for such purpose. Moneys in the Series 2021-1 Optional Redemption Subaccount in the Series 2021-1 Redemption Account shall be applied in accordance with Section 506 of the Master Indenture to the optional redemption of Series 2021-1 Bonds. Moneys in the Series 2021-2 Optional Redemption Subaccount in the Series 2021-2 Redemption Account shall be applied in accordance with Section 506 of the Master Indenture to the optional redemption of Series 2021-2 Bonds.

Section 302. Redemption from Excess Acquisition and Construction Account Proceeds. Excess moneys on deposit in the Series 2021 Acquisition and Construction Account which are to be deposited into the Series 2021-1 Prepayment Subaccount and into the Series 2021-2 Prepayment Subaccount in accordance with Section 403(a) hereof shall be deposited into the Series 2021-1 Prepayment Subaccount and the Series 2021-2 Prepayment Subaccount on a pro rata basis and applied to the extraordinary mandatory redemption of Series 2021 Bonds in accordance with the directions of an Authorized Officer of the District.

ARTICLE IV
DEPOSIT OF SERIES 2021 BOND PROCEEDS AND APPLICATION THEREOF;
ESTABLISHMENT OF ACCOUNTS AND OPERATION THEREOF

Section 401. Establishment of Accounts. There are hereby established, as needed, the following Funds and Accounts.

(a) There are hereby established within the Acquisition and Construction Fund held by the Trustee: (i) a Series 2021 Acquisition and Construction Account and (ii) a Series 2021 Costs of Issuance Account;

(b) There are hereby established within the Debt Service Fund held by the Trustee: (i) a Series 2021-1 Debt Service Account and therein a Series 2021-1 Sinking Fund Account, a Series 2021-1 Interest Account and a Series 2021-1 Capitalized Interest Account; and (ii) a Series 2021-1 Redemption Account, and, therein a Series 2021-1 Prepayment Subaccount and a Series 2021-1 Optional Redemption Subaccount. There are also hereby established within the Debt Service Fund held by the Trustee: (i) a Series 2021-2 Debt Service Account and therein a Series 2021-2 Sinking Fund Account, a Series 2021-2 Interest Account and a Series 2021-2 Capitalized Interest Account; and (ii) a Series 2021-2 Redemption Account, and, therein a Series 2021-2 Prepayment Subaccount and a Series 2021-2 Optional Redemption Subaccount;

(c) There is hereby established within the Reserve Fund held by the Trustee a Series 2021-1 Reserve Account and a Series 2021-2 Reserve Account, which Accounts shall be jointly held for the benefit of all of the Series 2021 Bonds, without distinction as to Series 2021 Bonds and without privilege or priority of one Series 2021 Bond over another;

(d) There is hereby established within the Revenue Fund held by the Trustee a Series 2021 Revenue Account; and

(e) There is hereby established within the Rebate Fund held by the Trustee a Series 2021 Rebate Account.

Section 402. Use of Series 2021 Bond Proceeds. The net proceeds of sale of the Series 2021 Bonds, \$ _____, shall as soon as practicable upon the delivery thereof to the Trustee by the District pursuant to Section 207 of the Master Indenture, be applied as follows:

(a) \$ _____, representing the Series 2021-1 Reserve Account Requirement at the time of issuance of the Series 2021-1 Bonds shall be deposited to the credit of the Series 2021-1 Reserve Account and \$ _____, representing the Series 2021-2 Reserve Account Requirement at the time of issuance of the Series 2021-2 Bonds shall be deposited to the credit of the Series 2021-2 Reserve Account;

(b) \$ _____, representing the Costs of Issuance relating to the Series 2021 Bonds shall be deposited to the credit of the Series 2021 Costs of Issuance Account;

(c) \$ _____, representing Capitalized Interest on the Series 2021-1 Bonds through and including November 1, 2021, shall be deposited to the credit of the Series 2021-1 Capitalized Interest Account and \$ _____, representing Capitalized Interest on the Series

2021-2 Bonds through and including November 1, 2022, shall be deposited to the credit of the Series 2021-2 Capitalized Interest Account; and

(d) \$_____ shall be deposited to the credit of the Series 2021 Acquisition and Construction Account.

Section 403. Series 2021 Acquisition and Construction Account.

(a) (1) Amounts on deposit in the Series 2021 Acquisition and Construction Account shall be applied to pay the Cost of the Series 2021 Project upon compliance with the requisition provisions set forth in Section 503(b) of the Master Indenture and upon receipt by the Trustee of a requisition in the form attached hereto as Exhibit C and executed by the District and the Consulting Engineers.

(2) Anything in the Master Indenture to the contrary notwithstanding, the Consulting Engineers shall establish a Date of Completion for the Series 2021 Project, and any balance remaining in the Series 2021 Acquisition and Construction Account (taking into account the moneys currently on deposit therein to pay any accrued but unpaid Costs of the Series 2021 Project which are required to be reserved in the Series 2021 Acquisition and Construction Account in accordance with the certificate of the Consulting Engineers delivered to the District and the Trustee establishing such Date of Completion), shall be transferred, on a pro rata basis, to the Series 2021-1 Prepayment Subaccount and applied in accordance with Section 302 hereof to the extraordinary mandatory redemption of the Series 2021-1 Bonds in the manner prescribed in the form of Series 2021 Bonds set forth as Exhibit B hereto and to the Series 2021-2 Prepayment Subaccount and applied in accordance with Section 302 hereof to the extraordinary mandatory redemption of the Series 2021-2 Bonds in the manner prescribed in the form of Series 2021 Bonds set forth as Exhibit B hereto, whereupon the Series 2021 Acquisition and Construction Account shall be closed.

(b) All amounts on deposit in the Series 2021-1 Capitalized Interest Account shall, on November 1, 2021, be transferred into the Series 2021-1 Interest Account and applied to the payment of interest first coming due on the Series 2021-1 Bonds. All amounts on deposit in the Series 2021-2 Capitalized Interest Account shall, until and including November 1, 2022, be transferred into the Series 2021-2 Interest Account and applied to the payment of interest first coming due on the Series 2021-2 Bonds. When there are no amounts remaining in the Series 2021-1 Capitalized Interest Account, such Account shall be closed and when there are no amounts remaining in the Series 2021-2 Capitalized Interest Account, such Account shall be closed.

(c) Anything in the Master Indenture or herein to the contrary notwithstanding, the District hereby acknowledges that (i) the Series 2021 Pledged Funds include, without limitation, all amounts on deposit in the Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Series 2021 Bonds, the Series 2021 Pledged Funds may not be used by the District (whether to pay costs of the Series 2021 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to the occurrence of the Event of Default the District had incurred a binding obligation with third parties for work on the Series

2021 Project and payment is for such work (and a certificate of an Authorized Officer as to whether such binding obligation has been incurred delivered to the Trustee in the form of Exhibit D shall be conclusive evidence of the same on which the Trustee may rely), and (iii) upon the occurrence of an Event of Default with respect to the Series 2021 Bonds, the Series 2021 Pledged Funds may be used by the Trustee and/or the District, to the extent acting individually or jointly, to pursue remedies, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Master Indenture, as supplemented hereby, provided such action does not adversely impact the tax-exempt status of the Series 2021 Bonds and provided, further, that every use of Series 2021 Pledged Revenues for such purpose shall be accompanied by detailed invoices delivered to the District Manager of the District indicating the purpose for which Series 2021 Pledged Revenues are to be applied and such invoices shall be subject to the same public records laws, including, without limitation, Chapter 119, Florida Statutes, to which the District is subject. After the occurrence of an Event of Default, the District shall not enter into any binding agreement to expend any amounts included in the Series 2021 Trust Estate unless authorized in writing by the Majority Owners.

Section 404. Series 2021 Costs of Issuance Account. The amount deposited in the Series 2021 Costs of Issuance Account shall, at the written direction of an Authorized Officer to the Trustee, be used to pay Costs of Issuance relating to the Series 2021 Bonds. On the earlier to occur of: (x) the written direction of an Authorized Officer or (y) six (6) months from the date of issuance of the Series 2021 Bonds, any amounts deposited in the Series 2021 Costs of Issuance Account which have not been requisitioned shall be transferred over and deposited into the Series 2021 Acquisition and Construction Account and used for the purposes permitted therefor, whereupon the Series 2021 Costs of Issuance Account shall be closed; provided, however, if the Series 2021 Acquisition and Construction Account has been closed prior to the proposed date of transfer, such amounts shall instead be transferred into the Series 2021-1 Interest Account and the Series 2021-2 Interest Account, on a pro rata basis.

Section 405. Series 2021-1 Reserve Account and Series 2021-2 Reserve Account. The Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account shall be funded and maintained at all times, subject to the provisions of this Second Supplemental Indenture, in an amount equal to the Series 2021-1 Reserve Account Requirement and the Series 2021-2 Reserve Account Requirement, respectively. Except as otherwise provided herein or in the Master Indenture, amounts on deposit in the Series 2021-1 Reserve Account and Series 2021-2 Reserve Account shall be used on a pro rata basis only for the purpose of making payments into the Series 2021-1 Interest Account, Series 2021-2 Interest Account, the Series 2021-1 Sinking Fund Account and the Series 2021-2 Sinking Fund Account to pay Debt Service on the Series 2021 Bonds, when due, without distinction as to Series 2021 Bonds and without privilege or priority of one Series 2021 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. Such Accounts shall consist only of cash and Series 2021 Investment Obligations.

Anything herein or in the Master Indenture to the contrary notwithstanding, on the forty-fifth (45th) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the first Business Day preceding such forty-fifth (45th) day) (or such other date that corresponds to the date mutually determined by the Trustee and the District pursuant to

Section 408(c) hereof), the Trustee is hereby authorized and directed to (i) recalculate the Series 2021-1 Reserve Account Requirement and to transfer any excess on deposit in the Series 2021-1 Reserve Account (other than excess resulting from investment earnings, which shall be applied as provided in Section 408(f) hereof) into the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account to be applied to the extraordinary mandatory redemption of the Series 2021-1 Bonds as provided in the Series 2021-1 Bonds; and (ii) recalculate the Series 2021-2 Reserve Account Requirement and to transfer any excess on deposit in the Series 2021-2 Reserve Account (other than excess resulting from investment earnings, which shall be applied as provided in Section 408(f) hereof) into the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account to be applied to the extraordinary mandatory redemption of the Series 2021-2 Bonds as provided in the Series 2021-2 Bonds.

On the earliest date on which there is on deposit in the Series 2021-1 Reserve Account sufficient monies, after taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2021-1 Bonds, together with accrued interest on such Series 2021-1 Bonds to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the Series 2021-1 Reserve Account into the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account to pay and redeem all of the Outstanding Series 2021-1 Bonds on the earliest date of redemption permitted therein and herein.

On the earliest date on which there is on deposit in the Series 2021-2 Reserve Account sufficient monies, after taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2021-2 Bonds, together with accrued interest on such Series 2021-2 Bonds to the earliest date of redemption permitted therein and herein, then the Trustee shall transfer the amount on deposit in the Series 2021-2 Reserve Account into the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account to pay and redeem all of the Outstanding Series 2021-2 Bonds on the earliest date of redemption permitted therein and herein.

Anything herein or in the Master Indenture to the contrary notwithstanding, amounts on deposit in the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Series 2021-1 Assessments and Delinquent Series 2021-2 Assessments.

Section 406. Amortization Installments. (a) The Amortization Installments established for the Series 2021 Bonds shall be as set forth in the form of the Series 2021 Bonds attached hereto.

(b) Upon any redemption of Series 2021-1 Bonds (other than (i) Series 2021-1 Bonds redeemed in accordance with scheduled Amortization Installments or (ii) Series 2021-1 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the Trustee shall cause Series 2021-1 Bonds to be redeemed in such amounts and having such maturities so as to result in Amortization Installments recalculated by the District, in such manner as shall amortize all the Outstanding Series 2021-1 Bonds of all of the terms in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining terms of all of the Series 2021-1 Bonds. Upon any redemption of Series 2021-2 Bonds (other

than (i) Series 2021-2 Bonds redeemed in accordance with scheduled Amortization Installments or (ii) Series 2021-2 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the Trustee shall cause Series 2021-2 Bonds to be redeemed in such amounts and having such maturities so as to result in Amortization Installments recalculated by the District, in such manner as shall amortize all the Outstanding Series 2021-2 Bonds of all of the terms in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining terms of all of the Series 2021-2 Bonds.

Section 407. Tax Covenants. The District shall comply with the tax regulatory covenants set forth in the District's tax certificate executed in connection with the issuance of the Series 2021 Bonds.

Section 408. Establishment of Series 2021 Revenue Account in Revenue Fund; Application of Revenues and Investment Earnings. (a) The Trustee is hereby authorized and directed to establish within the Revenue Fund a Series 2021 Revenue Account into which the Trustee shall deposit any and all amounts required to be deposited therein by this Section 408 or by any other provision of the Master Indenture or this Second Supplemental Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2021 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2021 Revenue Account the Series 2021 Pledged Revenues, other than the Series 2021-1 Prepayments and the Series 2021-2 Prepayments, which shall be identified by the District to the Trustee as such in writing upon deposit and which shall be deposited into the Series 2021-1 Prepayment Subaccount or Series 2021-2 Prepayment Subaccount of the Series 2021-1 Redemption Account, as applicable, and any other revenues required by other provisions of the Indenture to be deposited therein.

(c) On the forty-fifth (45th) day preceding each Quarterly Redemption Date with respect to the Series 2021 Bonds (or if such forty-fifth (45th) day is not a Business Day, on the Business Day next preceding such forty-fifth (45th) day) (or such other date mutually determined by the Trustee and the District that is closer to a particular Quarterly Redemption Date and will give the Trustee sufficient time to provide notice of the extraordinary mandatory redemption of Series 2021 Bonds as herein provided), the Trustee shall determine (i) the amount on deposit in the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account, and, if the balance therein is greater than zero, shall transfer, but only at the written direction of the District, from the Series 2021 Revenue Account for deposit into the Series 2021-1 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000 (or the nearest highest integral multiple of \$5,000 if applicable) (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2021-1 Bonds on the next Interest Payment Date), and, shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2021-1 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2021-1 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2021-1 Bonds set forth in the form of

Series 2021 Bonds attached hereto, Section 301 hereof, and Article III of the Master Indenture and (ii) the amount on deposit in the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account, and, if the balance therein is greater than zero, shall transfer, but only at the written direction of the District, from the Series 2021 Revenue Account for deposit into the Series 2021-2 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000 (or the nearest highest integral multiple of \$5,000 if applicable) (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2021-2 Bonds on the next Interest Payment Date), and, shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2021-2 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2021-2 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2021-2 Bonds set forth in the form of Series 2021 Bonds attached hereto, Section 301 hereof, and Article III of the Master Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the Series 2021-1 Capitalized Interest Account to the Series 2021-1 Interest Account the lesser of (x) the amount of interest coming due on the Series 2021-1 Bonds on such May 1 or November 1, less the amount already on deposit therein, or (y) the amount remaining in the Series 2021-1 Capitalized Interest Account. On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the Series 2021-2 Capitalized Interest Account to the Series 2021-2 Interest Account the lesser of (x) the amount of interest coming due on the Series 2021-2 Bonds on such May 1 or November 1, less the amount already on deposit therein, or (y) the amount remaining in the Series 2021-2 Capitalized Interest Account.

Following the foregoing transfers, on such May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer amounts from the Series 2021 Revenue Account to the Funds and Accounts designated below the following amounts in the following order of priority:

FIRST, on a pro rata basis, to the Series 2021-1 Interest Account, an amount equal to the amount of interest payable on all Series 2021-1 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the Series 2021-1 Capitalized Interest Account in accordance with Section 403(b) and Section 408(d) hereof and less any other amount already on deposit in the Series 2021-1 Interest Account not previously credited and to the Series 2021-2 Interest Account, an amount equal to the amount of interest payable on all Series 2021-2 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the Series 2021-2 Capitalized Interest Account in accordance with Section 403(b) and Section 408(d) hereof and less any other amount already on deposit in the Series 2021-2 Interest Account not previously credited;

SECOND, on a pro rata basis, on each May 1, commencing May 1, 20___, to the Series 2021-1 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2021-1 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the Series 2021-1 Sinking Fund

Account not previously credited, and to the Series 2021-2 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2021-2 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the Series 2021-2 Sinking Fund Account not previously credited;

THIRD, on a pro rata basis, to the Series 2021-1 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2021-1 Reserve Account Requirement and to the Series 2021-2 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2021-2 Reserve Account Requirement; and

FOURTH, the balance shall be retained in the Series 2021 Revenue Account subject to the following paragraph.

Anything in the Master Indenture or herein to the contrary notwithstanding, it shall not, in and of itself, constitute an Event of Default hereunder if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefore. The Trustee shall within ten (10) Business Days after the last Interest Payment Date in any calendar year, at the direction of the District, withdraw any moneys held for the credit of the Series 2021 Revenue Account as of November 2nd of such year which are not otherwise required to be deposited to other Funds and Accounts pursuant to this Section on such immediately preceding Interest Payment Date and deposit such moneys first to the credit of the Series 2021 Rebate Account in the amount, and to the extent necessary, so the amount on deposit therein equals the accrued rebate obligation under Section 148(f) of the Code, if the Trustee has received a certification from the District by such date detailing the amount of such obligation which shall be deposited. Any remaining amounts in the Series 2021 Revenue Account on November 2nd of any calendar year after making the payment, if any, required under the immediately preceding sentence, may next be transferred to the District, at its written request, to be used for any lawful purpose of the District; provided, however, that on the proposed payment date of any proposed transfer to the District, the amount on deposit in the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account, respectively, shall be equal to the Series 2021-1 Reserve Account Requirement and the Series 2021-2 Reserve Account Requirement, respectively, and, provided further, that the Trustee shall not have actual knowledge of an Event of Default hereunder, including payment of Trustee's fees and expenses then due.

(e) On any date required by the Code, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2021 Revenue Account to the Series 2021 Rebate Account established for the Series 2021 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid to the United States, when due, in accordance with the Code.

(f) Anything herein or in the Master Indenture to the contrary notwithstanding, moneys on deposit in all of the Funds and Accounts held as security for the Series 2021 Bonds shall be invested only in Series 2021 Investment Obligations, and further, earnings on the Series 2021 Acquisition and Construction Account, the Series 2021 Costs of Issuance Account, the Series 2021-1 Interest Account, the Series 2021-2 Interest Account, the Series 2021-1 Capitalized Interest Account and the Series 2021-2 Capitalized Interest Account shall be

retained, as realized, in such Accounts or subaccounts and used for the purpose of such Accounts or subaccounts. Earnings on investments in the Funds and Accounts other than the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account, and other than as set forth above, shall be deposited, as realized, to the credit of the Series 2021 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2021-1 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-1 Reserve Account as of the most recent date on which amounts on deposit in the Series 2021-1 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2021-1 Reserve Account since such date which have created a deficiency, then earnings on the Series 2021-1 Reserve Account shall be deposited into the Series 2021-1 Capitalized Interest Account through November 1, 2021, and, thereafter earnings on the Series 2021-1 Reserve Account shall be deposited, first, if there is a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-2 Reserve Account, into the Series 2021-2 Reserve Account until the amount on deposit therein is equal to the Series 2021-2 Reserve Account Requirement, and then into the Series 2021 Revenue Account and used for the purpose of such Account; and

(ii) if as of the last date on which amounts on deposit in the Series 2021-1 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 of the Master Indenture), or if after such date withdrawals have been made from the Series 2021-1 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2021-1 Reserve Account shall be deposited into the Series 2021-1 Reserve Account until the amount on deposit therein is equal to the Series 2021-1 Reserve Account Requirement, and then earnings on the Series 2021-1 Reserve Account shall be deposited into the Series 2021-1 Capitalized Interest Account through November 1, 2021, and, thereafter earnings on the Series 2021-1 Reserve Account shall be deposited first, if there is a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-2 Reserve Account, into the Series 2021-2 Reserve Account until the amount on deposit therein is equal to the Series 2021-2 Reserve Account Requirement, and then deposited into the Series 2021 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2021-2 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-2 Reserve Account as of the most recent date on which amounts on deposit in the Series 2021-2 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2021-2 Reserve Account since such date which have created a deficiency, then earnings on the Series 2021-2 Reserve Account shall be deposited into the Series 2021-2 Capitalized Interest Account through November 1, 2022, and, thereafter earnings on the Series 2021-2 Reserve Account shall be deposited first, if there is a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-1 Reserve Account, into the Series 2021-1 Reserve Account until the amount on deposit therein is equal to the Series 2021-1

Reserve Account Requirement, and then deposited into the Series 2021 Revenue Account and used for the purpose of such Account; and

(ii) if as of the last date on which amounts on deposit in the Series 2021-2 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 of the Master Indenture), or if after such date withdrawals have been made from the Series 2021-2 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2021-2 Reserve Account shall be deposited into the Series 2021-2 Reserve Account until the amount on deposit therein is equal to the Series 2021-2 Reserve Account Requirement, and then earnings on the Series 2021-2 Reserve Account shall be deposited into the Series 2021-2 Capitalized Interest Account through November 1, 2022, and, thereafter earnings on the Series 2021-2 Reserve Account shall be deposited first, if there is a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-1 Reserve Account, into the Series 2021-1 Reserve Account until the amount on deposit therein is equal to the Series 2021-1 Reserve Account Requirement, and then deposited into the Series 2021 Revenue Account and used for the purpose of such Account.

ARTICLE V CONCERNING THE TRUSTEE

Section 501. Acceptance by Trustee. The Trustee accepts the trusts declared and provided in this Second Supplemental Indenture and agrees to perform such trusts upon the terms and conditions set forth in the Master Indenture.

Section 502. Limitation of Trustee's Responsibility. The Trustee shall not be responsible in any manner for the due execution of this Second Supplemental Indenture by the District or for the recitals contained herein, all of which are made solely by the District.

Section 503. Trustee's Duties. Nothing contained herein shall limit the rights, benefits, privileges, protection and entitlements inuring to the Trustee under the Master Indenture, including, particularly, Article VI thereof.

ARTICLE VI ADDITIONAL BONDS

Section 601. Limitation on Parity Bonds. Other than Bonds issued to refund the then Outstanding Series 2021 Bonds, the issuance of which results in net present value debt service savings, the District shall not, while any Series 2021 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2021 Trust Estate. The District further covenants and agrees that so long as the Series 2021 Bonds are Outstanding, it will not impose Assessments for capital projects on any lands subject to the Series 2021 Assessments, without the written consent of the Majority Owners, unless the Series 2021 Assessments have been Substantially Absorbed. Notwithstanding the prior sentence, the foregoing shall not preclude the imposition of capital Assessments on property subject to the Series 2021 Assessments which are necessary, as determined by the District, for health, safety or welfare reasons or to remediate a natural disaster or Operation and Maintenance Assessments. The Trustee is entitled to assume that the Series

2021 Assessments have not been Substantially Absorbed absent delivery to the Trustee of a certificate of the District Manager to the contrary on which the Trustee may conclusively rely.

ARTICLE VII MISCELLANEOUS

Section 701. Confirmation of Master Indenture. As supplemented by this Second Supplemental Indenture, the Master Indenture is in all respects ratified and confirmed, and this Second Supplemental Indenture shall be read, taken and construed as a part of the Master Indenture so that all of the rights, remedies, terms, conditions, covenants and agreements of the Master Indenture, except insofar as modified herein, shall apply and remain in full force and effect with respect to this Second Supplemental Indenture and to the Series 2021 Bonds issued hereunder. To the extent of any conflicts between the terms and provisions of the Master Indenture and this Second Supplemental Indenture the terms and provisions hereof shall control.

Section 702. Continuing Disclosure Agreement. Contemporaneously with the execution and delivery hereof, the District has executed and delivered the Continuing Disclosure Agreement in order to comply with the requirements of Rule 15c2-12 promulgated under the Securities and Exchange Act of 1934. The District covenants and agrees to comply with the provisions of such Continuing Disclosure Agreement; however, as set forth therein, failure to so comply shall not constitute an Event of Default hereunder, but, instead shall be enforceable by mandamus, injunction or any other means of specific performance as provided in the Master Indenture and such Continuing Disclosure Agreement.

Section 703. Additional Covenants Regarding Assessments. In addition to, and not in limitation of, the covenants contained elsewhere in this Second Supplemental Indenture and in the Master Indenture, the District covenants to comply with the terms of the proceedings heretofore adopted with respect to the Series 2021 Assessments, including the Assessment Resolution and the Assessment Methodology, and to levy and collect the Series 2021 Assessments as set forth in the Assessment Methodology, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2021 Bonds, when due. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Series 2021 Bonds, it will take such actions to enforce the remedial provisions of the Indenture, the provisions for the collection of Delinquent Series 2021-1 Assessments and Delinquent Series 2021-2 Assessments that are directly billed and collected by the District, and the provisions for the foreclosure of liens of Delinquent Series 2021-2 Assessments or Delinquent Series 2021-2 Assessments that are directly billed and collected by the District, all in a manner consistent with the Master Indenture and this Second Supplemental Indenture.

Section 704. Collection of Assessments. Anything herein or in the Master Indenture to the contrary notwithstanding, subject to the next succeeding sentence, Series 2021 Assessments shall be collected pursuant to the Uniform Method; provided that Series 2021 Assessments levied on platted lots owned by the Developer and levied on unplatted lands may be billed and collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method. Prior to an Event of Default, the election to collect and enforce Series 2021 Assessments in any year pursuant to any one method shall not, to the extent permitted by law, preclude the District from electing to collect and enforce Series 2021

Assessments pursuant to any other method permitted by law in any subsequent year. Following an Event of Default, Series 2021 Assessments shall be collected pursuant to the Uniform Method; provided that Series 2021 Assessments levied on platted lots owned by the Developer and levied on unplatted lands may be billed and collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method; provided, however, the Trustee, acting at the direction of the Majority Owners of the Series 2021 Bonds Outstanding may deliver a notice to the District directing the District to collect the Delinquent Series 2021-1 Assessments and/or Delinquent Series 2021-2 Assessments in a different manner permitted by the Act and Chapters 170 and 197, Florida Statutes, provided that (i) such direction shall be in the form attached hereto as Exhibit E; (ii) the District shall not be required to comply with such direction until it is able to change the manner of collection in accordance with applicable Florida law; and (iii) the District shall not be required to comply with any direction that is not provided strictly in the form of Exhibit E. All Series 2021 Assessments that are billed and collected directly by the District and not via the Uniform Method shall be due and payable by the landowner at such times as determined by the District, but no later than thirty-one (31) Business Days prior to each Interest Payment Date; provided, however, that such Series 2021 Assessments shall not be deemed to be Delinquent Series 2021-1 Assessments or Delinquent Series 2021-2 Assessments unless and until same are not paid by the applicable Interest Payment Date with respect to which they have been billed.

Section 705. Foreclosure of Assessment Lien. (a) Notwithstanding Section 814 of the Master Indenture or any other provision of the Indenture to the contrary, the following provisions shall apply with respect to the Series 2021 Assessments and Series 2021 Bonds.

If any property shall be offered for sale for the nonpayment of any Series 2021 Assessments and no person or persons shall purchase such property for an amount equal to the full amount due on the Series 2021 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District, after receiving the written direction of the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity (each, an "SPE"), may purchase the property for an amount less than or equal to the balance due on the Series 2021 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Series 2021 Bonds. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2021 Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding, agrees that the District shall, after being provided assurances satisfactory to it of payment of the District's fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Series 2021 Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this

paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the Series 2021 Bonds. The District shall not be required to execute any documentation evidencing the extinguishment or release of the lien of the Series 2021 Assessments and/or the Series 2021 Bonds following the sale of property pursuant to the preceding sentence without receipt of written evidence satisfactory to the District that all of the Owners of the Series 2021 Bonds concur with such extinguishment or release. With respect to any SPE: (i) the books and records of the SPE shall be deemed subject to the same public records laws, including, without limitation, Chapter 119, Florida Statutes, to which the District is subject; and (ii) in addition to the information to be provided to the District pursuant to Section 403(c), such SPE shall provide to the District Manager any information regarding the SPE and its activities requested by or on behalf of the District within five (5) Business Days following such request, and by purchasing the Series 2021 Bonds, the Owners thereof are deemed to agree to cause any SPE not owned or controlled by the District to comply with the foregoing.

(b) Notwithstanding anything to the contrary herein or in the Master Indenture, the District acknowledges and agrees that (i) upon failure of any property owner to pay when due any installment of Series 2021 Assessments that are billed directly by the District, that the entire Series 2021 Assessments levied on the property for which such installment of Series 2021 Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written direction of the Trustee, acting at the direction of the Majority Owners of the Series 2021 Bonds Outstanding, the District after being provided assurances satisfactory to it of payment, of its fees, costs and expenses for doing so, shall promptly, but in any event within one hundred twenty (120) days of the receipt of such direction, cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Series 2021-1 Assessments and/or Delinquent Series 2021-2 Assessments, as applicable, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by Florida law. Such direction shall be in the form of Exhibit F hereto and the District shall not be required to comply with any direction that is not provided strictly in the form of Exhibit F.

(c) Notwithstanding anything to the contrary herein or in the Master Indenture, the District and/or the Trustee, to the extent acting individually or jointly, in pursuing foreclosure proceedings with respect to any lot or parcel delinquent in the payment of any Series 2021 Assessments, shall be entitled to first recover from any foreclosure, before such proceeds are applied to the payment of principal or interest on the Series 2021 Bonds, all fees and costs expended in connection with such foreclosure, regardless whether such fees and costs could be construed as Series 2021 Assessments or Series 2021 Pledged Revenues. The District may also pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the Series 2021 Bonds.

Section 706. Requisite Owners for Direction or Consent. Anything in the Master Indenture to the contrary notwithstanding, any direction or consent or similar provision which requires more than fifty percent of the Owners, shall in each case be deemed to refer to, and shall mean, the Majority Owners. Following an Event of Default any direction to the District

permitted to be given by the Trustee and/or the Owners hereby or by the Master Indenture must be in writing, signed by the Trustee and the Majority Owners and, with respect to the direction referenced in Sections 704 and 705(b) hereof, in the applicable forms attached hereto as exhibits.

Section 707. Assignment of District's Rights Under Collateral Assignment. Subject to the terms of the Collateral Assignment, and without intending to alter the same, the District hereby assigns its rights under the Collateral Assignment to the Trustee for the benefit of the Owners, from time to time, of the Series 2021 Bonds. Such assignment shall not be considered an assumption by the Trustee of any obligations thereunder.

Section 708. Enforcement of Completion Agreement and True-Up Agreement. The District covenants that it shall strictly enforce all of the provisions of the Completion Agreement and the True-Up Agreement.

Section 709. Interpretation of Second Supplemental Indenture. This Second Supplemental Indenture amends and supplements the Master Indenture with respect to the Series 2021 Bonds, and all of the provisions of the Master Indenture, to the extent not inconsistent herewith, are incorporated in this Second Supplemental Indenture by reference. To the maximum extent possible, the Master Indenture and the Second Supplemental Indenture shall be read and construed as one document.

Section 710. Amendments. Any amendments to this Second Supplemental Indenture shall be made pursuant to the provisions for amendment contained in the Master Indenture.

Section 711. Counterparts. This Second Supplemental Indenture may be executed in any number of counterparts, each of which when so executed and delivered shall be an original; but such counterparts shall together constitute but one and the same instrument.

Section 712. Appendices and Exhibits. Any and all schedules, appendices or exhibits referred to in and attached to this Second Supplemental Indenture are hereby incorporated herein and made a part of this Second Supplemental Indenture for all purposes.

Section 713. Payment Dates. In any case in which an Interest Payment Date or the maturity date of the Series 2021 Bonds or the date fixed for the redemption of any Series 2021 Bonds shall be other than a Business Day, then payment of interest, principal or Redemption Price need not be made on such date but may be made on the next succeeding Business Day, with the same force and effect as if made on the due date, and no interest on such payment shall accrue for the period after such due date if payment is made on such next succeeding Business Day.

Section 714. No Rights Conferred on Others. Nothing herein contained shall confer any right upon any Person other than the parties hereto and the Holders of the Series 2021 Bonds.

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IN WITNESS WHEREOF, Artisan Lakes East Community Development District has caused these presents to be signed in its name and on its behalf by its Chairperson, and its official seal to be hereunto affixed and attested by its Secretary, thereunto duly authorized, and to evidence its acceptance of the trusts hereby created, the Trustee has caused these presents to be signed in its name and on its behalf by its duly authorized Assistant Vice President.

(SEAL)

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

By: _____
Chairperson, Board of Supervisors

U.S. BANK NATIONAL ASSOCIATION, as
Trustee

By: _____
Assistant Vice President

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by _____, the Chairman of the Board of Supervisors of the Artisan Lakes East Community Development District who is personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

Print name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by James P. Ward, the Secretary of the Board of Supervisors of the Artisan Lakes East Community Development District who is personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

Print name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

STATE OF FLORIDA)
) SS:
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ___ day of _____, 2021, by Robert Hedgecock, an Assistant Vice President of U.S. Bank National Association, as Trustee, who is personally known to me or who have produced _____ as identification.

[NOTARIAL SEAL]

Print name: _____
Notary Public, State of Florida
Commission #: _____
My Commission Expires: _____

EXHIBIT A
DESCRIPTION OF SERIES 2021 PROJECT

[See Reports of District's Consulting Engineers Attached Hereto.]

EXHIBIT B

FORM OF SERIES 2021 BONDS

No. R-[1][2]-____

\$ _____

**United States of America
State of Florida
ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BOND, SERIES 2021-[1][2]**

<u>Interest Rate</u>	<u>Maturity Date</u>	<u>Dated Date</u>	<u>CUSIP</u>
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Registered Owner: CEDE & CO.

Principal Amount: _____ DOLLARS

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a community development district duly established and existing pursuant to Chapter 190, Florida Statutes (the “District”), for value received, hereby promises to pay (but only out of the sources hereinafter mentioned) to the registered Owner set forth above, or registered assigns, on the maturity date shown hereon, unless this Bond shall have been called for redemption in whole or in part and payment of the Redemption Price (as defined in the Indenture hereinafter mentioned) shall have been duly made or provided for, the principal amount shown above and to pay (but only out of the sources hereinafter mentioned) interest on the outstanding principal amount hereof from the most recent Interest Payment Date to which interest has been paid or provided for, or, if no interest has been paid, from the Dated Date shown above on May 1 and November 1 of each year (each, an “Interest Payment Date”), commencing on November 1, 2021, until payment of said principal sum has been made or provided for, at the rate per annum set forth above. Notwithstanding the foregoing, if any Interest Payment Date is not a Business Day (as defined in the Indenture hereinafter mentioned), then all amounts due on such Interest Payment Date shall be payable on the first Business Day succeeding such Interest Payment Date, but shall be deemed paid on such Interest Payment Date. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture (as hereinafter defined), be paid to the registered Owner hereof at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture (hereinafter defined), the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent (hereinafter defined) to such person, who, on a special record date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of this Bond. Any payment of principal, Maturity Amount or Redemption Price shall be made only upon presentation hereof at the

designated corporate trust office of U.S. Bank National Association, located in Fort Lauderdale, Florida, or any alternate or successor paying agent (collectively, the “Paying Agent”), unless the Bonds are held in the book entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner set forth above if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner set forth above owns not less than \$1,000,000 in aggregate principal amount of the Series 2021 Bonds, as defined below). Interest on this Bond will be computed on the basis of a 360-day year composed of twelve 30-day months. Capitalized terms used herein and not otherwise defined shall have the same meaning as set forth in the hereinafter defined Indenture.

This Bond is one of a duly authorized issue of bonds of the District designated “\$_____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1” (the “Series 2021-1 Bonds”) and “\$_____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-2” (the “Series 2021-2 Bonds” and, together with the Series 2021-1 Bonds, the “Series 2021 Bonds”) issued as one Series of Bonds under a Master Trust Indenture dated as of December 1, 2018 (the “Master Indenture”), between the District and U.S. Bank National Association, located in Fort Lauderdale, Florida, as trustee (the “Trustee”), as amended and supplemented by a Second Supplemental Trust Indenture, dated as of June 1, 2021 (the “Supplemental Indenture”), between the District and the Trustee (the Master Indenture as amended and supplemented by the Supplemental Indenture is hereinafter referred to as the “Indenture”) (the Series 2021 Bonds, together with any other Bonds issued under and governed by the terms of the Master Indenture, are hereinafter collectively referred to as the “Bonds”). The District will apply the proceeds of the Series 2021 Bonds to: (i) finance the Cost of acquiring, constructing and equipping assessable improvements, as more particularly described in Exhibit A to the Supplemental Indenture (such portion of the public assessable infrastructure and improvements financed by the Series 2021 Bonds being referred to herein as the “Series 2021 Project”); (ii) pay certain costs associated with the issuance of the Series 2021 Bonds; (iii) make deposits into the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account, which Accounts will be jointly held for the benefit of all of the Series 2021 Bonds without privilege or priority of one Series 2021 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2021 Bonds.

NEITHER THIS BOND NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THIS BOND AND THE SERIES OF WHICH IT IS A PART AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE HEREON AND THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE MASTER INDENTURE OR IN THE SUPPLEMENTAL INDENTURE AUTHORIZING THE ISSUANCE OF THE SERIES 2021 BONDS. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY

OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2021 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE MASTER INDENTURE, THE SUPPLEMENTAL INDENTURE, OR THE SERIES 2021 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2021 TRUST ESTATE, INCLUDING THE SERIES 2021 PLEDGED REVENUES AND THE SERIES 2021 PLEDGED FUNDS, PLEDGED TO THE SERIES 2021 BONDS, ALL AS PROVIDED HEREIN, IN THE MASTER INDENTURE AND IN THE SUPPLEMENTAL INDENTURE.

This Bond is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, and other applicable provisions of law and pursuant to the Indenture, executed counterparts of which Indenture are on file at the corporate trust office of the Trustee. Reference is hereby made to the Indenture for the provisions, among others, with respect to the custody and application of the proceeds of Series 2021 Bonds issued under the Indenture, the collection and disposition of revenues and the funds charged with and pledged to the payment of the principal and Redemption Price of, and the interest on, the Series 2021 Bonds, the nature and extent of the security thereby created, the covenants of the District with respect to the levy and collection of Assessments, the terms and conditions under which the Series 2021 Bonds are or may be issued, the rights, duties, obligations and immunities of the District and the Trustee under the Indenture and the rights of the Owners of the Series 2021 Bonds, and, by the acceptance of this Bond, the Owner hereof assents to all of the provisions of the Indenture. The Series 2021 Bonds are equally and ratably secured by the Series 2021 Trust Estate, without preference or priority of one Series 2021 Bond over another. The Supplemental Indenture does not authorize the issuance of any Additional Bonds ranking on parity with the Series 2021 Bonds as to the lien and pledge of the Series 2021 Trust Estate.

The Series 2021 Bonds are issuable only as registered bonds without coupons in current interest form in denominations of \$5,000 or any integral multiple thereof (an "Authorized Denomination"); provided, however, that the Series 2021 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of Authorized Denominations in excess of \$100,000. This Bond is transferable by the registered Owner hereof or his duly authorized attorney at the designated corporate trust office of the Trustee in Fort Lauderdale, Florida, as Bond Registrar (the "Bond Registrar"), upon surrender of this Bond, accompanied by a duly executed instrument of transfer in form and with guaranty of signature reasonably satisfactory to the Bond Registrar, subject to such reasonable regulations as the District or the Bond Registrar may prescribe, and upon payment of any taxes or other governmental charges incident to such transfer. Upon any such transfer a new Bond or Bonds, in the same aggregate principal amount as the Bond or Bonds transferred, will be issued to the transferee. At the corporate trust office of the Bond Registrar in Fort Lauderdale, Florida, in the manner and subject to the limitations and conditions provided in the Master Indenture and without cost, except for any tax or other governmental charge, Bonds may be exchanged for an equal aggregate principal amount of Bonds of the same maturity, of Authorized Denominations and bearing interest at the same rate or rates.

The Series 2021-1 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20__ at the Redemption Price of the

principal amount of the Series 2021-1 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

The Series 2021-2 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20__ at the Redemption Price of the principal amount of the Series 2021-2 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installment</u>	<u>May 1 of the Year</u>	<u>Amortization Installment</u>
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*Maturity

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1 of the Year</u>	<u>Amortization Installment</u>	<u>May 1 of the Year</u>	<u>Amortization Installment</u>
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*Maturity

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable

Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1</u> <u>of the Year</u>	<u>Amortization</u> <u>Installment</u>	<u>May 1</u> <u>of the Year</u>	<u>Amortization</u> <u>Installment</u>
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*Maturity

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>May 1</u> <u>of the Year</u>	<u>Amortization</u> <u>Installment</u>	<u>May 1</u> <u>of the Year</u>	<u>Amortization</u> <u>Installment</u>
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*Maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

**May 1
of the Year**

**Amortization
Installment**

**May 1
of the Year**

**Amortization
Installment**

*Maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

**May 1
of the Year**

**Amortization
Installment**

**May 1
of the Year**

**Amortization
Installment**

*Maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

**May 1
of the Year**

**Amortization
Installment**

**May 1
of the Year**

**Amortization
Installment**

*Maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to their scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

**May 1
of the Year**

**Amortization
Installment**

**May 1
of the Year**

**Amortization
Installment**

*Maturity

As more particularly set forth in the Indenture, any Series 2021 Bonds that are purchased by the District with amounts held to pay an Amortization Installment will be cancelled and the principal amount so purchased will be applied as a credit against the applicable Amortization Installment of Series 2021 Bonds. Amortization Installments are also subject to recalculation, as provided in the Supplemental Indenture (a) as the result of the redemption of Series 2021-1 Bonds (other than (i) Series 2021-1 Bonds redeemed in accordance with scheduled Amortization Installments or (ii) Series 2021-1 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture) so as to re-amortize the remaining Outstanding principal balance of the Series 2021-1 Bonds as set forth in Section 406(b) of the Supplemental Indenture, and (b) as the result of the redemption of Series 2021-2 Bonds (other than (i) Series 2021-2 Bonds redeemed in accordance with scheduled Amortization Installments or (ii) Series 2021-2 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture) so as to re-amortize the remaining Outstanding principal balance of the Series 2021-2 Bonds as set forth in Section 406(b) of the Supplemental Indenture.

The Series 2021-1 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Quarterly Redemption Date, in the manner provided in the Indenture, including Section 406(b) of the Supplemental Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) on or after the Date of Completion of the Series 2021 Project, by application of moneys transferred from the Series 2021 Acquisition and Construction Account in the Acquisition and Construction Fund established under the Indenture to the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account in accordance with the terms of the Indenture; or

(b) from amounts, including Series 2021-1 Prepayments and transfers made pursuant to Section 403 of the Supplemental Indenture, required by the Indenture to be deposited into the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account; or

(c) from amounts transferred to the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account resulting from a reduction in the Series 2021-1 Reserve Account Requirement as provided for in the Indenture; or

(d) on and after the date on which the amount on deposit in the Series 2021-1 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2021-1 Bonds then Outstanding, including accrued interest thereon.

The Series 2021-2 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Quarterly Redemption Date, in the manner provided in the Indenture, including Section 406(b) of the Supplemental Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) on or after the Date of Completion of the Series 2021 Project, by application of moneys transferred from the Series 2021 Acquisition and Construction Account in the Acquisition and Construction Fund established under the Indenture to the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account in accordance with the terms of the Indenture; or

(b) from amounts, including Series 2021-2 Prepayments and transfers made pursuant to Section 403 of the Supplemental Indenture, required by the Indenture to be deposited into the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account; or

(c) from amounts transferred to the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account resulting from a reduction in the Series 2021-2 Reserve Account Requirement as provided for in the Indenture; or

(d) on and after the date on which the amount on deposit in the Series 2021-2 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2021-2 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2021 Bonds shall be called for redemption, the particular Series 2021 Bonds or portions of Series 2021 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

Notice of each redemption of Series 2021 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2021 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2021 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2021 Bonds or such portions thereof on such date, interest on such Series 2021 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2021 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2021 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. As provided in the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of moneys therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

The Owner of this Bond shall have no right to enforce the provisions of the Master Indenture or to institute any action to enforce the covenants therein, or to take any action with respect to any Event of Default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

In certain events, on the conditions, in the manner and with the effect set forth in the Indenture, the principal of all the Series 2021 Bonds then Outstanding under the Indenture may become and may be declared due and payable before the stated maturities thereof, with the interest accrued thereon.

Modifications or alterations of the Indenture or of any indenture supplemental thereto may be made only to the extent and in the circumstances permitted by the Indenture.

Any moneys held by the Trustee or any Paying Agent in trust for the payment and discharge of any Bond which remain unclaimed for six (6) years after the date when such Bond has become due and payable, either at its stated maturity dates or by call for earlier redemption, if such moneys were held by the Trustee or any Paying Agent at such date, or for six (6) years

after the date of deposit of such moneys if deposited with the Trustee or Paying Agent after the date when such Bond became due and payable, shall be paid to the District, and thereupon and thereafter no claimant shall have any rights against the Paying Agent to or in respect of such moneys.

If the District deposits or causes to be deposited with the Trustee cash or Defeasance Securities sufficient to pay the principal or Redemption Price of any Bonds becoming due at maturity or by call for redemption in the manner set forth in the Indenture, together with the interest accrued to the due date, the lien of the Series 2021 Bonds as to the Series 2021 Trust Estate shall be discharged, except for the rights of the Owners thereof with respect to the funds so deposited as provided in the Indenture.

This Bond shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida.

This Bond is issued with the intent that the laws of the State of Florida shall govern its construction.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed precedent to and in the issuance of this Bond and the execution of the Indenture, have happened, exist and have been performed as so required. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the Certificate of Authentication endorsed hereon.

IN WITNESS WHEREOF, Artisan Lakes East Community Development District has caused this Bond to bear the signature of the Chairperson of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

Attest:

Secretary

By: _____
Chairperson, Board of Supervisors

[Official Seal]

**CERTIFICATE OF AUTHENTICATION
FOR SERIES 2021 BONDS**

This Bond is one of the Bonds of the Series designated herein, described in the within-mentioned Indenture.

**U.S. BANK NATIONAL ASSOCIATION, as
Trustee**

Date of Authentication:

_____, 2021

By: _____
Assistant Vice President

CERTIFICATE OF VALIDATION

This Bond is one of a Series of Bonds which were validated by judgment of the Circuit Court for Manatee County, Florida rendered on November 5, 2018.

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

Chairperson

ABBREVIATIONS FOR SERIES 2021 BONDS

The following abbreviations, when used in the inscription on the face of the within Bond, shall be construed as though they were written out in full according to applicable laws or regulations.

TEN COM as tenants in common

TEN ENT as tenants by the entirities

JT TEN as joint tenants with the right of survivorship and not as tenants in common

UNIFORM TRANSFER MIN ACT - _____ Custodian _____ under
Uniform Transfer to Minors Act _____ (Cust.) (Minor) (State)

Additional abbreviations may also be used though not in the above list.

FORM OF ASSIGNMENT FOR SERIES 2021 BONDS

For value received, the undersigned hereby sells, assigns and transfers unto

_____ within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints _____, attorney to transfer the said Bond on the books of the District, with full power of substitution in the premises.

Dated:

Social Security Number or Employer

Identification Number of Transferee:

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by an institution which is a participant in the Securities Transfer Agent Medallion Program (STAMP) or similar program.

NOTICE: The assignor's signature to this Assignment must correspond with the name as it appears on the face of the within Bond in every particular without alteration or any change whatever.

EXHIBIT C

FORM OF REQUISITION FOR SERIES 2021 PROJECT

The undersigned, an Authorized Officer of Artisan Lakes East Community Development District (the “District”) hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture from the District to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the “Trustee”), dated as of December 1, 2018 (the “Master Indenture”), as amended and supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of June 1, 2021 (the Master Indenture as amended and supplemented is hereinafter referred to as the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

(A) Requisition Number:

(B) Name of Payee:

(C) Amount Payable:

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments, or, state Costs of Issuance, if applicable):

The undersigned hereby certifies that [obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2021 Acquisition and Construction Account, that each disbursement set forth above was incurred in connection with the acquisition and construction of the Series 2021 Project and each represents a Cost of the Series 2021 Project, and has not previously been paid] OR [this requisition is for Costs of Issuance payable from the Series 2021 Costs of Issuance Account that has not previously been paid].

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

If this requisition is for a disbursement from other than the Series 2021 Costs of Issuance Account or for payment of capitalized interest, there shall be attached a resolution of the Governing Body of the District approving this requisition or approving the specific contract with respect to which disbursements pursuant to this requisition are due and payable.

Attached hereto are copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested.

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

**CONSULTING ENGINEERS' APPROVAL FOR NON-COSTS OF ISSUANCE
REQUESTS ONLY**

If this requisition is for a disbursement for other than Costs of Issuance, the undersigned Consulting Engineers hereby certify that this disbursement is for a Cost of the Series 2021 Project and is consistent with: (i) the applicable acquisition or construction contract; (ii) the plans and specifications for the corresponding Series 2021 Project segment and portion of the Series 2021 Project with respect to which such disbursement is being made; and (iii) the report of the Consulting Engineers attached as an Exhibit to the Second Supplemental Indenture, as such report shall have been amended or modified on the date hereof.

The undersigned further certifies that (a) the Series 2021 Project improvements to be acquired with this disbursement will be (1) owned by the District or another governmental entity and located on public property or within public rights of way or easements and (2) accessible by the general public and/or part of a public water management system; (b) the purchase price to be paid by the District for the Series 2021 Project improvements to be acquired with this disbursement is no more than the lesser of (i) the fair market value of such improvements and (ii) the actual cost of construction of such improvements; (c) the plans and specifications for the Series 2021 Project improvements have been approved by all regulatory bodies required to approve them or such approval can reasonably be expected to be obtained; (d) all currently required approvals and permits for the acquisition, construction, reconstruction, installation and equipping of the portion of the Series 2021 Project for which disbursement is made have been obtained from all applicable regulatory bodies; and (e) subject to permitted retainage under the applicable contracts, the seller has paid all contractors, subcontractors, and materialmen that have provided services or materials in connection with the portions of the Series 2021 Project for which disbursement is made hereby, if acquisition is being made pursuant to the Acquisition Agreement.

Consulting Engineers

EXHIBIT D
FORM OF
BINDING OBLIGATION NOTICE FOLLOWING AN EVENT OF DEFAULT

U.S. Bank National Association, as trustee
Fort Lauderdale, Florida

Re: Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1 and Capital Improvement Revenue Bonds, Series 2021-2 (collectively, the “2021 Bonds”)

Ladies and Gentlemen:

The 2021 Bonds are issued and Outstanding under the Master Trust Indenture from the Artisan Lakes East Community Development District (the “District”) to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the “Trustee”), dated as of December 1, 2018 (the “Master Indenture”), as amended and supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of June 1, 2021 (the “Supplemental Indenture” and, together with the Master Indenture, the “Indenture”). All capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Indenture.

This shall serve as a notice from the District, as contemplated by Section 403(c) of the Supplemental Indenture, that the District has incurred the below described binding obligations which were occurred prior to any Event of Default and which are to be paid from the Series 2021 Acquisition and Construction Account in accordance with the Indenture:

Nature of Obligation	Payee	Amount
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**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Authorized Officer

EXHIBIT E
FORM OF
DIRECTION/COLLECTION METHOD NOTICE FOLLOWING AN EVENT OF
DEFAULT

Artisan Lakes East Community Development District
Board of Supervisors
c/o District Manager

Re: Artisan Lakes East Community Development District Capital Improvement
Revenue Bonds, Series 2021-1 and Capital Improvement Revenue Bonds, Series 2021-2
(collectively, the “2021 Bonds”)

Ladies and Gentlemen:

The undersigned are the Trustee and Majority Owners of the above-referenced 2021 Bonds issued pursuant to the Master Trust Indenture from the Artisan Lakes East Community Development District (the “District”) to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the “Trustee”), dated as of December 1, 2018 (the “Master Indenture”), as amended and supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of June 1, 2021 (the “Supplemental Indenture” and, together with the Master Indenture, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture).

Pursuant to Section 704 of the Supplemental Indenture, this Notice is provided to the District to direct the District to collect the Series 2021 Assessments in the manner as follows at the earliest practicable time permitted by applicable law (check ones that apply):

_____ Uniform Method for [describe lots or lands]

_____ Direct Bill for [describe lots or lands]

The undersigned agree that this represents the direction as to the method of collection of the Series 2021 Assessments permitted by Section 704 of the Indenture.

Dated: _____, 20____

[Signatures on following page]

TRUSTEE:

U.S. BANK NATIONAL ASSOCIATION

By: _____

Print Name: _____

Title: _____

MAJORITY OWNERS:

_____, as beneficial owner

By: _____

Name: _____

Title: _____

Date: _____

Aggregate principal amount of the 2021 Bonds held on the
Record Date hereof:

PRINCIPAL AMOUNT _____

CUSIP _____

DTC PARTICIPANT NUMBER _____

_____, as beneficial owner

By: _____

Name: _____

Title: _____

Date: _____

Aggregate principal amount of the 2021 Bonds held on the
Record Date hereof:

PRINCIPAL AMOUNT _____

CUSIP _____

DTC PARTICIPANT NUMBER _____

EXHIBIT F
FORM OF
DIRECTION/FORECLOSURE

Artisan Lakes East Community Development District
Board of Supervisors
c/o District Manager

Re: Artisan Lakes East Community Development District Capital Improvement
Revenue Bonds, Series 2021-1 and Capital Improvement Revenue Bonds, Series 2021-2
(collectively, the “2021 Bonds”)

Ladies and Gentlemen:

The undersigned are the Trustee and Majority Owners of the above-referenced 2021 Bonds issued pursuant to the Master Trust Indenture from the Artisan Lakes East Community Development District (the “District”) to U.S. Bank National Association, Fort Lauderdale, Florida, as trustee (the “Trustee”), dated as of December 1, 2018 (the “Master Indenture”), as amended and supplemented by the Second Supplemental Trust Indenture from the District to the Trustee, dated as of June 1, 2021 (the “Supplemental Indenture” and, together with the Master Indenture, the “Indenture”) (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture).

Pursuant to Section 705(b) of the Supplemental Indenture, this Notice is provided to the District to direct the District to commence foreclosure proceedings as contemplated by such Section 705(b), with the understanding that the Indenture does not require the District to take any such action unless and until the District is provided assurances satisfactory to it of the payment of its fees, costs and expenses for doing so.

Dated: _____, 20____

[Signatures on following page]

TRUSTEE:

U.S. BANK NATIONAL ASSOCIATION

By: _____
Print Name: _____
Title: _____

MAJORITY OWNERS:

_____, as beneficial owner

By: _____
Name: _____
Title: _____
Date: _____

Aggregate principal amount of the 2021 Bonds held on the
Record Date hereof:

PRINCIPAL AMOUNT _____

CUSIP _____

DTC PARTICIPANT NUMBER _____

_____, as beneficial owner

By: _____
Name: _____
Title: _____
Date: _____

Aggregate principal amount of the 2021 Bonds held on the
Record Date hereof:

PRINCIPAL AMOUNT _____

CUSIP _____

DTC PARTICIPANT NUMBER _____

EXHIBIT B

FORM OF BOND PURCHASE CONTRACT

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
(Manatee County, Florida)**

\$ _____
**Capital Improvement Revenue Bonds,
Series 2021-1**

\$ _____
**Capital Improvement Revenue Bonds,
Series 2021-2**

_____, 2021

BOND PURCHASE AGREEMENT

Artisan Lakes East Community Development District
Manatee County, Florida

Ladies and Gentlemen:

MBS Capital Markets, LLC (the “Underwriter”) offers to enter into this Bond Purchase Agreement with the Artisan Lakes East Community Development District (the “District” or the “Issuer”). This offer is made subject to written acceptance hereof by the Issuer at or before 12:00 midnight, New York time, on the date hereof. If not so accepted, this offer will be subject to withdrawal by the Underwriter upon written notice delivered to the Issuer at any time prior to the acceptance hereof by the Issuer. Capitalized terms that are not defined herein shall have the meaning ascribed to such term in the Limited Offering Memorandum or the Indenture, as applicable, each as defined herein.

1. Purchase and Sale. Upon the terms and conditions and in reliance on the representations, warranties, covenants and agreements set forth herein, the Underwriter hereby agrees to purchase from the Issuer, and the Issuer hereby agrees to sell and deliver to the Underwriter, all (but not less than all) of its \$ _____ Capital Improvement Revenue Bonds, Series 2021-1 (the “Series 2021-1 Bonds”) and its \$ _____ Capital Improvement Revenue Bonds, Series 2021-2 (the “Series 2021-2 Bonds” and, together with the Series 2021-1 Bonds, the “Series 2021 Bonds”). The Series 2021 Bonds shall be dated as of the date of their delivery and shall be payable on the dates and principal amounts, bear such rates of interest and be subject to redemption, all as set forth in Exhibit A attached hereto. Interest on the Series 2021 Bonds is payable semi-annually on May 1 and November 1 each year, commencing November 1, 2021. The aggregate purchase price for the Series 2021 Bonds shall be \$ _____ (representing the aggregate par amount of the Series 2021 Bonds of \$ _____, [less/plus] original issue [discount/premium], and less an Underwriter’s discount on the Series 2021 Bonds of \$ _____).

The disclosure statement required by Section 218.385, Florida Statutes, is attached hereto as Exhibit B.

2. The Series 2021 Bonds. The Series 2021 Bonds are authorized and issued pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, any successor statute thereto, the Florida Constitution, and other applicable provisions of law (collectively, the “Act”), and Ordinance No. 18-31 of the Board of County Commissioners of Manatee County, Florida (the “County”), enacted on August 21, 2018, and effective on August 28, 2018. The District was established for the purposes, among other things, of financing and managing the acquisition, construction, installation, maintenance and operation of the major infrastructure necessary for community development within the

boundaries of the District. The Series 2021 Bonds are being issued pursuant to the Act and a Master Trust Indenture, dated as of December 1, 2018 (the "Master Indenture"), between the District and U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture, dated as of June 1, 2021, between the District and the Trustee (the "Second Supplemental Indenture," and, together with the Master Indenture, the "Indenture"), and Resolution Nos. 2018-19, and 2021-__ adopted by the District on September 6, 2018, and May 6, 2021, respectively (together, the "Bond Resolution"), authorizing the issuance of the Series 2021 Bonds. The Series 2021 Assessments comprising the Series 2021 Pledged Revenues will be levied by the Issuer on lands within the District specially benefited by the Series 2021 Project pursuant to resolutions duly adopted by the Board (collectively, the "Assessment Resolution"). The Series 2021 Bonds shall be as described in, and shall be issued and secured pursuant to, the provisions of the Indenture. The Issuer will also enter into (or has entered into): (a) a Continuing Disclosure Agreement (the "Continuing Disclosure Agreement") with Taylor Woodrow Communities at Artisan Lakes, L.L.C. (the "Developer") and Disclosure Services, LLC; [(b) a Collateral Assignment Agreement (2021 Bonds) with the Developer (the "Collateral Assignment"); (c) a Completion Agreement (2021 Bonds) with the Developer (the "Completion Agreement"); (d) a September 6, 2018 Acquisition Agreement (Master Project) with the Developer (the "Acquisition Agreement"); (e) a True-Up Agreement (2021 Bonds) with the Developer (the "True-Up Agreement")]; and (f) this Bond Purchase Agreement. For purposes hereof, this Bond Purchase Agreement, the Indenture, the Continuing Disclosure Agreement, the Collateral Assignment, the Completion Agreement and the Acquisition Agreement and the True-Up Agreement, are referred to herein collectively as the "Financing Documents."

The Series 2021 Bonds are being issued to: (i) finance the Cost of acquiring, constructing and equipping certain public assessable infrastructure and improvements comprising the Series 2021 Project, as more particularly described in the Limited Offering Memorandum (as defined herein); (ii) pay certain costs associated with the issuance of the Series 2021 Bonds; (iii) make deposits into the Series 2021-1 Reserve Account and into the Series 2021-2 Reserve Account to be held jointly for the benefit of all of the Series 2021 Bonds, without privilege or priority of one Series 2021 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2021 Bonds.

The principal and interest on the Series 2021 Bonds are payable from and secured by the Series 2021 Trust Estate, which includes the Series 2021 Pledged Revenues and the Series 2021 Pledged Funds. The Series 2021 Pledged Revenues consist primarily of the revenues derived by the District from non ad-valorem special assessments levied against certain residential lands in Assessment Area Two that are subject to assessment as a result of the Series 2021 Project or any portion thereof (the "Series 2021 Assessments").

3. Delivery of Limited Offering Memorandum and Other Documents. (a) Prior to the date hereof, the Issuer provided to the Underwriter for its review the Preliminary Limited Offering Memorandum, dated May __, 2021 (the "Preliminary Limited Offering Memorandum"), that the Issuer deemed final as of its date, except for certain permitted omissions (the "Permitted Omissions"), as contemplated by Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") in connection with the pricing of the Series 2021 Bonds. The Issuer hereby confirms that the Preliminary Limited Offering Memorandum was deemed final as of its date, except for the permitted omissions.

(b) The Issuer shall deliver, or cause to be delivered, at its expense, to the Underwriter within seven (7) business days after the date hereof or use good faith to deliver within such shorter period as may be requested by the Underwriter and at least three (3) business days prior to the date the Series 2021 Bonds are delivered to the Underwriter, or within such other period as the Underwriter may inform the Issuer

which is necessary for the Underwriter to comply with regulations of the Municipal Securities Rulemaking Board ("MSRB") in order to accompany any confirmation that requests payment from any customer (i) sufficient copies of the final Limited Offering Memorandum ("Limited Offering Memorandum") to enable the Underwriter to fulfill its obligations pursuant to the securities laws of Florida and the United States, in form and substance satisfactory to the Underwriter, and (ii) an executed counterpart or certified copy of the Limited Offering Memorandum and the Indenture. In determining whether the number of copies to be delivered by the Issuer are reasonably necessary, at a minimum, the number shall be determined by the Underwriter and conveyed to the Issuer as shall be sufficient to enable the Underwriter to comply with the requirements of the Rule, all applicable rules of the MSRB, and to fulfill its duties and responsibilities under Florida and federal securities laws generally.

The Underwriter agrees to file the Limited Offering Memorandum in accordance with applicable MSRB rules.

The Issuer authorizes, or ratifies as the case may be, the use and distribution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum in connection with the public offering and sale of the Series 2021 Bonds. The Underwriter agrees that it will not confirm the sale of any Series 2021 Bonds unless the confirmation of sale requesting payment is accompanied or preceded by the delivery of a copy of the Limited Offering Memorandum.

(c) From the date hereof until the earlier of (i) ninety days from the "end of the underwriting period" (as defined in the Rule), or (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB (but in no case less than 25 days following the end of the underwriting period), if the Issuer has knowledge of the occurrence of any event which may make it necessary to amend or supplement the Limited Offering Memorandum in order to make the statements therein, in light of the circumstances under which they were made, not misleading, the Issuer shall notify the Underwriter and if, in the reasonable opinion of the Issuer or the reasonable opinion of the Underwriter, such event requires the preparation and publication of an amendment or supplement to the Limited Offering Memorandum, the Issuer, at its expense (unless such event was caused by the Underwriter), shall promptly prepare an appropriate amendment or supplement thereto (and file or cause to be filed the same with the MSRB, and mail such amendment or supplement to each record owner of Series 2021 Bonds) so that the statements in the Limited Offering Memorandum as so amended or supplemented will not, in light of the circumstances under which they were made, be misleading, in a form and in a manner reasonably approved by the Underwriter. The Issuer will promptly notify the Underwriter of the occurrence of any event of which it has knowledge, which, in its opinion, is an event described in the preceding sentence. The amendments or supplements that may be authorized for use with respect to the Series 2021 Bonds are hereinafter included within the term "Limited Offering Memorandum."

4. Authority of the Underwriter. The Underwriter is duly authorized to execute this Bond Purchase Agreement and to perform its obligations hereunder. The Underwriter hereby represents that neither it nor any "person" or "affiliate" has been on the "convicted vendor list" during the past 36 months, as all such terms are defined in Section 287.133, Florida Statutes, as amended.

5. Offering and Sale of Bonds; Establishment of Issue Price. (a) The Underwriter agrees to make a bona fide limited offering to "accredited investors" representing the general public (excluding bond houses, brokers or similar persons or organizations acting in the capacity of Underwriter or wholesalers) of all of the Series 2021 Bonds at not in excess of the initial public offering price or prices (or below the yield or yields) set forth in Exhibit A hereto; provided, however, that the Underwriter may (i) offer and sell the

Series 2021 Bonds to certain bond houses, brokers or to similar persons or organizations acting in the capacity of underwriters or wholesalers at prices lower than the public offering prices set forth in Exhibit A hereto, and (ii) change such initial offering prices (or yields) as the Underwriter deems necessary in connection with the marketing of the Series 2021 Bonds. The Issuer hereby authorizes the Underwriter to use the Limited Offering Memorandum in connection with the public offering and sale of the Series 2021 Bonds and ratifies and confirms the distribution and use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with such public offering and sale.

(b) The Underwriter agrees to assist the Issuer in establishing the issue price of the Series 2021 Bonds and shall execute and deliver to the Issuer at Closing (as hereinafter defined) an “issue price” or similar certificate (the “Issue Price Certificate”), together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Exhibit I, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the Issuer and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Series 2021 Bonds.

(c) Except as otherwise set forth in the Issue Price Certificate, the Issuer will treat the first price at which 10% of each maturity of the Series 2021 Bonds (the “10% test”) is sold to the public as of the Sale Date (as defined in the Issue Price Certificate) as the issue price of that maturity (if different interest rates apply within a maturity, each separate CUSIP number within that maturity will be subject to the 10% test). At or promptly after the execution of this Bond Purchase Agreement, the Underwriter shall report to the Issuer the price or prices at which it has sold to the public each maturity of Series 2021 Bonds.

(d) The Underwriter confirms that it has offered the Series 2021 Bonds to the public on or before the date of this Bond Purchase Agreement at the offering price or prices (the “initial offering price”), or at the corresponding yield or yields, set forth in Schedule A of Exhibit I attached hereto, except as otherwise set forth therein. Schedule A reflects that as of the date of this Bond Purchase Agreement, the 10% test has been satisfied for each maturity of the Series 2021 Bonds.

(e) The Underwriter confirms that there will not be any selling group agreements or any retail distribution agreements relating to the initial sale of the Series 2021 Bonds to the public.

(f) The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this section. Further, for purposes of this section:

(i) “public” means any person other than an underwriter or a related party,

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Series 2021 Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Series 2021 Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Series 2021 Bonds to the public),

(iii) a purchaser of any of the Series 2021 Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct

ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other), and

(iv) “sale date” means the date of execution of this Bond Purchase Agreement by all parties.

6. Issuer Representations, Warranties, Covenants and Agreements. The Issuer represents and warrants to and covenants and agrees with the Underwriter that, as of the date hereof and as of the date of the Closing:

(a) The District is a local unit of special purpose government, duly organized and established and validly existing under the Act and the Constitution and laws of the State of Florida, with full legal right, power and authority to: (i) adopt the Bond Resolution and the Assessment Resolution; (ii) enter into the Financing Documents; (iii) sell, issue and deliver the Series 2021 Bonds to the Underwriter as provided herein; (iv) apply the proceeds of the sale of the Series 2021 Bonds for the purposes described in the Limited Offering Memorandum; (v) authorize the distribution of the Preliminary Limited Offering Memorandum and execution of the Limited Offering Memorandum; (vi) carry out and consummate the transactions contemplated by the Bond Resolution, the Assessment Resolution, the Financing Documents and the Limited Offering Memorandum; (vii) undertake the completion or acquisition of the Series 2021 Project; and (viii) levy and collect the Series 2021 Assessments that will secure the Series 2021 Bonds. The Issuer has complied, and at the Closing will be in compliance in all respects, with the terms of the Act and with the obligations on its part contained in the Financing Documents and the Series 2021 Bonds.

(b) The District has complied, and at the Closing will be in compliance in all material respects, with the Bond Resolution, the Assessment Resolution, the Act, and the Constitution and laws of the State of Florida in all matters relating to the Financing Documents and the Series 2021 Bonds, and the imposition, and levy and collection of the Series 2021 Assessments.

(c) The District has duly authorized and approved, or by Closing will have duly authorized and approved, (1) the execution and delivery, or adoption, as the case may be, and performance of the Financing Documents, the Series 2021 Assessments and the Series 2021 Bonds, (2) the use and distribution of the Preliminary Limited Offering Memorandum and the execution, delivery and distribution of the Limited Offering Memorandum, and (3) the taking of any and all such action as may be required on the part of the District to carry out, give effect to and consummate the transactions contemplated by the Financing Documents, the Series 2021 Assessments the Series 2021 Bonds and the Limited Offering Memorandum.

(d) Each of the Financing Documents constitutes, or will constitute at Closing, a legally valid and binding obligation of the District enforceable in accordance with its terms, and, upon due authorization, execution and delivery hereof and thereof by the parties hereto, will constitute the legal, valid and binding obligation of the District enforceable in accordance with its terms.

(e) When delivered to and paid for by the Underwriter at the Closing in accordance with the provisions of this Bond Purchase Agreement, the Series 2021 Bonds will have been duly authorized,

executed, authenticated, issued and delivered and will constitute legal, valid and binding special obligations of the District, conforming to the Act, and entitled to the benefit and security of the Indenture.

(f) Upon the execution, authentication, issuance and delivery of the Series 2021 Bonds as aforesaid, the Indenture will provide, for the benefit of the holders from time to time of the Series 2021 Bonds, a legally valid and binding pledge of and a security interest in and to the Series 2021 Pledged Revenues pledged to the Series 2021 Bonds, subject only to the provisions of the Indenture permitting the application of such Series 2021 Pledged Revenues for the purposes and on the terms and conditions set forth in the Indenture.

(g) Other than any approvals that might be required under the securities laws of any state, no approval, permit, consent or authorization of, or registration or filing with, any governmental or public agency or authority or any other entity not already obtained or made, or to be made simultaneously with the issuance of the Series 2021 Bonds, is required to be obtained by the District in connection with the issuance and sale of the Series 2021 Bonds, or the execution and delivery by the District of, or the due performance of its obligations under the Financing Documents and the Series 2021 Bonds, and any such approvals, permits, consents or authorizations so obtained are in full force and effect.

(h) The District is not in breach of or in default under any applicable constitutional provision, law or administrative regulation of the State of Florida or the United States, the Financing Documents, the Series 2021 Bonds or any applicable judgment or decree or any other loan agreement, indenture, bond, note, resolution, agreement or other instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, that could have a materially adverse effect on the business or operations of the District, and no event of default by the District has occurred and is continuing under any such instrument.

(i) The execution and delivery by the District of the Financing Documents, the Series 2021 Bonds and any other instrument to which the District is a party and which is used or contemplated for use in conjunction with the transactions contemplated by the Financing Documents, the Series 2021 Bonds or the Limited Offering Memorandum, and the compliance with the provisions of each such instrument and the consummation of any transactions contemplated hereby and thereby, will not conflict with or constitute a breach of, or default under any indenture, contract, agreement, or other instrument to which the District is a party or by which it is bound, or to the best of its knowledge under any provision of the Constitution of the State of Florida or any existing law, rule, regulation, ordinance, judgment, order or decree to which the District (or any of its supervisors or officers in their respective capacities as such) or its properties is subject.

(j) Except as disclosed in the Limited Offering Memorandum, there is no action, suit, hearing, inquiry or investigation, at law or in equity, before or by any court, public board, agency or body, pending or, to the best knowledge of the District, threatened against or affecting the District or any of its supervisors in their respective capacities as such, in which an unfavorable decision, ruling or finding would, in any material way, adversely affect (1) the transactions contemplated by the Financing Documents, the Series 2021 Bonds or the proceedings relating to the Series 2021 Assessments, (2) the organization, existence or powers of the District or any of its supervisors or officers in their respective capacities as such, (3) the business, properties or assets or the condition, financial or otherwise, of the District, (4) the validity or enforceability of the Series 2021 Bonds, the Financing Documents, the Series 2021 Assessments or any other agreement or instrument to which the District is a party and which is used or contemplated for use in the transactions contemplated hereby or by the Indenture, (5) the exclusion from gross income for federal

income tax purposes of the interest on the Series 2021 Bonds, (6) the exemption under the Act of the Series 2021 Bonds and the interest thereon from taxation imposed by the State of Florida, (7) the legality of investment in the Series 2021 Bonds for certain investors as provided in the Act, (8) the issuance, sale or delivery of the Series 2021 Bonds, or (9) the collection of the Series 2021 Assessments and the pledge thereof under the Indenture to pay the principal or premium, if any, or interest on the Series 2021 Bonds.

(k) Other than as stated in the Limited Offering Memorandum, the District has not issued, assumed or guaranteed any indebtedness, incurred any material liabilities, direct or contingent, or entered into any contract or arrangement of any kind payable from or secured by a pledge of the Series 2021 Pledged Revenues or Series 2021 Pledged Funds pledged to the Series 2021 Bonds with a lien thereon prior to or on a parity with the lien of the Series 2021 Bonds.

(l) Between the date of this Bond Purchase Agreement and the date of the Closing, the District will not, without the prior written consent of the Underwriter, incur any material liabilities, direct or contingent, nor will there be any adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the District, other than (1) as contemplated by the Limited Offering Memorandum, or (2) in the ordinary course of business.

(m) Any certificates signed by any official of the District authorized to do so shall be deemed a representation and warranty by the District to the Underwriter as to the statements made therein.

(n) No representation or warranty by the District in this Bond Purchase Agreement nor any statement, certificate, document or exhibit furnished to or to be furnished by the District pursuant to this Bond Purchase Agreement or the Limited Offering Memorandum or in connection with the transactions contemplated hereby contains or will contain on the date of Closing any untrue statement of a material fact or omits or will omit a material fact necessary to make the statements contained therein, in the light of the circumstances under which they were made, not misleading, provided, however, that no representation is made with respect to information concerning The Depository Trust Company or the Underwriter.

(o) The District is not in default and has not been in default at any time after December 31, 1975 as to principal or interest with respect to any obligations issued or guaranteed by the District.

7. The Closing. At 12:00 noon, New York time, on June __, 2021, or at such earlier or later time or date to which the Issuer and the Underwriter may mutually agree, the Issuer will, subject to the terms and conditions hereof, deliver the Series 2021 Bonds to the Underwriter in full book-entry form, duly executed, together with the other documents hereinafter mentioned, and, subject to the terms and conditions hereof, the Underwriter will accept such delivery and pay the aggregate purchase price of the Series 2021 Bonds as set forth in Paragraph 1 hereof (such delivery of and payment for the Series 2021 Bonds is herein called the "Closing"). The Issuer shall cause CUSIP identification numbers to be printed on the Series 2021 Bonds, but neither the failure to print such number on any Series 2021 Bond nor any error with respect thereto shall constitute cause for a failure or refusal by the Underwriter to accept delivery of and pay for the Series 2021 Bonds in accordance with the terms of this Bond Purchase Agreement. The Closing shall occur at the offices of the Issuer, or such other place to which the Issuer and the Underwriter shall have mutually agreed. The Series 2021 Bonds shall be prepared and delivered as fully registered bonds in such authorized denominations and registered in full book-entry form in the name of Cede & Co., as nominee of The Depository Trust Company ("DTC") and shall be delivered to DTC during the business day prior to the Closing for purposes of inspection, unless the DTC "F.A.S.T." procedure is used which requires the Registrar to retain possession of the Series 2021 Bonds.

8. Closing Conditions. The Underwriter has entered into this Bond Purchase Agreement in reliance upon the representations, warranties and agreements of the District contained herein and contained in the documents and instruments delivered at the Closing, and upon the performance by the District of its obligations hereunder, as of the date of the Closing. Accordingly, the Underwriter's obligations under this Bond Purchase Agreement to cause the purchase, acceptance of delivery and payment for the Series 2021 Bonds shall be subject to the performance by the District of its obligations to be performed hereunder and under such documents and instruments at or prior to the Closing, and shall also be subject to the following conditions:

(a) The representations and warranties of the District contained herein shall be true, complete and correct on and as of the date of the Closing, the statements made in all certificates and other documents delivered to the Underwriter at the Closing shall be true, complete and correct as of the date of Closing, and the District shall be in compliance with each of the agreements made by it in this Bond Purchase Agreement and the Indenture as of the date of Closing;

(b) At the Closing, (1) the Financing Documents and the Series 2021 Assessments shall be in full force and effect and shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, and the District shall have adopted and there shall be in full force and effect such additional agreements therewith and in connection with the issuance of the Series 2021 Bonds all such action as in the reasonable opinion of Bond Counsel, shall be necessary in connection with the transactions contemplated hereby, (2) the Limited Offering Memorandum shall not have been amended, modified or supplemented, except as may have been agreed to in writing by the Underwriter, (3) there shall not have occurred any event that causes the Limited Offering Memorandum or any amendment or supplement thereto to contain an untrue or misleading statement of fact that in the opinion of the Underwriter or its counsel is material or omits to state a fact that in the opinion of the Underwriter or its counsel is material and necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, (4) the District shall perform or shall have performed all of its obligations under or specified in the Financing Documents to be performed at or prior to the Closing, and (5) the Series 2021 Bonds shall have been duly authorized, executed, authenticated and delivered;

(c) At or prior to the Closing, the Underwriter shall have received executed or certified copies of the following documents:

(1) The Bond Resolution and the Assessment Resolution, certified by authorized officers of the District under its seal as a true and correct copy and as having been adopted with only such amendments, modifications or supplements as may have been approved by the Underwriter;

(2) The Indenture and the proceedings relating to the levy of the Series 2021 Assessments, certified by authorized officers of the District as true and correct copies;

(3) The Limited Offering Memorandum, executed on behalf of the District by the Chairperson or Vice-Chairperson of its Board of Supervisors, and each supplement or amendment, if any, thereto;

(4) A certificate of the District, dated the date of Closing, signed on its behalf by the Chairperson or Vice-Chairperson and the Secretary or any Assistant Secretary of its Board of Supervisors, in substantially the form of Exhibit C hereto;

(5) An opinion, dated the date of Closing, of Greenspoon Marder LLP, Boca Raton, Florida, Bond Counsel, substantially in the form attached as an Appendix to the Limited Offering Memorandum;

(6) A supplemental opinion addressed to the Issuer and Underwriter, dated the date of Closing, of Bond Counsel to the effect that (i) the Underwriter may rely on the approving opinion of Bond Counsel as though such opinion were addressed to them; (ii) the Bonds are exempt securities within the meaning of Section 3(a)(2) of the Securities Act of 1933, as amended (the "1933 Act"), and Section 304(a)(4) of the Trust Indenture Act of 1939, as amended (the "1939 Act") and it is not necessary in connection with the sale of the Series 2021 Bonds to the public to register the Series 2021 Bonds under the 1933 Act, or to qualify the Indenture under the 1939 Act; (iii) Bond Counsel has reviewed the statements contained in the Limited Offering Memorandum under the sections captioned "DESCRIPTION OF THE SERIES 2021 BONDS" (other than the portion thereof captioned "Book-Entry Only System" and other than any information therein relating to DTC or the book-entry system), "SECURITY FOR AND SOURCES OF PAYMENT OF THE SERIES 2021 BONDS" (other than the subcaptions "Completion Agreement and Collateral Assignment Agreement" and "True-Up Agreement" as to which no opinion need be expressed), and is of the opinion that insofar as such statements purport to summarize certain provisions of the Series 2021 Bonds and the Indenture, that such statements fairly represent the documents purported to be summarized therein; and (iv) Bond Counsel has also reviewed the statements contained in the Limited Offering Memorandum under the section captioned "TAX MATTERS" and is of the opinion that insofar as such section purports to summarize the provisions of the Internal Revenue Code of 1986, as amended, and applicable laws of the State of Florida, are correct as to matters of law;

(7) An opinion, dated the date of Closing, of Hopping Green & Sams, P.A., Tallahassee, Florida, District Counsel, in substantially the form of Exhibit D hereto;

(8) Copies of all of the Assessment Reports prepared by JP Ward and Associates, LLC relating to the Series 2021 Assessments and a certificate from such firm in substantially the form attached hereto as Exhibit E;

(9) An opinion, dated the date of Closing, of Bryant Miller Olive P.A., Orlando, Florida, Counsel to the Underwriter (the "Underwriter's Counsel"), in form and substance satisfactory to the Underwriter;

(10) An opinion of counsel to the Trustee, dated the date of Closing and addressed to the Underwriter and the Issuer, in form and substance acceptable to the Underwriter and a customary authorization and incumbency certificate, dated the date of Closing, signed by authorized officers of the Trustee;

(11) A certificate of the Developer, in substantially the form of the certificate included herein as Exhibit F, an opinion of counsel to the Developer in substantially the form included herein as Exhibit G-1, and an opinion of special land use counsel to the Developer in substantially the form included herein as Exhibit G-2;

(12) Copies of all of the reports of the Consulting Engineer with respect to the Capital Improvement Program and the Series 2021 Project and a certificate from the Consulting Engineer,

in substantially the form attached hereto as Exhibit H dated the date of Closing and addressed to the District and the Underwriter;

(13) A certificate, dated the date of Closing, of the authorized officers of the District to the effect that, on the basis of the facts, estimates and circumstances in effect on the date of Closing, it is not expected that the proceeds of the Series 2021 Bonds will be used in a manner that would cause the Series 2021 Bonds to be “arbitrage bonds” within the meaning of Section 148 of Internal Revenue Code of 1986, as amended;

(14) Specimen Bonds;

(15) A copy of the executed Letter of Representations between the District and The Depository Trust Company;

(16) Executed Financing Documents;

(17) Evidence of a final judgment of validation of the Bonds from the Circuit Court in and for Manatee County, Florida and a related certificate of no appeal;

(18) Declaration of Consent to Imposition of Special Assessments executed by the Developer; and

(19) Evidence of compliance with the requirements of Section 189.051, Florida Statutes; and

(20) Such additional legal opinions, certificates (including such certificates as may be required by regulations of the Internal Revenue Service in order to establish the tax exempt character of the Series 2021 Bonds, which certificates shall be satisfactory in form and substance to Bond Counsel), and other evidence as the Underwriter, Bond Counsel or Underwriter’s Counsel may deem necessary to evidence the truth and accuracy as of the Closing of the representations and warranties of the District herein contained and of the information contained in the Limited Offering Memorandum and the due performance and satisfaction by the District at or prior to such time of all agreements then to be performed and all conditions then to be satisfied by it.

All of the opinions, letters, certificates, instruments and other documents mentioned above or elsewhere in this Bond Purchase Agreement shall be deemed to be in compliance with the provisions hereof if, but only if, they are in form and substance as set forth herein or as described herein or as otherwise satisfactory to the Underwriter. Receipt of, and payments for, the Series 2021 Bonds shall constitute evidence of the satisfactory nature of such as to the Underwriter. The performance of any and all obligations of the District hereunder and the performance of any and all conditions herein for the benefit of the Underwriter may be waived by the Underwriter in their sole discretion.

If the District shall be unable to satisfy the conditions to the obligations of the Underwriter to cause the purchase, acceptance and delivery and payment for the Series 2021 Bonds contained in this Bond Purchase Agreement, or if the obligations of the Underwriter to cause the purchase, acceptance of delivery and payment of the Series 2021 Bonds shall be terminated for any reason permitted by this Bond Purchase Agreement, this Bond Purchase Agreement shall terminate, and neither the Underwriter nor the District shall be under further obligation hereunder, but the respective obligations of the Underwriter and the District set forth in Section 11 hereof shall continue in full force and effect.

9. Termination. The Underwriter may terminate this Bond Purchase Agreement by written notice to the Issuer in the event that between the date hereof and the Closing:

(a) the marketability of the Series 2021 Bonds or the market price thereof, in the reasonable opinion of the Underwriter, has been materially adversely affected by an amendment to the Constitution of the United States or by any legislation (other than any actions taken by either House of Congress on or prior to the date hereof) (i) enacted or adopted by the United States, (ii) recommended to the Congress or otherwise endorsed for passage, by press release, other form of notice or otherwise, by the President of the United States, the Chair or ranking minority member of the Committee on Finance of the United States Senate or the Committee on Ways and Means of the United States House of Representatives, the Treasury Department of the United States or the Internal Revenue Service, or (iii) favorably reported out of the appropriate Committee for passage to either House of the Congress by any full Committee of such House to which such legislation has been referred for consideration, or by any decision of any court of the United States or by any order, rule or regulation (final, temporary or proposed) on behalf of the Treasury Department of the United States, the Internal Revenue Service or any other authority or regulatory body of the United States, or by a release or announcement or communication issued or sent by the Treasury Department or the Internal Revenue Service of the United States, or any comparable legislative, judicial or administrative development affecting the federal tax status of the Issuer, its property or income, obligations of the general character of the Series 2021 Bonds, as contemplated hereby, or the interest thereon; or

(b) any legislation, rule, or regulations shall be introduced in, or be enacted or adopted in the State of Florida, or a decision by any court of competent jurisdiction within the State of Florida shall be rendered which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2021 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2021 Bonds to be purchased by it; or

(c) any amendment to the Limited Offering Memorandum is proposed by the Issuer or deemed necessary by Bond Counsel, or the Underwriter which, in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2021 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2021 Bonds to be purchased by it; or

(d) there shall have occurred any outbreak or escalation of hostility, declaration by the United States of a national emergency or war or other calamity or crisis the effect of which on financial markets is such as to make it, in the sole judgment of the Underwriter, impractical or inadvisable to proceed with the offering or delivery of the Series 2021 Bonds as contemplated by the Limited Offering Memorandum (exclusive of any amendment or supplement thereto); or

(e) legislation shall be enacted or adopted, or any action shall be taken by, or on behalf of, the Securities and Exchange Commission which, in the reasonable opinion of Bond Counsel, has the effect of requiring the contemplated distribution of the Series 2021 Bonds to be registered under the Securities Act of 1933, as amended, or the Indenture to be qualified under the Trust Indenture Act of 1939, as amended, or any laws analogous thereto relating to governmental bodies, and compliance therewith cannot be accomplished prior to the Closing; or

(f) legislation shall be introduced by amendment or otherwise in or be enacted by, the House of Representatives or the Senate of the Congress of the United States, or a decision by a Court of the United States of America shall be rendered, or a stop order, ruling, release, regulation, official statement or no-action letter by or on behalf of the Securities and Exchange Commission or any other governmental

authority having jurisdiction of the subject matter of the Series 2021 Bonds shall have been proposed, issued or made (which is beyond the control of the Underwriter or the Issuer to prevent or avoid) to the effect that the issuance, offering or sale of the Series 2021 Bonds as contemplated hereby or by the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Series 2021 Bonds is or would be in violation of any of the federal securities laws at Closing, including the Securities Act of 1933, as amended and then in effect, the Securities Exchange Act of 1934, as amended and then in effect, or the Trust Indenture Act of 1939, as amended and then in effect, or with the purpose or effect of otherwise prohibiting the offering and sale of obligations of the general character of the Series 2021 Bonds, or the Series 2021 Bonds, as contemplated hereby and in the reasonable judgment of the Underwriter the market for the Series 2021 Bonds is materially affected thereby; or

(g) there shall have occurred, after the signing hereof, either a financial crisis or a default with respect to the debt obligations of the Issuer or proceedings under the federal or State of Florida bankruptcy laws shall have been instituted by the Issuer, in either case the effect of which, in the reasonable judgment of the Underwriter, is such as to materially and adversely affect (i) the market price or the marketability of the Series 2021 Bonds, or (ii) the ability of the Underwriter to enforce contracts for the sale of the Series 2021 Bonds; or

(h) a general banking moratorium shall have been declared by the United States, New York or Florida authorities, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2021 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2021 Bonds to be purchased by it; or

(i) any national securities exchange, or any governmental authority, shall impose, as to the Series 2021 Bonds or obligations of the general character of the Series 2021 Bonds any material restrictions not now in force, or increase materially those now in force, with respect to the establishment of material restrictions upon trading of securities, including limited or minimum prices, by any governmental authority or by any national securities exchange, which in the reasonable opinion of the Underwriter, materially adversely affects the market for the Series 2021 Bonds or the sale, at the contemplated offering prices, by the Underwriter of the Series 2021 Bonds to be purchased by it; or

(j) legal action shall have been filed against the Issuer wherein an adverse ruling would materially adversely affect the transactions contemplated hereby or by the Limited Offering Memorandum or the validity of the Series 2021 Bonds, the Bond Resolution, the Assessment Resolution, the Indenture, the Continuing Disclosure Agreement or this Bond Purchase Agreement; provided, however, that as to any such litigation, the Issuer may request and the Underwriter may accept an opinion by Bond Counsel, or of other counsel acceptable to the Underwriter, that in such counsel's opinion the issues raised by any such litigation or proceeding are without substance or that the contentions of any plaintiffs therein are without merit; or

(k) there shall have occurred or any notice shall have been given of any intended review, downgrading, suspension, withdrawal, or negative change in credit watch status by any national rating service to any of the Issuer's obligations; or

(l) any information shall have become known which, in the Underwriter's reasonable opinion, makes untrue, incorrect or misleading in any material respect any statement or information contained in the Limited Offering Memorandum, as the information contained therein has been supplemented or amended by other information, or causes the Limited Offering Memorandum, as so

supplemented or amended, to contain an untrue, incorrect or misleading statement of a material fact or to omit to state a material fact necessary to be stated therein in order to make the statements made therein, in light of the circumstances under which they were made, not misleading and upon the receipt of notice of same by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum; or

(m) an event occurs as a result of which the Limited Offering Memorandum, as then amended or supplemented, would include an untrue statement of a material fact or omit to state any material fact which is necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading which, in the reasonable opinion of the Underwriter, requires an amendment or supplement to the Limited Offering Memorandum and, in the reasonable opinion of the Underwriter, materially adversely affects the marketability of the Series 2021 Bonds or the contemplated offering prices thereof and upon the receipt of notice by the Issuer, the Issuer fails to promptly amend or supplement the Limited Offering Memorandum.

(n) the IRS makes a determination with respect to any special purpose development district formed under State law (referred to herein as a "Special District") deeming that all or certain of such Special Districts are not a "political subdivision" for purposes of Section 103(a) of the Code, and such determination, in the reasonable opinion of the Underwriter, materially adversely affects the federal tax status of the District, the tax exempt character or marketability of the Series 2021 Bonds or the contemplated offering prices thereof.

10. Expenses.

(a) The District agrees to pay from the proceeds of the Series 2021 Bonds, and the Underwriter shall be under no obligation to pay, all expenses incident to the performance of the District's obligations hereunder, including but not limited to (1) the cost of the preparation, printing or other reproduction (for distribution prior to, on or after the date of acceptance of this Bond Purchase Agreement) of a reasonable number of copies of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum; (2) the fees and disbursements of Bond Counsel, District Counsel, JP Ward and Associates, LLC, as Assessment Consultant, District Engineer, and any other experts or consultants retained by the District, including, but not limited to, the fees and expenses of the District Manager; (3) the fees and disbursements of Underwriter's Counsel, (4) the fees and disbursements of the Trustee, Bond Registrar and Paying Agent under the Indenture; and (5) out-of-pocket expenses of the District.

(b) The Underwriter shall pay (1) the cost of qualifying the Series 2021 Bonds for sale in various states chosen by the Underwriter and the cost of preparing or printing any Blue Sky and legal investment memoranda to be used in connection with such sale; and (2) out-of-pocket expenses, including advertising, incurred by them in connection with their offering and distribution of the Series 2021 Bonds.

(c) In the event that either the District or the Underwriter shall have paid obligations of the other as set forth in this Section, adjustment shall be made at or prior to Closing.

11. No Advisory or Fiduciary Role. The District acknowledges and agrees that (i) the purchase and sale of the Series 2021 Bonds pursuant to this Bond Purchase Agreement is an arm's-length commercial transaction between the District and the Underwriter, (ii) in connection therewith and with the discussions, undertakings and procedures leading up to the consummation of such transaction, the Underwriter is and has been acting solely as a principal and is not acting as an advisor (including, without limitation, a

Municipal Advisor (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act), agent or fiduciary of the District, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the District with respect to the offering contemplated hereby or the discussions, undertakings and procedures leading thereto (irrespective of whether the Underwriter or any affiliate of the Underwriter has provided other services or is currently providing other services to the District on other matters) and the Underwriter has no obligation to the District with respect to the offering contemplated hereby except the obligations expressly set forth in this Bond Purchase Agreement, (iv) the District has consulted its own legal, financial and other advisors to the extent it has deemed appropriate in connection with the offering of the Series 2021 Bonds, (v) the Underwriter has financial and other interests that differ from those of the District, and (vi) the District has received the Underwriter's G-17 Disclosure Letter.

12. Notices. All notices, demands and formal actions hereunder shall be in writing and mailed, telegraphed or delivered to:

The Underwriter: MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789
Attn: Brett Sealy

The District: Artisan Lakes East Community Development District
c/o JPWard and Associates, LLC
2301 Northeast 37 Street
Fort Lauderdale, Florida 33308
Attn: James P. Ward
Phone: (954) 658-4900

Copy to: Jere L. Earlywine, Esq.
Hopping Green & Sams, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301

13. Parties in Interest. This Bond Purchase Agreement is made solely for the benefit of the Issuer and the Underwriter (including the successors or assignees of the Issuer or the Underwriter) and no other party or person shall acquire or have any right hereunder or by virtue hereof. All representations, warranties, covenants and agreements in this Bond Purchase Agreement shall remain operative and in full force and effect, regardless of: (i) any investigations made by or on behalf of the Underwriter; (ii) the delivery of and payment for the Series 2021 Bonds pursuant to this Bond Purchase Agreement; or (iii) any termination of this Bond Purchase Agreement but only to the extent provided by the last paragraph of Section 8 hereof.

14. Waiver. Notwithstanding any provision herein to the contrary, the performance of any and all obligations of the Issuer hereunder and the performance of any and all conditions contained herein for the benefit of the Underwriter may be waived by the Underwriter, in their sole discretion.

15. Effectiveness. This Bond Purchase Agreement shall become effective upon the execution of the acceptance hereof by the Chairperson or Vice Chairperson or upon their absence any member of the Board and shall be valid and enforceable at the time of such acceptance.

16. Counterparts. This Bond Purchase Agreement may be executed in several counterparts, each of which shall be regarded as an original and all of which shall constitute one and the same document.

17. Headings. The headings of the sections of this Bond Purchase Agreement are inserted for convenience only and shall not be deemed to be a part hereof.

18. Florida Law Governs. The validity, interpretation and performance of this Bond Purchase Agreement shall be governed by the laws of the State of Florida.

19. Truth In Bonding Statement. Pursuant to the provisions of Section 218.385(2) and (3), Florida Statutes, as amended, the Underwriter provides the following truth-in-bonding statement:

(a) The Issuer is proposing to issue the Series 2021 Bonds for the purposes of (i) paying the costs of the Series 2021 Project; (ii) paying certain costs associated with the issuance of the Series 2021 Bonds; (iii) making deposits into the Series 2021-1 Reserve Account and into the Series 2021-2 Reserve Account to be held jointly for the benefit of all of the Series 2021 Bonds, without privilege or priority of one Series 2021 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2021 Bonds. The Series 2021 Bonds are expected to be repaid over a period of approximately __ years. At a true interest cost of approximately ____%, total interest paid over the life of the Series 2021 Bonds will be \$_____.

(b) The sources of repayment for the Series 2021 Bonds is the Series 2021 Pledged Revenues and the Series 2021 Pledged Funds (as described in Section 2 hereof). Authorizing the Series 2021 Bonds will result in a maximum of approximately \$_____ not being available to finance other services of the Issuer every year for approximately __ years.

[Remainder of page intentionally left blank]

20. Entire Agreement. This Bond Purchase Agreement when accepted by you in writing as heretofore specified shall constitute the entire agreement between us and is made solely for the benefit of the Issuer and the Underwriter (including the successors or assigns of the Issuer or the Underwriter). No other person shall acquire or have any right hereunder or by virtue hereof.

Very truly yours,

MBS CAPITAL MARKETS, LLC

By: _____

Name: Brett Sealy

Title: Managing Partner

Accepted by:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____

Name: Travis Stagnitta

Title: Chairperson

EXHIBIT A

AMOUNTS, INTEREST RATES, MATURITIES AND YIELDS

REDEMPTION PROVISIONS FOR THE SERIES 2021 BONDS

EXHIBIT B

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
(Manatee County, Florida)

\$ _____
Capital Improvement Revenue Bonds,
Series 2021-1

\$ _____
Capital Improvement Revenue Bonds,
Series 2021-2

DISCLOSURE STATEMENT

_____, 2021

Artisan Lakes East Community Development District
Manatee County, Florida

Ladies and Gentlemen:

Pursuant to Chapter 218.385, Florida Statutes, and with respect to the issuance of the above-referenced bonds (the "Bonds"), MBS Capital Markets, LLC (the "Underwriter"), having purchased the above-captioned Bonds pursuant to a Bond Purchase Agreement dated _____, 2021 (the "Purchase Agreement") between the Underwriter and Artisan Lakes East Community Development District (the "District"), makes the following disclosures in connection with the limited public offering and sale of the Bonds:

(a) The total underwriting discount paid to the Underwriter pursuant to the Purchase Agreement is \$_____ (____%).

(b) The total amount of expenses estimated to be incurred by the Underwriter in connection with the issuance of the Bonds is \$_____. An itemization of these expenses is attached hereto as Schedule I.

(c) There are no "finders" as such term is used in Sections 218.385 and 218.386, Florida Statutes, in connection with the issuance of the Bonds.

(d) the components of the Underwriter's discount are as follows:

	<u>Per \$1,000</u>		
Management Fee:	\$	or	\$
Takedown:	\$	or	\$
Expenses:	\$	or	\$
	_____		_____
	\$		\$

(e) There are no other fees, bonuses, or other compensation estimated to be paid by the Underwriter in connection with the Bonds to any person not regularly employed or retained by the Underwriter.

(f) The name and address of the Underwriter is set forth below:

MBS Capital Markets, LLC
152 Lincoln Avenue
Winter Park, Florida 32789

We understand that you do not require any further disclosure from the Underwriter, pursuant to Section 218.385(6), Florida Statutes, as amended.

Very truly yours,

MBS CAPITAL MARKETS, LLC

By: _____

Name: Brett Sealy

Title: Managing Partner

SCHEDULE I

ESTIMATED EXPENSES TO BE INCURRED BY UNDERWRITER

Travel Expenses	\$
Communication	
Day Loan	
Clearance & Settlement Charges	
CUSIP / DTC	
Contingency	
<hr/>	
Total	\$

EXHIBIT C

CERTIFICATE OF DISTRICT

The undersigned, as Chairperson and Secretary, respectively, of the Board of Supervisors of Artisan Lakes East Community Development District (the "District"), a local unit of special-purpose government duly established and validly existing under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes, as amended (the "Act"), hereby certify to MBS Capital Markets, LLC (the "Underwriter") in satisfaction of Section 8(c)(4) of the Bond Purchase Agreement, dated _____, 2021, with the District (the "Bond Purchase Agreement") in connection with the issuance by the District of its \$_____ Capital Improvement Revenue Bonds, Series 2021-1 and its \$_____ Capital Improvement Revenue Bonds, Series 2021-2 (together, the "Bonds"), as follows (terms used and not otherwise defined herein shall have the meaning ascribed to such terms in the Bond Purchase Agreement):

1. Travis Stagnitta is the duly appointed and acting Chairperson of, and James P. Ward is the duly appointed and acting Secretary to, the Board of Supervisors of the District, authorized by resolution of the Board of Supervisors of the District pursuant to the Act to be custodian of all bonds, documents and papers filed with the District and the official seal of the District.

2. The following named persons are as of the date hereof the duly elected or appointed, qualified and acting members of the Board of Supervisors of the District:

<u>Name</u>	<u>Title</u>	<u>Term Expires</u>
Travis Stagnitta	Chairperson	November 2022
Cheri Bass	Vice Chairperson	November 2022
J.D. Humphreys	Assistant Secretary	November 2024
Robert Lee	Assistant Secretary	November 2024
Jennifer Gardner	Assistant Secretary	November 2024

Each of said persons since his or her appointment as aforesaid has been and now is the duly designated and qualified officer of the Board of Supervisors of the District holding the office set forth opposite his or her name, if required to file an oath of office, has done so, and if legally required to give a bond or undertaking has filed such bond or undertaking in form and amount required by law.

3. The seal, an impression of which appears below, was duly adopted by the District as its official seal and is the only legally adopted, proper and official seal of the District.

4. The Board of Supervisors of the District, at a duly called and held meetings of the Board of Supervisors of the District on September 6, 2018, and May 6, 2021, duly adopted Resolution Nos. 2018-19, and 2021-__ true and correct copies of which are attached hereto (together, the "Bond Resolution"), which Bond Resolution remains in full force and effect on the date hereof.

5. The Board of Supervisors of the District, at duly called and held meetings of the Board of Supervisors of the District on September 6, 2018, October 10, 2018, and June __, 2021, duly adopted Resolution Nos. 2018-18, 2019-1 and 2021-__, respectively, true and correct copies of which are attached hereto (collectively, the "Assessment Resolutions"), which Assessment Resolutions remain in full force and

effect on the date hereof. Such Assessment Resolutions, if required to be published by Florida law, have been published in accordance with the requirements of Florida law.

6. The District has complied with the provisions of Chapters 170, 190 and 197, Florida Statutes, related to the imposition, levy, collection and enforcement of the Series 2021 Assessments.

7. Upon authentication and delivery of the Bonds, the District will not be in default in the performance of the terms and provisions of the Bond Resolution, the Assessment Resolutions or the Indenture with respect to the Bonds.

8. Each of the representations and warranties made by the District in the Bond Purchase Agreement is, to the best of our knowledge and belief, true and accurate on and as of this date.

9. The District has complied with all of the agreements and satisfied all of the conditions on its part to be complied with on or before the date hereof for delivery of the Bonds pursuant to the Bond Purchase Agreement, the Bond Resolution, the Assessment Resolutions and the Indenture.

10. To the best of our knowledge, since the date of the Limited Offering Memorandum, no material and adverse change has occurred in the business, properties, other assets and financial position of the District or results of operations of the District; and to the best of our knowledge, the District has not, since the date of the Limited Offering Memorandum, incurred any material liabilities other than as set forth in or contemplated by the Limited Offering Memorandum.

11. To the best of our knowledge, the statements appearing in the Limited Offering Memorandum did not as of its date and do not as of the date hereof contain an untrue statement of a material fact or omit to state a material fact required to be included therein or necessary in order to make the statements contained therein, in light of the circumstances in which they were made, not misleading; provided, however, that no representation is made with respect to information concerning The Depository Trust Company or its book-entry only system or under the captions "ARTISAN LAKES," "ASSESSMENT AREA TWO," "THE DEVELOPER," "LITIGATION – The Developer," or "CONTINUING DISCLOSURE – Developer Continuing Compliance" (collectively the "Excluded Information"). Subject to the foregoing limitations, nothing has come to our attention which would lead us to believe that the Excluded Information in the Limited Offering Memorandum, as of its date or as of the date hereof contained an untrue statement of a material fact, or omitted to state a material fact required to be stated therein or necessary to make the statements therein, in light of the circumstances in which they were made not misleading.

12. Except as set forth in the Limited Offering Memorandum, no litigation or other proceedings are pending, or to the knowledge of the District threatened, against the District in or before any agency, court or tribunal, state or federal, (a) restraining or enjoining or seeking to restrain or enjoin the issuance, sale, execution or delivery of any of the Bonds or the imposition, levy and collection of the Series 2021 Assessments or the pledge thereof to the payment of the principal of and premium, if any, and interest on the Bonds, (b) questioning or affecting the validity of any provision of the Bonds, the Bond Resolution, the Assessment Resolutions, the Series 2021 Assessments or the Financing Documents, as those documents are defined in the Bond Purchase Agreement, (c) questioning or affecting the validity of any of the proceedings or the authority for the authorization, sale, execution or delivery of the Bonds, (d) questioning or affecting the organization or existence of the District or the title of any of its officers to their respective offices or any powers of the District under the laws of the State of Florida, (e) contesting or

affecting the Series 2021 Assessments, (f) contesting the accuracy or completeness of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum, (g) contesting the exclusion of interest on the Bonds from federal income taxation, or (h) contesting the exemption from taxation of the Bonds and the interest thereon under Florida law or the legality for investment therein.

IN WITNESS WHEREOF, we have hereunder set our hands this ____ day of June, 2021.

By: _____
Travis Stagnitta,
Chairperson, Board of Supervisors
Artisan Lakes East Community Development District

By: _____
James P. Ward,
Secretary, Board of Supervisors
Artisan Lakes East Community Development District

EXHIBIT D

FORM OF DISTRICT COUNSEL OPINION

June __, 2021

Artisan Lakes East Community Development District
Manatee County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

U.S. Bank National Association, as Trustee
Fort Lauderdale, Florida
(solely for reliance upon Sections C.1. and C.3.)

Re: \$_____ Artisan Lakes East Community Development District
 Capital Improvement Revenue Bonds, Series 2021-1
 and \$_____ Artisan Lakes East Community Development District
 Capital Improvement Revenue Bonds, Series 2021-2

Ladies and Gentlemen:

We serve as counsel to the Artisan Lakes East Community Development District (“**District**”), a local unit of special-purpose government established pursuant to the laws of the State of Florida, in connection with the sale by the District of its \$_____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1 (“**Series 2021-2 Bonds**”) and its \$_____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-2 (“**Series 2021-2 Bonds**” and, together with the Series 2021-1 Bonds, the “**Bonds**”). This letter is delivered to you pursuant to Section 207 of the Master Indenture (defined below), Section 207 of the Second Supplemental Trust Indenture (defined below), and Section 8(c)(7) of the Bond Purchase Agreement (referenced below), and is effective as of the date first written above. Each capitalized term not otherwise defined herein has the meaning given it to it in the Indenture (defined herein).

A. DOCUMENTS EXAMINED

In rendering the opinions set forth below, we have examined and/or relied upon the following documents and have made such examination of law as we have deemed necessary or appropriate:

1. Ordinance 18-31, enacted by the Board of County Commissioners of Manatee County, Florida (the “**County**”), which was effective on August 28, 2018 (“**Establishment Ordinance**”);
2. the *Master Trust Indenture*, dated as of December 1, 2018 (“**Master Indenture**”), as supplemented by the *Second Supplemental Trust Indenture*, dated as of June 1, 2021

- (“**Supplemental Trust Indenture**,” and together with the Master Indenture, “**Indenture**”), each by and between the District and U.S. Bank National Association, as trustee (“**Trustee**”);
3. Resolutions Nos. 2018-19, and 2021-__ adopted by the District on September 6, 2018, and May 6, 2021, respectively (collectively, “**Bond Resolution**”);
 4. the *Report of District Engineer*, dated September 6, 2018, as supplemented by the *Supplemental Report of District Engineer*, dated [May 6], 2021 (together, “**Engineer’s Report**”), which describes among other things, the “**Project**”;
 5. the *Master Special Assessment Methodology approved by the District on October 10, 2018*, and the *[Final Supplemental Special Assessment Methodology for Capital Improvement Revenue Bonds, Series 2021-1 and Capital Improvement Revenue Bonds, Series 2021-2 dated _____, 2021]* (together, “**Assessment Methodology**”);
 6. Resolution Nos. 2018-18, 2019-1 and 2021-__ (collectively, “**Assessment Resolution**”), establishing the debt service special assessments (“**Debt Assessments**”) securing the Bonds;
 7. the *Final Judgment* issued on November 5, 2018, and by the Circuit Court for the Twelfth Judicial Circuit in and for Manatee County, Florida in Case No. 2018-CA-4287, and Certificate of No Appeal issued on December 10, 2018;
 8. the Preliminary Limited Offering Memorandum dated May __, 2021 (“**PLOM**”) and Limited Offering Memorandum dated _____, 2021 (“**LOM**”);
 9. certain certifications by MBS Capital Markets, LLC (“**Underwriter**”), as underwriter to the sale of the Bonds;
 10. certain certifications of Waldrop Engineering, P.A., as “**District Engineer**”;
 11. certain certifications of JPWard and Associates, LLC, as “**District Manager and Assessment Consultant**”;
 12. general and closing certificate of the District;
 13. an opinion of Greenspoon Marder LLP (“**Bond Counsel**”) issued to the District in connection with the sale and issuance of the Bonds;
 14. an opinion of Holland & Knight LLP (“**Trustee Counsel**”) issued to the District and Underwriter in connection with the sale and issuance of the Bonds;
 15. an opinion of GrayRobinson, P.A. [and Grimes Hawkins Gladfelter & Galvano, P.L.], counsel to the Developer (defined herein), issued to the District and the Underwriter in connection with the sale and issuance of the Bonds;
 16. the following agreements (“**Bond Agreements**”):
 - (a) the Continuing Disclosure Agreement dated June __, 2021, by and among the District, Taylor Woodrow Communities at Artisan Lakes, L.L.C. (“**Developer**”) and a dissemination agent;
 - (b) the Bond Purchase Agreement between Underwriter and the District and dated _____, 2021 (“**BPA**”);
 - (c) the Acquisition Agreement (Master Project) between the District and the Developer and dated September 6, 2018;
 - (d) the Completion Agreement (2021 Bonds) between the District and the Developer and dated June __, 2021;
 - (e) the Collateral Assignment Agreement (2021 Bonds) between the District and the Developer and dated June __, 2021; and
 - (f) the True-Up Agreement (2021 Bonds) between the District and the Developer dated June __, 2021.
 17. a Declaration of Consent to Jurisdiction executed by the Developer; and

18. such other documents as we have deemed necessary or appropriate in rendering the opinions set forth below.

We have also attended various meetings of the District and have participated in conferences from time to time with representatives of the District, the District Engineer, the District Manager and Assessment Consultant, the Underwriter, Bond Counsel, counsel to the Underwriter, the Developer, counsel to the Developer, and others relative to the Limited Offering Memorandum and the related documents described herein.

B. RELIANCE

This opinion is solely for the benefit of (i) the District; (ii) the Underwriter; and (iii) the Trustee; however, the Trustee may only rely on this opinion for the limited purposes of the opinions stated in Sections C.1 and C.3. Further, this opinion may be relied upon by Greenspoon Marder, LLP, serving as bond counsel to the District, for the limited purposes of the following opinions: (1) that under the Florida Constitution and the laws of the State, the District has been duly established and validly exists as a local unit of special purpose government, and (2) that each member of the Board has taken and subscribed to the oath of affirmation required by the laws of the State of Florida. This opinion may not be relied on by any other party or for any other purpose without our prior written consent.

C. OPINIONS

Based on the foregoing, and subject to the qualifications and assumptions set forth herein, we are of the opinion that:

1. **Authority** – Under the Florida Constitution and laws of the State, the District has been duly established and validly exists as a local unit of special purpose government, a political subdivision, and a community development district under Chapter 190, *Florida Statutes* (“**Act**”), with such powers as set forth in the Act and other applicable law, and with good, right and lawful authority: (a) to enter into and to consummate the transactions contemplated by the Bond Resolution, the Assessment Resolution, the Indenture, the Bonds and the Bond Agreements; (b) to issue the Bonds for the purposes for which they are issued; (c) to impose, levy, collect and enforce the Debt Assessments and pledge the Series 2021 Pledged Revenues to secure the Bonds as provided in the Indenture; (d) to adopt the Bond Resolution and the Assessment Resolution; and (e) to perform its obligations under the terms and conditions of the Bond Resolution, the Assessment Resolution, the Bond Agreements, the Bonds and the Indenture.

2. **Assessments** – The proceedings by the District with respect to the Debt Assessments have been in accordance with Florida law. The District has taken all action necessary to authorize and execute the Assessment Resolution and to levy and impose the Debt Assessments as set forth in the Assessment Resolution, Assessment Methodology, and/or other applicable documents. The Debt Assessments constitute legal, valid, binding and enforceable first liens upon the property against which such Debt Assessments are assessed, co-equal with the lien of all state, county, district and municipal taxes and assessments, and superior in dignity to all other liens, titles and claims, until paid.

3. **Agreements** – The (a) Bond Resolution, (b) Bonds, (c) Indenture, and (d) Bond Agreements (assuming due authorization, execution and delivery of documents (c) and (e) listed herein by any parties thereto other than the District) have been duly and validly authorized, executed and delivered by the District, have been duly approved and adopted and/or issued by the District, are in full force and effect, constitute legal, valid and binding obligations of the District, and are enforceable against the District in

accordance with their respective terms. All conditions prescribed in the Indenture as precedent to the issuance of the Bonds have been fulfilled.

4. **Validation** – The Bonds have been validated by a final judgment of the Circuit Court in and for Manatee County, Florida, of which no timely appeal was filed.

5. **Governmental Approvals** –As of the date hereof, all necessary consents, approvals, waivers or other actions by or filings with any governmental authority or other entity that are required for: (a) the adoption of the Bond Resolution and the Assessment Resolution; (b) the issuance, sale, execution and delivery of the Bonds upon the terms set forth in the BPA, PLOM, and LOM; (c) the execution and delivery of the Indenture and Bond Agreements; and (d) the performance by the District of the transactions required hereby, have been duly obtained or made and are in full force and effect.

6. **PLOM and LOM** – The District has duly authorized the execution, delivery and distribution by the Underwriter of the PLOM and LOM. To our knowledge, and based upon our review of the PLOM and LOM and without having undertaken to determine independently the accuracy, completeness or fairness of the statements contained in the PLOM and LOM, and as of the date of their respective issuances, and with respect to the PLOM, the date of the BPA, and with respect to the LOM, the date hereof, nothing has come to our attention which would lead us to believe that the PLOM and LOM contain an untrue statement of a material fact or omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading, provided however that the opinions stated herein extend only to the following provisions of the PLOM and LOM: “THE DISTRICT” (excluding the subcaption, - “District Manager and Other Consultants,”) “SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2021 BONDS – ‘Completion Agreement and Collateral Assignment Agreement,’ and ‘True-Up Agreement,’” “THE SERIES 2021 ASSESSMENTS,” “ENFORCEMENT OF ASSESSMENT COLLECTIONS,” “VALIDATION,” “LITIGATION – the District” and “CONTINUING DISCLOSURE” (as it relates to the District only), and further provided however that the opinions stated herein do not extend to any statements that constitute descriptions of the Bonds or the Indenture. No information or opinion is offered as to any remaining provisions of the PLOM or LOM.

7. **Litigation** –Based on our serving as the District’s Registered Agent for service of process and the fact that we have not been served with notice, there is no litigation pending or, to the best of our knowledge, threatened against the District: (a) seeking to restrain or enjoin the issuance or delivery of the Bonds or the application of the proceeds thereof, or the imposition, levy or collection of the Debt Assessments or the Pledged Revenues pledged for the payment of the debt service on the Bonds; (b) contesting or affecting the authority for the Debt Assessments, for the issuance of the Bonds or the validity or enforceability of the Bonds, the Indenture, the Bond Agreements or the transactions contemplated thereunder; (c) contesting or affecting the establishment or existence of the District or any of its Supervisors, officers or employees, its assets, property or condition, financial or otherwise, or contesting or affecting any of the powers of the District, including its power to enter into the Indenture or the Bond Agreements, or its power to determine, assess, levy, collect and pledge the Debt Assessments for the payment of the debt service on the Bonds; or (d) specifically contesting the exclusion from federal gross income of interest on the Bonds.

8. **Compliance with Laws** – To the best of our knowledge, the District is not, in any manner material to the issuance of the Bonds or the Debt Assessments, in breach of or default under any applicable provision of the Act or constitutional provision, statute, or administrative regulation of the State of Florida, or any applicable judgment or decree, any loan agreement, indenture, bond, note, resolution, agreement

(including the Bond Agreements and Indenture), or any other material instrument to which the District is a party or to which the District or any of its property or assets is otherwise subject, and to the best of our knowledge, no event has occurred and is continuing which with the passage of time or the giving of notice, or both, would constitute a material default or event of default by the District under any such instrument; provided, however, that no opinion is expressed as to compliance with any state or federal tax or securities laws.

9. *Authority to Undertake the Project* - The District has good right and lawful authority under the Act to undertake, finance, acquire, construct, own, and operate the Project, subject to obtaining such licenses, orders or other authorizations as are, at the date of such opinion, required to be obtained from any agency or regulatory body.

D. CERTAIN ASSUMPTIONS

In rendering the foregoing opinions, we have assumed the following: (1) that all public records, certifications, agreements and other documents examined by us that have been executed or certified by public officials acting within the scope of their official capacities are authentic, truthful and accurate; (2) that copies of such public records, certifications, agreements, and other documents furnished to us are authentic and conform to the originals; (3) that all signatures on executed public records, certifications, agreements and other documents are genuine; and (4) that all public records, certifications, agreements and other documents have been properly authorized and are binding on each of the other parties thereto. Such assumptions do not apply to District documents.

E. CERTAIN QUALIFICATIONS

The foregoing opinions are subject to the following qualifications:

1. The opinions or statements expressed above are based solely on the laws of Florida in effect at the time of issuance of the Bonds. Accordingly, we express no opinion nor make any statement regarding the effect or application of the laws of the federal government (including but not limited to the Internal Revenue Code or any proposed changes thereto), or any other state or other jurisdiction.
2. Our opinion as to enforceability of any document is subject to limitations imposed by bankruptcy, insolvency, reorganization, moratorium, liquidation, readjustment of debt, or similar laws, relating to or affecting creditors' rights generally and general principles of equity (regardless of whether such enforceability is considered in a proceeding in equity or at law), and to the exercise of judicial discretion in appropriate cases, including the fact that specific performance and other equitable remedies are granted only in the discretion of a court.
3. Nothing herein shall be construed as an opinion regarding the possible applicability of state securities or "blue sky" laws or federal securities laws, as to which no opinion is expressed.
4. We further express no opinion as to the necessity for an interest rate waiver under Florida law, or the applicability of any provision or section of the Internal Revenue Code.
5. We express no opinion and make no representations with regard to financial, project, statistical or other similar information. We express no opinion as to compliance with any state or federal tax laws.

6. We have not reviewed, and therefore express no opinion, regarding any land use, real property or other related items, including but not limited to whether the Developer is able to convey good and marketable title to any particular real property or interest therein and related to the Project.
7. With respect to any of the opinions set forth in this letter which are based on or qualified by the phrase "to our knowledge," the words "to our knowledge" signify that, in the course of our representation of the District, no facts have come to our attention that would give us actual knowledge that any such opinions or other matters are not accurate. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our representation of District.
8. The opinions set forth herein are based on factual representations made to us as of the date hereof. We assume no duty to update or supplement our opinions to reflect any facts or circumstances that may thereafter come to our attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, our opinions are not a guarantee of a particular result, and are not binding on the courts or any other entity; rather, our opinions represent our professional judgment based on our review of existing law, and in reliance on the representations and covenants that we deem relevant to such opinions.

Very truly yours,

HOPPING GREEN & SAMS, P.A.

EXHIBIT E

CERTIFICATE OF JPWARD AND ASSOCIATES, LLC

I, James P. Ward, Chief Operating Officer of JPWard and Associates, LLC, do hereby certify to Artisan Lakes East Community Development District (the "District") and MBS Capital Markets, LLC (the "Underwriter") in connection with the issuance, sale and delivery by the District on this date of its \$_____ Capital Improvement Revenue Bonds, Series 2021-1 and \$_____ Capital Improvement Revenue Bonds, Series 2021-2 (together, the "Bonds"), as follows (terms used and not otherwise defined herein shall have the meaning ascribed to such term in the Limited Offering Memorandum dated _____, 2021 (the "Limited Offering Memorandum") of the District relating to the Bonds):

(i) JPWard and Associates, LLC has acted as district manager and assessment consultant to the District in connection with the issuance of the Bonds and has been retained by the District to prepare the *Master Special Assessment Methodology* approved by the District on October 10, 2018, and the [*Special Assessment Methodology – Final Supplemental Report Prepared for Limited Offering Memorandum* dated _____, 2021] (together, the "Report");

(ii) Based on our reliance on the certificate of the District's Consulting Engineer of even date herewith reflecting that the Series 2021 Project provides a special benefit to the properties assessed, the Series 2021 Assessments are not in excess of such benefit, and the Series 2021 Assessments are fairly and reasonably allocated to the properties assessed;

(iii) The Series 2021 Assessments, as initially levied, and as may be reallocated from time to time as permitted by resolutions adopted by the District with respect to the Series 2021 Assessments and the Report, are sufficient to enable the District to pay the debt service on the Bonds through the final maturities thereof;

(iv) JPWard and Associates, LLC consents to the use of the Report included as Appendix B to the Limited Offering Memorandum;

(v) JPWard and Associates, LLC consents to the references to the firm in the Limited Offering Memorandum;

(vi) the Report was prepared in accordance with all applicable provisions of Florida law;

(vii) the information contained in the Limited Offering Memorandum under the heading "ASSESSMENT METHODOLOGY," does not, as of the date of the Limited Offering Memorandum, contain any untrue statement of a material fact or omit to state any fact necessary in order to make the statements therein, in light of the circumstances under which they were made not misleading;

(viii) except as disclosed in the Limited Offering Memorandum, the firm knows of no material change in the matters described in the Report and is of the opinion that the considerations and assumptions used in compiling the Report are reasonable;

(ix) JPWard and Associates, LLC does not represent the Artisan Lakes East Community Development District as a Municipal Advisor or Securities Broker nor is JPWard and Associates, LLC registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934,

as amended. Similarly, JPWard and Associates, LLC does not provide the Artisan Lakes East Community Development District with financial advisory services or offer investment advice in any form.

IN WITNESS WHEREOF, the undersigned has set his hand this ____ day of June, 2021.

JPWARD AND ASSOCIATES, LLC

By: _____

Name: James P. Ward

Title: Chief Operating Officer

EXHIBIT F

FORM OF CERTIFICATE OF DEVELOPER

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., a Florida limited liability company (the "Developer"), DOES HEREBY CERTIFY, that:

1. This Certificate of the Developer is furnished pursuant to Section 8(c)(11) of the Bond Purchase Agreement dated ____ __, 2021 (the "Purchase Contract") between Artisan Lakes East Community Development District (the "District") and MBS Capital Markets LLC (the "Underwriter") relating to the sale by the District of its \$_____ original aggregate principal amount of Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1 and its \$_____ original aggregate principal amount of Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-2 (together, the "Bonds"). Capitalized terms used, but not defined, herein shall have the meaning assigned thereto in the Purchase Contract.

2. The Developer is a limited liability company organized and existing under the laws of the State of Florida.

3. Representatives of the Developer have provided information to the District to be used in connection with the offering by the District of its Bonds, pursuant to a Preliminary Limited Offering Memorandum dated May __, 2021 (the "Preliminary Limited Offering Memorandum"), and a final Limited Offering Memorandum dated _____, 2021 (the "Limited Offering Memorandum" and, together with the Preliminary Limited Offering Memorandum, the "Limited Offering Memoranda").

4. The Developer has reviewed and approved the information contained in the Limited Offering Memoranda under the captions "THE CAPITAL IMPROVEMENT PROGRAM AND SERIES 2021 PROJECT," "ARTISAN LAKES," "ASSESSMENT AREA TWO," "THE DEVELOPER," "LITIGATION – The Developer," and "CONTINUING DISCLOSURE – Developer Continuing Compliance" and with respect to the Developer and Assessment Area Two (as defined in the Limited Offering Memoranda) under the caption "BONDOWNERS' RISKS" and warrants and represents that such information did not as of its respective date, and does not as of the date hereof, contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. In addition, the Developer is not aware of any other information in the Limited Offering Memoranda that contains an untrue statement of a material fact or omits to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading.

5. The Developer represents and warrants that it has complied with and will continue to comply with Chapters 190.009, Florida Statutes and 190.048, Florida Statutes, as amended.

6. As of the date hereof, there has been no material adverse change in the business, properties, assets or financial condition of the Developer which has not been disclosed in the Limited Offering Memoranda and/or in all other information provided by the Developer to the Underwriter or the District.

7. The Developer hereby consents to the levy of the Series 2021 Assessments on the lands in Assessment Area Two owned by the Developer. The levy of the Series 2021 Assessments on Assessment

Area Two will not conflict with or constitute a breach of or default under any agreement, mortgage, lien or other instrument to which the Developer is a party or to which its property or assets are subject.

8. The Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. The Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

9. The Developer acknowledges that the Bonds have the debt service requirements set forth in the Limited Offering Memoranda and that the Series 2021 Assessments will be levied by the District at times, and in amounts sufficient, to enable the District to pay debt service on the Bonds when due (the foregoing is referred to as the "Debt Service Acknowledgment").

10. To the best of our knowledge, the Developer is not in default under any resolution, ordinance, agreement or indenture, mortgage, lease, deed of trust, note or other instrument to which the Developer is subject or by which the Developer or its properties are or may be bound, which would have a material adverse effect on the consummation of the transactions contemplated by the Financing Documents to which the Developer is a party or on the development of Assessment Area Two and is not delinquent in the payment of all ad valorem, federal and state taxes associated with Assessment Area Two.

11. Except as otherwise disclosed in the Limited Offering Memoranda, there is no action, suit or proceedings at law or in equity by or before any court or public board or body pending or, solely to the best of our knowledge, threatened against the Developer (or any basis therefor) (a) seeking to restrain or enjoin the execution or delivery of Financing Documents to which the Developer is a party and Declaration of Consent, (b) contesting or affecting the validity or enforceability of the Financing Documents to which the Developer is a party, the Declaration of Consent, or any and all such other agreements or documents as may be required to be executed, or the transactions contemplated thereunder, (c) contesting or affecting the establishment or existence of the Developer, or of the Developer's business, assets, property or conditions, financial or otherwise, or contesting or affecting any of the powers of the Developer.

12. To the best of our knowledge after due inquiry, the Developer is in compliance in all material respects with all provisions of applicable law in all material matters relating to Assessment Area Two as described in the Limited Offering Memoranda, including applying for all necessary permits. Except as otherwise described in the Limited Offering Memoranda, (a) Artisan Lakes is zoned and properly designated for its intended use; (b) all government permits other than certain permits, which permits are expected to be received as needed, have been received; (c) the Developer is not aware of any default of any zoning condition, permit or development agreement which would adversely affect the Developer's ability to complete or cause the completion of development of Assessment Area Two as described in the Limited Offering Memoranda and all appendices thereto; and (d) there is no reason to believe that any permits, consents and licenses required to complete Assessment Area Two as described in the Limited Offering Memoranda will not be obtained as required.

13. The Developer acknowledges that it will have no rights under Chapter 170, Florida Statutes, as amended, to prepay, without interest, the Series 2021 Assessments imposed on lands in the District owned by the Developer within thirty (30) days following completion of the Series 2021 Project and acceptance thereof by the District.

14. Except as expressly disclosed in the Limited Offering Memoranda, the Developer has complied in all material respects with disclosure obligations pursuant to SEC Rule 15c2-12. The Developer hereby represents, warrants and certifies that it has procedures in place with respect to complying with its disclosure obligations and the Developer further represents that it anticipates satisfying all future disclosure obligations required pursuant to the Continuing Disclosure Agreement and SEC Rule 15c2-12.

15. The Developer is not insolvent and the Developer is not in default of any obligations to pay special assessments, except as disclosed in the Limited Offering Memoranda.

16. The current general development plans for Assessment Area Two are as set forth in the Limited Offering Memorandum under the caption "ASSESSMENT AREA TWO—Development Status" and the status of sales activity and projected absorption is as set forth in the Limited Offering Memorandum under the caption "ASSESSMENT AREA TWO—Projected Absorption." The Developer is proceeding with all reasonable speed to develop Assessment Area Two and to construct and sell residential units to members of the general public unrelated to the Developer. As of the date hereof, the Developer does not reasonably expect that it will be required to make any payments under the True-Up Agreement.

We understand that Bond Counsel to the District will rely on certain representations provided herein in giving its opinion that interest on the Bonds is excluded from gross income for federal income tax purposes. The foregoing representations contained in this Certificate are given to the best of the undersigned's actual knowledge and belief.

[Remainder of page intentionally left blank.]

Dated: June __, 2021.

**TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.**, a Florida limited liability
company

By: _____
Name: _____
Title: _____

EXHIBIT G-1

FORM OF OPINION OF COUNSEL TO DEVELOPER

June __, 2021

Artisan Lakes East Community Development District
Manatee County, Florida

MBS Capital Markets, LLC
Winter Park, Florida

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
(Manatee County, Florida)**

\$ _____
**Capital Improvement Revenue Bonds,
Series 2021-1**

\$ _____
**Capital Improvement Revenue Bonds,
Series 2021-2**

(the "Series 2021 Bonds")

Ladies and Gentlemen:

We are counsel to Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (the "Developer"), which is the developer of that certain master planned residential community located in Manatee County, Florida and commonly referred to as "Artisan Lakes" (the "Development"). This opinion is rendered at the request of the Developer in connection with the issuance by the Artisan Lakes East Community Development District (the "District") of the Series 2021 Bonds as described in the District's Limited Offering Memorandum, dated _____ __, 2021, including the appendices attached thereto (the "Limited Offering Memorandum"). It is our understanding that the Series 2021 Bonds are being issued to, among other things, finance the cost of the acquisition, construction, installation and equipping of certain public infrastructure improvements, as more fully described in the Limited Offering Memorandum (the "Project").

In our capacity as counsel to the Developer, we have examined originals or copies identified to our satisfaction as being true copies of the Limited Offering Memorandum, Acquisition Agreement (Master Project), dated September 6, 2018, between the District and the Developer, the Completion Agreement (2021 Bonds), dated June __, 2021, between the District and the Developer, the Collateral Assignment Agreement, dated June __, 2021, between the Developer and the District, the True-Up Agreement (2021 Bonds) between the Developer and the District, the Declaration of Consent to Jurisdiction of Artisan Lakes East Community Development District and to Imposition of Special Assessments dated June __, 2021, the Certificate of Developer dated June __, 2021, executed by the Developer and the Continuing Disclosure Agreement, dated June __, 2021, among the District, the Developer and Disclosure Services, LLC, as Dissemination Agent, (collectively, the "Documents") and have made such examination of law as we have deemed necessary or appropriate in rendering this opinion.

In connection with the forgoing, we have also reviewed and examined the following (collectively, referred to hereinafter as the "Organizational Documents"):

1. The Operating Agreement of the Developer dated as of May 2, 2005, as affected by that certain Assignment Agreement dated effective as of June 1, 2005, that certain Second Amendment to Operating Agreement of Taylor Woodrow Communities at Artisan Lakes, L.L.C., dated effective as of December 26, 2007, that certain Contribution Agreement entered into effective as of December 28, 2007, and that certain Written Consent of the Sole Member of the Developer dated December 13, 2013, with an effective date of January 1, 2007 (collectively, the “Operating Agreement”);

2. A certified copy of the Developer’s Articles of Organization and all amendments and modifications thereto, issued by the Office of the Secretary of State of Florida on _____, 2021;

3. A certificate of active status for the Developer issued by the Office of the Secretary of State of Florida on _____, 2021; and

4. The Written Consent of the Sole Member of the Developer, Taylor Morrison of Florida, Inc., dated effective as of _____, 2021.

5. A certified copy of the Sole Member’s Articles of Organization and all amendments thereto, including but not limited to, the Articles of Merger filed by Taylor Woodrow Homes Florida Inc. (the “Sole Member”) dated December 26, 2007 and filed on December 28, 2007 in the Office of the Secretary of State of Florida and the Articles of Amendment to Articles of Incorporation of the Sole Member dated December 26, 2007 and filed on December 28, 2007 in the Office of the Secretary of State of Florida, issued by the Office of the Secretary of State of Florida on _____, 2021; and

6. A certificate of active status for the Sole Member issued by the Office of the Secretary of State of Florida, on _____, 2021.

Except to the extent expressly stated to the contrary herein, in rendering this opinion, we have relied solely upon the Organizational Documents and the certificates, opinions and representations made by the Developer, its representatives and the parties to this transaction as described in, but not limited to, the Documents (the “Certificates”).

Assumptions

In rendering this opinion, we have assumed, without having made any independent investigation of the facts and on reliance on the Organizational Documents and Certificates, the following:

1. The genuineness of all signatures (other than those of the Developer) and the authenticity of all documents submitted to us as originals and the conformity to original documents of all documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

2. To the extent that the obligations of the Developer may be dependent upon such matters, that each party to the Documents referred to herein (other than the Developer) is duly formed, validly existing and in good standing under the laws of its jurisdiction of formation; that each such other party has the requisite corporate or other organizational power and authority to perform its obligations under the Documents, as applicable; and that the Documents, as applicable, have been duly authorized, executed and delivered by, and each of them constitutes the legally valid and binding obligations of, such other parties, as applicable, enforceable against such other parties in accordance with their respective terms.

3. That all material legal and factual matters, including without limitation, representations and warranties, contained in the Documents and the Certificates, are true and correct as set forth therein.

4. There have been no undisclosed modifications of any provision of any of the Documents, Organizational Documents or Certificates reviewed by us in connection with the rendering of the opinions expressed herein.

5. The parties to the Documents and their successors and assigns have and will (i) act in good faith and in a commercially reasonable manner in the exercise of any rights or enforcement of any remedies under the Documents; (ii) not engage in any conduct in the exercise of such rights or enforcement of such remedies that would constitute other than fair dealing; and (iii) comply with all requirements of applicable procedural and substantive law in exercising any rights or enforcing any remedies under the Documents.

6. The exercise of any rights or enforcement of any remedies under the Documents would not be unconscionable, result in a breach of the peace or otherwise be contrary to public policy.

7. There are no agreements or understandings among the parties, written or oral, and there is no usage of trade or course of prior dealing among the parties that would, in either case, define, supplement, modify or qualify the terms of the Documents or the rights of the parties thereunder.

8. Value has been given to the Developer to support the obligations of the Developer under the Documents.

9. There has not been any mutual mistake of fact or mutual misunderstanding or undue influence by the parties to the Documents and there exists no fraud or duress.

10. The truthfulness of each statement as to all factual matters otherwise not known to be untruthful contained in any document encompassed with the diligence review and undertaken by us.

11. Routine procedural matters such as service of process or qualification to do business in the relevant jurisdiction(s) will be satisfied by the parties seeking to enforce the Documents.

In basing the opinions set forth in this opinion on “our knowledge”, the words “our knowledge” signify that, in the course of our representation of Developer, no facts have come to our attention that would give us actual knowledge or actual notice that any such opinions or other matters are not accurate. Except as otherwise stated in this opinion, we have undertaken no investigation or verification of such matters. Further, the words “our knowledge” as used in this opinion are intended to be limited to the actual knowledge of the attorneys within our firm who have been directly involved in representing Developer in connection with this transaction.

Based on the forgoing, we are of the opinion that:

1. The Developer is a limited liability company organized and existing under the laws of the State of Florida.

2. The Developer has the power to conduct its business and to undertake the Development as described in the Limited Offering Memorandum and to enter into the Documents.

3. The Documents have been duly authorized, executed and delivered by the Developer and are in full force and effect. Assuming the due authorization, execution and delivery of such instruments by the other parties thereto and their authority to perform such instruments, the Documents constitute legal, valid and binding obligations of the Developer, enforceable in accordance with their respective terms.

4. Nothing has come to our attention that would lead us to believe the information contained in the Limited Offering Memorandum under the captions "ARTISAN LAKES," "ASSESSMENT AREA TWO," "THE DEVELOPER" and "LITIGATION – The Developer" does not accurately and fairly present the information purported to be shown or contains any untrue statement of a material fact nor omits to state any material fact necessary to make the statement made therein, in light of the circumstances under which they were made, not misleading as of the date of the Limited Offering Memorandum or as of the date hereof.

5. The execution, delivery and performance of the Documents by the Developer do not violate (i) the Developer's operating agreement, (ii) to our knowledge, any agreement, instrument or federal or Florida law, rule or regulation known to us to which the Developer is a party or by which Developer's assets are or may be bound; or (iii) to our knowledge, any judgment, decree or order of any administrative tribunal, which judgment, decree, or order is binding on the Developer or its assets.

6. Nothing has come to our attention that would lead us to believe that the Developer is not in compliance in all material respects with all provisions of applicable law in all material matters relating to the Developer as described in the Limited Offering Memorandum. Except as otherwise described in the Limited Offering Memorandum, (a) we have no actual knowledge that the Developer has not received all government permits required in connection with the construction of the Development as described in the Limited Offering Memorandum, other than certain permits, which permits are expected to be received as needed, have been received and (b) we have no actual knowledge and are not otherwise aware of any reason to believe that any permits, consents and licenses required to complete the Development as described in the Limited Offering Memorandum will not be obtained in due course as required by the Developer.

7. To our knowledge, the levy of the Series 2021 Assessments on the lands within Assessment Area Two will not conflict with or constitute a breach of or default under any agreement, indenture or other instrument to which the Developer is a party or to which the Developer or any of its property or assets is subject.

8. There is no litigation pending (other than as set forth in the Limited Offering Memorandum) which would prevent or prohibit the development of the Development in accordance with the description thereof in the Limited Offering Memorandum and the Engineer's Report annexed thereto as Appendix A or which may result in any material adverse change in the respective business, properties, assets or financial condition of the Developer.

9. To our knowledge, there is no threatened litigation (other than as set forth in the Limited Offering Memorandum) which would prevent or prohibit the development of the Development in accordance with the description thereof in the Limited Offering Memorandum and the Engineer's Report annexed thereto as Appendix A or which may result in any material adverse change in the respective business, properties, assets or financial condition of the Developer.

10. To our knowledge, the Developer has not made an assignment for the benefit of creditors, filed a petition in bankruptcy, petitioned or applied to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction. To our knowledge, the Developer has not indicated its consent to, or approval of, or failed to object timely to, any petition in bankruptcy, application or proceeding or order for relief or the appointment of a custodian, receiver or any trustee.

11. To our knowledge, the Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material adverse effect on the Series 2021 Bonds or the Development.

Qualifications

Notwithstanding any provision of this opinion to the contrary, each of the opinions and confirmations set forth in this opinion is subject to the following qualifications:

(a) We are licensed to practice law only in the State of Florida and we do not express any opinion herein concerning any laws other than the laws of the State of Florida or federal laws of the United States of America.

(b) Any opinion expressed herein concerning a document is limited to the specific document referenced. No inference should be made that our opinion addresses other documents amended, modified, supplemented or referenced by, or attached to the document which is the subject of our opinion. We have made no investigation of the accuracy or completeness of any schedule attached to the Documents and express no opinion with respect thereto.

(c) The validity or enforceability of the Documents may be limited or affected by bankruptcy, insolvency, reorganization, moratorium or similar laws affecting creditors' rights generally (including, without limitation, fraudulent conveyance laws) and by general principles of equity including, concepts of materiality, reasonableness, good faith and fair dealing and the possible unavailability of specific performance or injunctive relief, regardless of whether considered in a proceeding in equity or at law. We express no opinion as to the validity, binding effect or enforceability of (i) purported waivers of any statutory or other rights, court rules or defenses to obligations or consents to any actions where such waivers or consents (A) are against public policy or (B) constitute waivers of rights or consents to actions which by law, regulation or judicial decision may not otherwise be waived or given; (ii) provisions indemnifying any person against, or relieving any person of liability for, its own negligent or wrongful acts or in any other circumstances where enforcement of such provisions would be against public policy or limited or prohibited by applicable law; (iii) any provisions which purport to authorize or permit any person to exercise any right or remedy upon any nonmaterial breach or default; (iv) any forum selection or exclusive jurisdiction provision; (v) any powers of attorney to the extent that they purport to grant rights and powers that may not be granted under applicable law; (vi) any provision that purports to permit the exercise of "self-help" remedies, including, the exercise of rights of setoff or purported rights to enter onto the property of any person or take physical possession of any property; (vii) any right or obligation to the extent that the same may be varied by course of dealing or performance; (viii) any provisions which may provide for the compounding of interest or the payment or accrual of interest on interest; or (ix) any provision that is subject to any mutual mistake of fact or misunderstanding, fraud,

duress or undue influence. This opinion does not mean that any particular remedy is available upon a material default.

(d) Unless explicitly addressed in this opinion, the opinions and confirmations set forth in this opinion do not address any of the following legal issues, and we specifically express no opinion with respect thereto: (i) securities laws and regulations administered by the Securities and Exchange Commission (other than the Public Utility Holding Company Act of 1935), state "Blue Sky" laws and regulations, and laws and regulations relating to commodity (and other) futures and indices and other similar instruments; (ii) Federal Reserve Board margin regulations; (iii) pension and employee benefit laws and regulations (e.g., ERISA); (iv) antitrust and unfair competition laws and regulations; (v) laws and regulations concerning filing and notice requirements (e.g., Hart-Scott-Rodino and Exon-Florio), other than requirements applicable to charter-related documents such as a certificate of merger; (vi) compliance with fiduciary duty requirements; (vii) environmental laws and regulations; (viii) zoning, land use, condominium, cooperative, subdivision and other development laws and regulations; (ix) tax laws and regulations; (x) patent, copyright and trademark, state trademark, and other Federal and state intellectual property laws and regulations; (xi) racketeering laws and regulations (e.g., RICO); (xii) health and safety laws and regulations (e.g., OSHA); (xiii) labor laws and regulations; (xiv) laws, regulations and policies concerning (a) national and local emergency, (b) possible judicial deference to acts of sovereign states, and (c) criminal and civil forfeiture laws; (xv) bulk transfer law; and (xvi) law concerning access by the disabled and building codes.

(e) We express no opinion with respect to the priority of any lien or security interest intended to be granted therein pursuant to one or more of the Documents.

(f) We express no opinion as to the effectiveness of any provisions of the Documents that provide for the assignment or transfer of any permits, licenses or similar rights of the Developer.

This opinion is given as of the date hereof, and we disclaim any obligation to update this opinion letter for events occurring after the date of this opinion letter. The foregoing opinion applies only with respect to the laws of the State of Florida and the federal laws of the United States of America and we express no opinion with respect to the laws of any other jurisdiction.

This letter is for the benefit of and may be relied upon solely by the addressees and this opinion may not be relied upon in any manner, nor used, by any other persons or entities. This letter may not be quoted in whole or in part or otherwise referred to in any report or document furnished to any person or entity, except (i) in connection with the enforcement of the obligations of Developer under the Documents, or (ii) the inspection of your files by internal or government examiners or auditors, or (iii) as may be required pursuant to any validly issued court order, subpoena, decree or other lawful process.

Sincerely,

GrayRobinson, P.A.

EXHIBIT G-2

FORM OF OPINION OF LAND USE COUNSEL TO DEVELOPER

June __, 2021

Artisan Lakes East Community Development District
Manatee County, Florida

MBS Capital Markets, LLC
Winter Park, Florida 32789

Re: Artisan Lakes East Community Development District \$ _____ Capital
Improvement Revenue Bonds, Series 2021-1 and \$ _____ Capital Improvement
Revenue Bonds, Series 2021-2 (together, the "**Bonds**")

Ladies and Gentlemen:

We have acted as land use counsel to Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company ("**Developer**"), in connection with the issuance of the above-described Bonds ("**Bond Transaction**") by the Artisan Lakes East Community Development District ("**District**") with respect to that portion of Artisan Lakes located in the District and referred to in the Preliminary Limited Offering Memorandum, dated May __, 2021, and the Limited Offering Memorandum, dated _____ __, 2021 (together, "**Limited Offering Memoranda**") as Assessment Area Two ("**Property**"). Unless otherwise defined herein, capitalized terms used herein have the respective meanings assigned to such terms in the Limited Offering Memoranda.

In our capacity as land use counsel to Developer, we have examined and are familiar with the public records of approvals by Manatee County, Florida for the development of the Property.

We have made such examination of law as we have deemed necessary or appropriate in rendering the opinions set forth below. We have further relied upon certificates, resolutions, consents and representations made by Developer, Developer's representatives and the parties to this transaction described in the Limited Offering Memoranda.

The opinions hereinafter expressed are subject to the following qualifications:

A. We have examined the originals or copies of such records of Developer, certificates of public officials, and such other agreements, instruments and documents that we have deemed necessary as a basis for the opinions hereinafter expressed.

B. In rendering the following opinions, we have assumed the accuracy and truthfulness of all public records and of all certifications, documents and other proceedings examined by us that have been executed or certified by the public officials acting within the scope of their official capacities and have not verified the accuracy or truthfulness thereof.

C. In rendering this opinion, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals, the conformity to original documents of all

documents submitted to us as certified, conformed or photostatic copies, and the legal capacity of all natural persons.

D. As to any fact relevant to this opinion, we have relied solely upon representations of Developer. Except to the extent expressly set forth herein, we have not undertaken any independent investigation to determine the existence or absence of any such facts, and no inference as to our knowledge of the existence of such facts should be drawn from the fact of our limited representation of Developer in connection with the Bond Transaction. Whenever our opinion herein with respect to the existence or absence of facts is indicated to be based upon our knowledge or awareness, it is intended to signify that during the course of our limited representation of Developer as herein described, no information has come to our attention which would give us actual knowledge of the existence or absence of such facts.

E. The opinions expressed herein relate solely to Florida and federal law as now existing. We express no opinion with regard to any matters which may be, or which purport to be, governed by the laws of any other state or jurisdiction.

F. We express no opinions other than those specifically set forth herein and no other opinions may be considered implied or inferred hereby.

Based upon the foregoing, and subject to the qualifications set forth herein, we are of the opinion that:

1. Nothing has come to our attention that would lead us to believe that the information contained under the caption "ARTISAN LAKES - Entitlements/Concurrency/Permits" in the Limited Offering Memoranda is not true and correct in any material respect, or contains any untrue statement of a material fact, or omits to state a material fact necessary to make the statements, in light of the circumstances under which they were made, not misleading, as of the dates of the Limited Offering Memoranda, respectively, and as of the date hereof.

2. The Property is designated under the Manatee County Land Development Code ("LDC") as a planned development with its development controlled by Ordinance 16-25 – Development of Regional Impact DRI No.21 – Gateway North (AKA: Artisan Lakes) and Zoning Ordinance is PDMU-91-01(G)(R6) Gateway North (AKA Artisan Lakes), collectively ("Approval Documents") and is zoned for its intended use as set forth in the under the caption "ARTISAN LAKES - Entitlements/Concurrency/Permits" in the Limited Offering Memoranda, and, to our knowledge, there is no default by Developer under any of the conditions imposed by the Approval Documents.

This opinion letter speaks only as of the date hereof and we assume no obligation to update or supplement this opinion letter if any applicable laws change after the date of this opinion letter or if we become aware after the date of this opinion letter of any facts, whether existing before or arising after the date hereof, that might change the opinions expressed above.

We have no obligation to update this opinion letter or otherwise advise you with respect to any event or circumstance arising after the date hereof or with respect to events or circumstances occurring prior to the date hereof which are not known to us but of which we subsequently become aware. This opinion letter is provided as a legal opinion only and not as a guaranty or warranty of the matters discussed herein or in documents referred to herein. No opinion may be inferred or implied beyond the matters expressly stated herein.

This opinion letter has been prepared and is to be construed in accordance with the Report on Third-Party Legal Opinion Customary Practice in Florida, dated December 3, 2011 (the "**Report**"). The Report is incorporated by reference into this opinion letter.

This opinion is solely for the benefit of the addressees in connection with the Bond Transaction, and this opinion may not be relied upon in any other matter, nor used, by any other persons or entities. This opinion letter is rendered as of the date set forth above, and we express no opinion regarding, nor do we undertake to advise you of, any change in laws, circumstances or events which may occur after that date.

Respectfully submitted,

EXHIBIT H

CERTIFICATE OF CONSULTING ENGINEER

Artisan Lakes East Community Development
District
c/o JP Ward and Associates, LLC, District Manager
2301 Northeast 37 Street
Fort Lauderdale, Florida 33308

MBS Capital Markets, LLC
c/o Mr. Brett Sealy, Managing Partner
152 Lincoln Avenue
Winter Park, Florida 32789

Re: Artisan Lakes East Community Development District (Manatee County,
Florida) Capital Improvement Revenue Bonds, Series 2021-1 and Series
2021-2 (together, the "2021 Bonds")

Ladies and Gentlemen:

Waldrop Engineering, P.A. serves as the Consulting Engineer (also referred to as the "District Engineer") to the Artisan Lakes East Community Development District (the "District") and the undersigned is an authorized representative of such firm with authority to sign this Certificate on behalf of such firm.

This Certificate is furnished pursuant to Section 8 of the Bond Purchase Agreement dated _____, 2021 between the District and MBS Capital Markets, LLC, as underwriter, relating to the sale of the above-captioned 2021 Bonds. Terms used herein in capitalized form and not otherwise defined herein shall have the meaning ascribed thereto in said Bond Purchase Agreement or in the Limited Offering Memorandum dated _____, 2021 relating to the 2021 Bonds (the "Limited Offering Memorandum").

1. All governmental permits and approvals required to commence and complete construction, acquisition and installation of the Capital Improvement Program and the portion of the Capital Improvement Program financed by the 2021 Bonds (the "2021 Project") have been obtained or can reasonably be obtained in the ordinary course. The plans and specifications for the Capital Improvement Program have been approved by all regulatory bodies required to approve them (such regulatory bodies consisting of those referred to in the Engineer's Report) or such approval can reasonably be expected to be obtained.

2. The portion of the 2021 Project to be funded by the 2021 Bonds is expected to be completed by _____, 20__, but no later than three years from the date hereof.

3. The information contained in the Limited Offering Memorandum and the Preliminary Limited Offering Memorandum dated May __, 2021 (the "Preliminary Limited Offering Memorandum" and, together with the Limited Offering Memorandum, the "Limited Offering Memoranda") under the caption "THE CAPITAL IMPROVEMENT PROGRAM AND SERIES 2021 PROJECT" and in the Report of District Engineer dated September 6, 2018, as supplemented by the Supplemental Report of District

Engineer dated May 6, 2021 (collectively, the “Engineer’s Reports”) included as an appendix to the Limited Offering Memoranda did not, and does not, to the best of our knowledge, contain any untrue statement of a material fact and did not, and does not, omit to state a material fact necessary to be stated therein in order to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

4. The Engineer’s Reports were prepared in accordance with generally accepted engineering practices. We consent to the inclusion of the Engineer’s Reports in the Limited Offering Memoranda and to the references to our firm therein.

5. All water and sewer utilities necessary to serve the land in the District subject to the Series 2021 Assessments relating to the 2021 Bonds, as described in the Limited Offering Memoranda, are, or will be, available as and when needed.

6. The portion of the 2021 Project heretofore constructed and/or acquired by the District has been constructed in a sound workmanlike manner and in accordance with industry standards.

7. The 2021 Project provides sufficient benefit to support the Series 2021 Assessments levied on the properties subject to the Series 2021 Assessments.

8. The 2021 Project consists solely of infrastructure and other improvements identified under Section 190.012, Florida Statutes. The 2021 Project is and will be (i) located on public property or within public rights of way or easements and (ii) accessible by the general public and/or part of a public utility or drainage system. No earthwork, grading or other improvements relating to the 2021 Project have been or will be constructed or performed on private lots or private property. With respect to any lakes constructed or improved with proceeds of the 2021 Bonds, no water is being collected therein specifically to be used for reuse on private lots or private property. All water management improvements included in the 2021 Project are an integral part of the water management system needed for the District and are located on public land or within public easements and not within private roads. All lakes included in 2021 Project were constructed in accordance with applicable requirements of governmental authorities with jurisdiction over the lands in the District and not for the purpose of creating fill for private property. It was less expensive to allow the developer of the land in the District to use any excess fill generated by construction of the water management system than to haul such fill off-site. Any road financed as part of the 2021 Project will be operated as a public road and any member of the public will have free and unrestricted access to such roads. The 2021 Project does not include conservation and mitigation improvements, undergrounding of electric utility lines, or reuse/irrigation facilities.

9. With proper operation and maintenance, the reasonably expected average life of the 2021 Project is at least 40 years.

10. The construction items and the Cost thereof as stated in the Engineer’s Reports are reasonable and the 2021 Project has been, or can be, acquired, constructed, reconstructed, equipped and installed in accordance with the plans and specifications for the 2021 Project heretofore approved by all regulatory bodies required to approve them or, to the extent such approval has not yet been obtained, for which such approval can reasonably be expected to be obtained.

DATED: June __, 2021

WALDROP ENGINEERING, P.A.

By: _____
Name: _____
Title: _____

EXHIBIT I

FORM OF ISSUE PRICE CERTIFICATE

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
(Manatee County, Florida)

\$ _____
Capital Improvement Revenue Bonds,
Series 2021-1

\$ _____
Capital Improvement Revenue Bonds,
Series 2021-2

The undersigned, on behalf of MBS Capital Markets, LLC. (“MBS”), in its capacity as the Underwriter, as hereinafter defined, hereby certifies as set forth below with respect to the sale and issuance of the above-captioned Special Assessment Bonds (the “Bonds”). Capitalized terms not otherwise defined herein shall have the meanings ascribed thereto in the Bond Purchase Agreement dated as of _____, 2021, between the Issuer (hereinafter defined) and the Underwriter.

1. ***Sale of the Bonds.*** As of the Sale Date, for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

2. ***Additional Defined Terms.***

(a) *Issuer* means Artisan Lakes East Community Development District.

(b) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(c) *Public* means any person (including an individual, trust, estate, partnership, association, company or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this Certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(d) *Underwriter* means (i) any person that agrees pursuant to a written contract with the District (or with a lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

3. We have been advised by Greenspoon Marder LLP, Bond Counsel to the Issuer (“Bond Counsel”), that the yield on an issue of tax exempt bonds is that discount rate which produces the same present value on the date of issue of the bonds which when used in computing the present value of all payments of principal and interest to be made with respect to the issue of bonds equals the present value of the aggregate of the issue prices of the issue of bonds. The aggregate issue price of the Bonds is \$ _____. The yield on the Bonds calculated in the manner described in this paragraph is ____%. For the purposes hereof, yield has been calculated on a 360 day basis, assuming semi-annual compounding.

4. We have been advised by Bond Counsel that the weighted average maturity of an issue of tax-exempt bonds is the sum of the products of the issue price of each maturity which is a part of the issue and the years to maturity (determined separately for each maturity and by taking into account mandatory redemptions), divided by the issue price of the entire issue. Assuming that the initial offering prices are the issue prices of the Bonds and that the entire issue price of the Bonds is \$_____, the weighted average maturity of the Bonds is _____ years.

5. The funding of the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account established under the Indenture in an amount equal to the Series 2021-1 Reserve Account Requirement and the Series 2021-2 Reserve Account Requirement, respectively, for the Bonds is necessary in order to market and sell the Bonds. The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Underwriter's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by Bond Counsel in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

MBS CAPITAL MARKETS, LLC

By: _____

Name: Brett Sealy

Title: Managing Partner

Dated: June __, 2021

SCHEDULE A

ISSUE PRICE SCHEDULE

Maturity Date	CUSIP #	Principal Amount	Interest Rate	10% Test Maturities: 10% Test is Met on Sale Date	Price

SCHEDULE B

PRICING WIRE OR EQUIVALENT COMMUNICATION

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

PRELIMINARY LIMITED OFFERING MEMORANDUM DATED MAY __, 2021

NEW ISSUE - BOOK-ENTRY ONLY

NOT RATED

In the opinion of Bond Counsel, under existing law, and assuming compliance with the tax covenants described herein, interest on the Series 2021 Bonds is excluded from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax. See "TAX MATTERS" herein regarding certain other tax considerations.

**ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT
(Manatee County, Florida)**

\$ _____*
**Capital Improvement Revenue Bonds,
Series 2021-1**

\$ _____*
**Capital Improvement Revenue Bonds,
Series 2021-2**

Dated: Date of delivery

Due: May 1, as shown below

The \$ _____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-1 (the "Series 2021-1 Bonds") and the \$ _____ Artisan Lakes East Community Development District Capital Improvement Revenue Bonds, Series 2021-2 (the "Series 2021-2 Bonds" and, together with the Series 2021-1 Bonds, the "Series 2021 Bonds") are being issued by the Artisan Lakes East Community Development District (the "District") pursuant to a Master Trust Indenture dated as of December 1, 2018 (the "Master Indenture") between the District and U.S. Bank National Association, as trustee (the "Trustee"), as supplemented by a Second Supplemental Trust Indenture dated as of June 1, 2021 (the "Second Supplemental Indenture," and, together with the Master Indenture, the "Indenture"), between the District and the Trustee. The Series 2021 Bonds are being issued only in fully registered form, in denominations of \$5,000 or any integral multiple thereof; provided, however, that the Series 2021 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of \$5,000 in excess of \$100,000. The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, the Florida Constitution, and other applicable provisions of law (collectively, the "Act") and Ordinance No. 18-31 of the Board of County Commissioners of Manatee County, Florida (the "County"), enacted by the County on August 21, 2018, and effective on August 28, 2018.

The Series 2021 Bonds are payable from and secured by the Series 2021 Trust Estate, which includes the Series 2021 Pledged Revenues and the Series 2021 Pledged Funds. The Series 2021 Pledged Revenues consist of the revenues derived by the District from non-ad valorem special assessments levied to pay debt service on the Series 2021 Bonds against the 633 platted units comprising Assessment Area Two (as further described herein). The Series 2021 Pledged Funds consist of the Funds and Accounts (except for the Series 2021 Rebate Account) established by the Indenture. See "SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2021 BONDS."

The Series 2021 Bonds, when issued, will be registered in the name of Cede & Co., as the owner and nominee for The Depository Trust Company ("DTC"), New York, New York. Purchases of beneficial interests in the Series 2021 Bonds will be made in book-entry only form. Accordingly, principal of and interest on the Series 2021 Bonds will be paid from the sources described herein by the Trustee directly to Cede & Co. as the nominee of DTC and the registered owner thereof. Disbursements of such payments to the DTC Participants is the responsibility of DTC and disbursements of such payments to the beneficial owners is the responsibility of DTC Participants and the Indirect Participants, as more fully described herein. Any purchaser as a beneficial owner of a Series 2021 Bond must maintain an account with a broker or dealer who is, or acts through, a DTC Participant to receive payment of the principal of and interest on such Series 2021 Bond. See "DESCRIPTION OF THE SERIES 2021 BONDS - Book-Entry Only System" herein. The Series 2021 Bonds will bear interest at the fixed rates set forth herein, calculated on the basis of a 360-day year composed of twelve thirty-day months. Interest on the Series 2021 Bonds is payable semi-annually on each May 1 and November 1, commencing November 1, 2021.

Some or all of the Series 2021 Bonds are subject to optional, mandatory and extraordinary mandatory redemption at the times, in the amounts and at the redemption prices as more fully described herein.

The Series 2021 Bonds are being issued to: (i) finance the Cost of acquiring, constructing and equipping certain public assessable infrastructure and improvements comprising the Series 2021 Project, as more particularly described

* Preliminary, subject to change.

herein; (ii) pay certain costs associated with the issuance of the Series 2021 Bonds; (iii) make a deposits into the Series 2021-1 Reserve Account and into the Series 2021-2 Reserve Account, which Accounts will be jointly held for the benefit of all of the Series 2021 Bonds, without privilege or priority of one Series 2021 Bond over another; and (iv) pay a portion of the interest to become due on the Series 2021 Bonds.

THE SERIES 2021 BONDS ARE LIMITED OBLIGATIONS OF THE DISTRICT PAYABLE SOLELY OUT OF THE SERIES 2021 TRUST ESTATE PLEDGED THEREFOR UNDER THE INDENTURE AND NEITHER THE PROPERTY, THE FULL FAITH AND CREDIT, NOR THE TAXING POWER OF THE DISTRICT, MANATEE COUNTY, FLORIDA, THE STATE OF FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION THEREOF, IS PLEDGED AS SECURITY FOR THE PAYMENT OF THE SERIES 2021 BONDS, EXCEPT THAT THE DISTRICT IS OBLIGATED UNDER THE INDENTURE TO LEVY AND TO EVIDENCE AND CERTIFY, OR CAUSE TO BE CERTIFIED, FOR COLLECTION, ASSESSMENTS (AS DEFINED HEREIN) TO SECURE AND PAY THE SERIES 2021 BONDS. THE SERIES 2021 BONDS DO NOT CONSTITUTE AN INDEBTEDNESS OF THE DISTRICT, MANATEE COUNTY, FLORIDA, THE STATE OF FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL OR STATUTORY LIMITATION.

THE SERIES 2021 BONDS INVOLVE A DEGREE OF RISK (SEE "BONDOWNERS' RISKS" HEREIN) AND ARE NOT SUITABLE FOR ALL INVESTORS. PURSUANT TO APPLICABLE FLORIDA LAW, THE UNDERWRITER IS LIMITING THIS INITIAL OFFERING OF THE SERIES 2021 BONDS TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFER IN ANY SECONDARY MARKET FOR THE SERIES 2021 BONDS. THE SERIES 2021 BONDS ARE NOT RATED OR CREDIT ENHANCED AND NO APPLICATION HAS BEEN MADE FOR A RATING OR CREDIT ENHANCEMENT WITH RESPECT TO THE SERIES 2021 BONDS NOR IS THERE ANY REASON TO BELIEVE THAT THE DISTRICT WOULD HAVE BEEN SUCCESSFUL IN OBTAINING EITHER CREDIT ENHANCEMENT FOR THE SERIES 2021 BONDS OR A RATING FOR THE SERIES 2021 BONDS HAD APPLICATION BEEN MADE. POTENTIAL INVESTORS ARE SOLELY RESPONSIBLE FOR EVALUATING THE MERITS AND RISKS OF AN INVESTMENT IN THE SERIES 2021 BONDS. SEE "SUITABILITY FOR INVESTMENT" AND "BONDOWNERS' RISKS" HEREIN.

This cover page contains information for quick reference only. It is not a summary of the Series 2021 Bonds. Investors must read the entire Limited Offering Memorandum to obtain information essential to the making of an informed investment decision.

AMOUNTS, INTEREST RATES, MATURITIES, YIELDS, PRICES AND INITIAL CUSIP NUMBERS*

\$ _____ % Series 2021-1 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____
\$ _____ % Series 2021-1 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____
\$ _____ % Series 2021-1 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____
\$ _____ % Series 2021-1 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____
\$ _____ % Series 2021-2 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____
\$ _____ % Series 2021-2 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____
\$ _____ % Series 2021-2 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____
\$ _____ % Series 2021-2 Term Bond Due May 1, 20__ - Yield: ____% - Price: ____ - CUSIP No. _____

The Series 2021 Bonds are offered for delivery when, as and if issued by the District and accepted by MBS Capital Markets, LLC, the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Greenspoon Marder LLP, Boca Raton, Florida, Bond Counsel, as to the validity of the Series 2021 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Hopping Green & Sams P.A., Tallahassee, Florida, for the Developer by its counsel, GrayRobinson, P.A., Tampa, Florida, for the Trustee by its counsel, Holland & Knight LLP, Miami, Florida, and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida. It is expected that the Series 2021 Bonds will be available for delivery through the facilities of The Depository Trust Company in New York, New York on or about June __, 2021.

MBS CAPITAL MARKETS, LLC

Dated: May __, 2021

* The District is not responsible for the use of CUSIP numbers, nor is any representation made as to their correctness. They are included solely for the convenience of the readers of this Limited Offering Memorandum.

RED HERRING LANGUAGE:

This Preliminary Limited Offering Memorandum and the information contained herein are subject to completion or amendment. Under no circumstances shall this Preliminary Limited Offering Memorandum constitute an offer to sell or a solicitation of an offer to buy, nor shall there be any sale of the Series 2021 Bonds in any jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration, qualification or exemption under the securities laws of such jurisdiction. The District has deemed this Preliminary Limited Offering Memorandum “final,” except for certain permitted omissions, within the contemplation of Rule 15c2-12 promulgated by the Securities and Exchange Commission.

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

BOARD OF SUPERVISORS

Travis Stagnitta, Chairperson*
Cheri Bass, Vice Chairperson*
J.D. Humphreys, Assistant Secretary†
Robert Lee, Assistant Secretary*
Jennifer Gardner, Assistant Secretary*

DISTRICT MANAGER AND ASSESSMENT CONSULTANT

JPWard and Associates, LLC
Fort Lauderdale, Florida

DISTRICT COUNSEL

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* Affiliated with Developer.

† Affiliated with a prior landowner and not affiliated with Developer.

REGARDING USE OF THIS LIMITED OFFERING MEMORANDUM

No dealer, broker, salesman or other person has been authorized by the District, the State of Florida or the Underwriter to give any information or to make any representations other than those contained in this Limited Offering Memorandum, and, if given or made, such other information or representations must not be relied upon as having been authorized by any of the foregoing. This Limited Offering Memorandum does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Series 2021 Bonds by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained from the District, the District Manager, the Developer, the Consulting Engineer and other sources that are believed by the Underwriter to be reliable. The District, the Developer, the Consulting Engineer and the Assessment Consultant will, at closing, deliver certificates certifying that certain of the information each supplied does not contain any untrue statement of a material fact or omit to state a material fact required to be stated herein or necessary to make the statements herein, in light of the circumstances under which they were made, not misleading. The information and expressions of opinion herein are subject to change without notice, and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change with respect to the matters described herein since the date hereof.

The information set forth herein has been obtained from public documents, records and other sources, including the District and the Developer, which are believed to be reliable, but it is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation of, the Underwriter. The Underwriter has provided the following sentence for inclusion in this Limited Offering Memorandum. The Underwriter has reviewed the information in this Limited Offering Memorandum in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

Statements contained herein that are not purely historical, are forward-looking statements, including statements regarding the District's and the Developer's expectations, hopes, intentions, or strategies regarding the future. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included herein are based on information available on the date hereof, and the District assumes no obligation to update any such forward-looking statements. Such forward-looking statements are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in social, economic, business, industry, market, legal, and regulatory circumstances and conditions and actions taken or omitted to be taken by third parties. Assumptions related to the foregoing involve judgments with respect to, among other things, future economic, competitive, and market conditions and future business decisions, all of which are difficult or impossible to predict accurately and many of which are beyond the control of the District and the Developer. Actual results could differ materially from

those discussed in such forward-looking statements and, therefore, there can be no assurance that the forward-looking statements included herein will prove to be accurate.

THE UNDERWRITER IS LIMITING THIS OFFERING TO ACCREDITED INVESTORS WITHIN THE MEANING OF THE RULES OF THE FLORIDA DEPARTMENT OF FINANCIAL SERVICES. HOWEVER, THE LIMITATION ON THE INITIAL OFFERING TO ACCREDITED INVESTORS DOES NOT DENOTE RESTRICTIONS ON TRANSFER IN ANY SECONDARY MARKET FOR THE SERIES 2021 BONDS.

THE SERIES 2021 BONDS HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION UNDER THE SECURITIES ACT OF 1933, AS AMENDED, NOR HAS THE INDENTURE BEEN QUALIFIED UNDER THE TRUST INDENTURE ACT OF 1939, AS AMENDED, IN RELIANCE UPON CERTAIN EXEMPTIONS SET FORTH IN SUCH ACTS. THE REGISTRATION, QUALIFICATION OR EXEMPTION OF THE SERIES 2021 BONDS IN ACCORDANCE WITH THE APPLICABLE SECURITIES LAW PROVISIONS OF ANY JURISDICTIONS WHEREIN THESE SECURITIES HAVE BEEN OR WILL BE REGISTERED, QUALIFIED OR EXEMPTED SHOULD NOT BE REGARDED AS A RECOMMENDATION THEREOF BY SUCH JURISDICTIONS. NEITHER THE DISTRICT, MANATEE COUNTY, FLORIDA, THE STATE OF FLORIDA NOR ANY OTHER POLITICAL SUBDIVISION OR AGENCY THEREOF HAS GUARANTEED OR PASSED UPON THE MERITS OF THE SERIES 2021 BONDS OR UPON THE PROBABILITY OF ANY EARNINGS THEREON. OTHER THAN THE DISTRICT, NEITHER MANATEE COUNTY, FLORIDA, THE STATE OF FLORIDA, NOR ANY OTHER POLITICAL SUBDIVISION THEREOF HAS PASSED UPON THE ACCURACY OR ADEQUACY OF THIS LIMITED OFFERING MEMORANDUM.

THIS LIMITED OFFERING MEMORANDUM IS BEING PROVIDED TO PROSPECTIVE PURCHASERS EITHER IN BOUND PRINTED FORM (“ORIGINAL BOUND FORMAT”) OR IN ELECTRONIC FORMAT ON THE FOLLOWING WEBSITES: WWW.MUNIOS.COM AND WWW.EMMA.MSRB.ORG. THIS LIMITED OFFERING MEMORANDUM MAY BE RELIED UPON ONLY IF IT IS IN ITS ORIGINAL BOUND FORMAT OR AS PRINTED IN ITS ENTIRETY DIRECTLY FROM SUCH WEBSITE.

REFERENCES TO WEBSITE ADDRESSES PRESENTED HEREIN ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY BE IN THE FORM OF A HYPERLINK SOLELY FOR THE READER’S CONVENIENCE. UNLESS SPECIFIED OTHERWISE, SUCH WEBSITES AND THE INFORMATION OR LINKS CONTAINED THEREIN ARE NOT INCORPORATED INTO, AND ARE NOT PART OF, THIS LIMITED OFFERING MEMORANDUM FOR ANY PURPOSE INCLUDING FOR PURPOSES OF RULE 15C2-12 PROMULGATED BY THE SECURITIES AND EXCHANGE COMMISSION.

THIS LIMITED OFFERING MEMORANDUM, IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, AN OFFER TO SELL, OR THE SOLICITATION OF AN OFFER TO BUY REAL ESTATE, WHICH MAY ONLY BE MADE PURSUANT TO OFFERING DOCUMENTS

SATISFYING APPLICABLE FEDERAL AND STATE LAWS RELATING TO THE OFFER AND SALE OF REAL ESTATE.

THIS PRELIMINARY LIMITED OFFERING MEMORANDUM IS IN A FORM DEEMED FINAL BY THE DISTRICT FOR PURPOSES OF RULE 15C2-12 ISSUED UNDER THE SECURITIES EXCHANGE ACT OF 1934, AS AMENDED, EXCEPT FOR CERTAIN INFORMATION PERMITTED TO BE OMITTED PURSUANT TO RULE 15C2-12(B)(1).

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LIMITED OFFERING MEMORANDUM

relating to

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT (Manatee County, Florida)

\$ _____*
**Capital Improvement Revenue Bonds,
Series 2021-1**

\$ _____*
**Capital Improvement Revenue Bonds,
Series 2021-2**

INTRODUCTION

The purpose of this Limited Offering Memorandum, including the cover page and appendices hereto, is to set forth certain information concerning the Artisan Lakes East Community Development District (the “District” or the “Issuer”), in connection with the offering and issuance by the District of its Capital Improvement Revenue Bonds, Series 2021 (the “Series 2021 Bonds”). The District was created pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended, the Florida Constitution, and other applicable provisions of law (collectively, the “Act”) and Ordinance No. 18-31 of the Board of County Commissioners of Manatee County, Florida (the “County”), enacted on August 21, 2018, and effective on August 28, 2018 (the “Ordinance”). The Series 2021 Bonds are being issued pursuant to the Act and a Master Trust Indenture dated as of December 1, 2018 (the “Master Indenture”) between the District and U.S. Bank National Association, as trustee (the “Trustee”), as supplemented by a Second Supplemental Trust Indenture dated as of June 1, 2021 (the “Second Supplemental Indenture,” and, together with the Master Indenture, the “Indenture”), between the District and the Trustee, and resolutions of the District authorizing the issuance of the Series 2021 Bonds. All capitalized terms used in this Limited Offering Memorandum that are defined in the Indenture and not defined herein shall have the respective meanings set forth in the copy of the Master Indenture and form of the Second Supplemental Indenture, both of which appear as composite APPENDIX C attached hereto. The information contained in this Introduction is part of this Limited Offering Memorandum and is subject in all respects to the more complete information contained in or incorporated into this Limited Offering Memorandum. This Introduction should not be considered a complete statement of the facts material to making an investment decision. This Limited Offering Memorandum speaks only as of its date and the information contained herein is subject to change.

THE SERIES 2021 BONDS ARE NOT RATED OR CREDIT ENHANCED, AND ARE NOT A SUITABLE INVESTMENT FOR ALL INVESTORS (SEE “SUITABILITY FOR INVESTMENT” AND “BONDOWNERS’ RISKS” HEREIN).

The District was established for the purposes, among other things, of financing and managing the planning, acquisition, construction, maintenance and operation of the public

* Preliminary, subject to change.

infrastructure necessary for community development within the District's boundaries. The Act authorizes the District to issue bonds for the purpose, among others, of financing, funding, planning, establishing, acquiring, constructing or reconstructing, enlarging or extending, equipping, operating and maintaining water management, water supply, sewer and wastewater management, bridges or culverts, district roads, street lights and other basic infrastructure projects within or without the boundaries of the District, all as provided in the Act.

Consistent with the requirements of the Indenture and the Act, the Series 2021 Bonds are being issued for the primary purpose of financing the Costs of acquiring, constructing and equipping certain public assessable infrastructure and improvements, as more fully described herein (the "Series 2021 Project"), paying certain costs associated with the issuance of the Series 2021 Bonds, making deposits into the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account to be jointly held for the benefit of all of the Series 2021 Bonds, without privilege or priority of one Series 2021 Bond over another, and paying a portion of the interest to become due on the Series 2021 Bonds.

The Series 2021 Bonds are payable from and secured by the revenues derived by the District from the Series 2021 Assessments and amounts in the Funds and Accounts (except for the Series 2021 Rebate Account) established by the Second Supplemental Indenture. The Supplemental Assessment Report (hereinafter defined) provides for the initial levy of the Series 2021 Assessments on the assessable undeveloped lands within Assessment Area Two (hereinafter defined) on an equal acreage basis. As the assessable parcels of land within Assessment Area Two are developed and platted, the Series 2021 Assessments are then allocated to each of the platted units by product type as set forth in the Supplemental Assessment Report. As indicated, Assessment Area Two is planned to include a total of 633 units as further described below ("Assessment Area Two"). The Series 2021-1 Assessments have been allocated on a per unit basis to the 351 platted lots in the Eave's Bend Phase 2 development parcel representing the extension of the existing Eave's Bend at Artisan Lakes neighborhood. The Series 2021-2 Assessments are ultimately expected to be allocated on a per unit basis to the planned 282 units in the Heritage Park Phases 1 and 2 development parcel representing the extension of the existing Esplanade at Artisan Lakes neighborhood. While the Series 2021-1 Assessments and Series 2021-2 Assessments will be allocated to the respective neighborhoods as described herein, they comprise the Series 2021 Assessments which secure all of the Series 2021 Bonds without priority or privilege of any one Series 2021 Bond over another. See "ASSESSMENT METHODOLOGY" herein and the Assessment Reports (as defined herein) attached as composite APPENDIX B.

The Series 2021 Assessments represent an allocation of the Costs of the Series 2021 Project, including bond financing costs, to Assessment Area Two in accordance with the Assessment Reports, each prepared by JP Ward and Associates, LLC, Fort Lauderdale, Florida and attached hereto as composite APPENDIX B.

"Assessments" are defined in the Master Indenture to mean all assessments levied and collected by or on behalf of the District pursuant to Section 190.022 of the Act as amended from time to time, together with the interest specified by resolution adopted by the Governing Body,

the interest specified in Chapter 170, Florida Statutes, as amended, if any such interest is collected by or on behalf of the Governing Body, and any applicable penalties collected by or on behalf of the District, together with any and all amounts received by the District from the sale of tax certificates or otherwise from the collection of Delinquent Assessments and which are referred to as such and pledged to a Series of Bonds pursuant to the Supplemental Indenture authorizing the issuance of such Series of Bonds.

The District covenants and agrees in the Second Supplemental Indenture that other than Bonds issued to refund the then Outstanding Series 2021 Bonds, the issuance of which results in net present debt service savings, the District shall not, while any Series 2021 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2021 Trust Estate. The District further covenants and agrees in the Indenture that so long as the Series 2021 Bonds are Outstanding, it will not impose Assessments for capital projects on any lands subject to the Series 2021 Assessments, without the written consent of the Majority Owners, unless the Series 2021 Assessments have been Substantially Absorbed. Notwithstanding the prior sentence, the foregoing shall not preclude the imposition of capital Assessments on property subject to the Series 2021 Assessments which are necessary, as determined by the District, for health, safety or welfare reasons or to remediate a natural disaster or Operation and Maintenance Assessments. The Trustee is entitled to assume that the Series 2021 Assessments have not been Substantially Absorbed absent delivery to the Trustee of a certificate of the District Manager to the contrary on which the Trustee may conclusively rely.

“Substantially Absorbed” is defined in the Second Supplemental Indenture to mean the date when at least ninety percent (90%) of the principal portion of the Series 2021 Assessments has been assigned to residential units within the District that have each received a certificate of occupancy.

There follows in this Limited Offering Memorandum a brief description of the District, the Series 2021 Project and the components thereof, Artisan Lakes (as hereinafter described), Assessment Area Two, and Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (the “Developer”), together with summaries of the terms of the Indenture, the Series 2021 Bonds and certain provisions of the Act. All references herein to the Indenture and the Act are qualified in their entirety by reference to such documents and statutes and all references to the Series 2021 Bonds are qualified by reference to the definitive form thereof and the information with respect thereto contained in the Indenture. A copy of the Master Indenture and a form the Second Supplemental Indenture are attached hereto as composite APPENDIX C. The information herein under the captions “ARTISAN LAKES,” “ASSESSMENT AREA TWO” and “THE DEVELOPER” has been furnished by the Developer and has been included herein without independent investigation by the District, District Counsel, Bond Counsel, or the Underwriter or its counsel, and the District and the Underwriter make no representation or warranty concerning the accuracy or completeness of such information. The Developer makes no representation or warranty as to the accuracy or completeness of information contained herein which has been furnished by any other party to the transactions contemplated hereby.

SUITABILITY FOR INVESTMENT

While the Series 2021 Bonds are not subject to registration under the Securities Act of 1933, as amended (the "Securities Act"), the Underwriter has determined that the Series 2021 Bonds are not suitable for investment by persons other than, and, as required by Chapter 189, Florida Statutes, will offer the Series 2021 Bonds only to, "accredited investors," within the meaning of Chapter 517, Florida Statutes, and the rules promulgated thereunder ("Accredited Investors"). However, the limitation of the initial offering to Accredited Investors does not denote restrictions on transfers in any secondary market for the Series 2021 Bonds. Prospective investors in the Series 2021 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2021 Bonds and should have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Investment in the Series 2021 Bonds poses certain economic risks. No dealer, broker, salesman or other person has been authorized by the District or the Underwriter to give any information or make any representations, other than those contained in this Limited Offering Memorandum.

THE DISTRICT

General

The District was established pursuant to the Ordinance. The District consists of approximately 434 acres located in the northeastern portion of the County.

Legal Powers and Authority

The District is an independent unit of local government created pursuant to, and established in accordance with, the Act. The Act was enacted in 1980 to provide a uniform method for the establishment of independent districts to manage and finance basic community development services, including capital infrastructure required for community developments throughout the State of Florida (the "State"). The Act provides legal authority for community development districts (such as the District) to finance the acquisition, construction, operation and maintenance of the major infrastructure for community development pursuant to its general law charter.

Among other provisions, the Act gives the District's Board of Supervisors the authority to, among other things, (a) finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities, and basic infrastructure for, among other things: (i) water management and control for lands within the District and to connect any of such facilities with roads and bridges; (ii) water supply, sewer and waste-water management, reclamation and reuse systems or any combination thereof and to construct and operate connecting intercept or outlet sewers and sewer mains and pipes and water mains, conduits, or pipelines in, along, and under any street, alley, highway, or other public place or ways, and to

dispose of any effluent, residue, or other byproducts of such system or sewer system; (iii) District roads equal to or exceeding the specifications of the county in which such District roads are located and street lights, landscaping, hardscaping and undergrounding of electric utility lines; (iv) conservation areas, mitigation areas, and wildlife habitat; (v) any other project, facility, or service required by a development approval, interlocal agreement, zoning condition, or permit issued by a governmental authority with jurisdiction in the District, and (vi) with the consent of the local general-purpose government within the jurisdiction of which the power is to be exercised, parks and facilities for indoor and outdoor recreational uses and security; (b) borrow money and issue bonds of the District; (c) impose and foreclose special assessment liens as provided in the Act; and (d) exercise all other powers, necessary, convenient, incidental or proper in connection with any of the powers or duties of the District stated in the Act.

The Act does not empower the District to adopt and enforce any land use plans or zoning ordinances and the Act does not empower the District to grant building permits. These functions are to be performed by general purpose local governments having jurisdiction over the lands within the District.

The Act exempts all property owned by the District from levy and sale by virtue of an execution and from judgment liens.

The District has entered into an Interlocal Agreement (the "Interlocal Agreement") with the Artisan Lakes CDD (as defined herein) which provides for each party to fund its share of the costs of Artisan Lakes Parkway. See "ARTISAN LAKES – Entitlements/Concurrency/Permits" herein and "APPENDIX A – Engineer's Reports" attached hereto.

Board of Supervisors

The Act provides that a five-member Board of Supervisors (the "Board") serves as the governing body of the District. Members of the Board (the "Supervisors") must be residents of the State and citizens of the United States. Initially, the Supervisors were appointed in the Ordinance. Within 90 days after formation of the District, an election was held pursuant to which new Supervisors were elected on an at-large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre (with fractions thereof rounded upward to the nearest whole number). A Supervisor serves until expiration of his or her term and until his or her successor is chosen and qualified. If, during a term of office, a vacancy occurs, the remaining Supervisors may fill the vacancy by an appointment of an interim Supervisor for the remainder of the unexpired term.

At the initial election held within 90 days after formation of the District, the landowners in the District elected two Supervisors to four-year terms and three Supervisors to two-year terms. Thereafter, the elections take place every two years, with the first such election being held on the first Tuesday in November, and subsequent elections being held on a date in November established by the Board. Upon the later of six years after the initial appointment of Supervisors and the year when the District next attains at least 250 qualified electors, Supervisors whose terms

are expiring will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors, each elected to four-year terms. The seat of the remaining Supervisor whose term is expiring at such election shall be filled by a Supervisor who is elected by the landowners for a four-year term and who is not required to be a qualified elector. Thereafter, as terms expire, all Supervisors must be qualified electors and must be elected by qualified electors to serve staggered four-year terms.

Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, prior to the exercise of such power, it shall call an election at which all Supervisors shall be elected by qualified electors in the District. Elections subsequent to such decision shall be held in a manner such that the Supervisors will serve four-year terms with staggered expiration dates in the manner set forth in the Act.

The Act provides that it shall not be an impermissible conflict of interest under Florida law governing public officials for a Supervisor to be a stockholder, officer or employee of a landowner or of any entity affiliated with a landowner.

The current members of the Board and the expiration of the term of each member are set forth below:

Name	Title	Term Expires
Travis Stagnitta*	Chairperson	Nov. 2022
Cheri Bass*	Vice Chairperson	Nov. 2022
J.D. Humphreys†	Assistant Secretary	Nov. 2024
Robert Lee*	Assistant Secretary	Nov. 2024
Jennifer Gardner*	Assistant Secretary	Nov. 2022

The Act empowers the Board to adopt administrative rules and regulations with respect to any projects of the District, and to enforce penalties for the violation of such rules and regulations. The Act permits the Board to levy taxes under certain conditions, and to levy special assessments, and to charge, collect and enforce fees and user charges for use of District facilities.

District Manager and Other Consultants

The Act authorizes the Board to hire a District Manager as the chief administrative official of the District. The Act provides that the District Manager shall have charge and supervision of the works of the District and shall be responsible for (i) preserving and maintaining any improvement or facility constructed or erected pursuant to the provisions of the Act, (ii)

* Affiliated with Developer.

† Affiliated with a prior landowner and not affiliated with Developer.

maintaining and operating the equipment owned by the District, and (iii) performing such other duties as may be prescribed by the Board.

The District has hired JPWard and Associates, LLC (the "District Manager") to serve as District Manager. The District Manager's office is located 2301 Northeast 37 Street, Fort Lauderdale, Florida 33308 and its telephone number is (954) 658-4900.

The District Manager's typical responsibilities can briefly be summarized as overseeing directly and coordinating the planning, financing, purchasing, staffing, reporting and serving as governmental liaison for the District. The District Manager's responsibilities include, among other things, requisitioning moneys to pay construction contracts and the related accounting and reporting that is required by the Indenture.

The Act further authorizes the Board to hire such employees and agents as it deems necessary. Thus, the District has employed the services of Greenspoon Marder LLP, Boca Raton, Florida, as Bond Counsel; Hopping Green & Sams, P.A., Tallahassee, Florida, as District Counsel; Waldrop Engineering, P.A., Sarasota, Florida, as Consulting Engineer; and JPWard and Associates, LLC, Fort Lauderdale, Florida, as Assessment Consultant (the "Assessment Consultant") to prepare the Assessment Reports for the Series 2021 Bonds.

PRIOR DISTRICT INDEBTEDNESS

As discussed herein, lands within the District are intended to be developed in phases, planned for a total of 1,055 residential units at build out. The District previously issued its \$6,060,000 Capital Improvement Revenue Bonds, Series 2018 (the "Series 2018 Bonds"), of which \$X is outstanding, to support the initial phase of development within the District which has been developed into 422 platted lots ("Assessment Area One"). The Series 2018 Bonds are secured by Assessments (the "Series 2018 Assessments") levied on Assessment Area One. The District is issuing the Series 2021 Bonds to support the development of the remaining lands in the District which are planned to be developed into 633 units ("Assessment Area Two"). The Series 2021 Assessments securing the Series 2021 Bonds will be levied on Assessment Area Two. Assessment Area One and Assessment Area Two are separate and distinct areas and therefore the Series 2018 Assessments and the Series 2021 Assessments do not overlap.

THE CAPITAL IMPROVEMENT PROGRAM AND SERIES 2021 PROJECT

Waldrop Engineering, serving as the Consulting Engineer, has prepared the Artisan Lakes East Community Development District Report of District Engineer dated September 6, 2018 (the "Master Engineer's Report") describing the Capital Improvement Program ("CIP") for the District and, as supplemented with detailed information concerning the Series 2021 Project, the Supplemental Report of District Engineer dated [May 6], 2021 (the "Supplemental Engineer's Report" and, together with the Master Engineer's Report, the "Engineer's Reports"), each attached hereto as part of composite APPENDIX A. The information in this section relating to the CIP and the Series 2021 Project is qualified in its entirety by reference to such Engineer's Reports, which should be read in their entirety.

The CIP for the District is estimated to cost approximately **[\$24.9]** million and includes public roadways (offsite), water, wastewater, storm water management, landscaping, lighting, associated permitting/consultant fees and contingency. The capital improvements described in the CIP have and continue to be constructed in multiple phases over time to ultimately provide infrastructure supporting the development of the entire District.

The District previously issued its Series 2018 Bonds to acquire and/or construct a portion of the capital improvements in the first phase of development in the District known as Eave's Bend Phase 1 in an approximate amount of \$5.3 million. The initial infrastructure project supporting the development of the 422 units in Assessment Area One is complete. The Series 2021 Project consists of the remaining portion of the CIP in an approximate amount of \$17.1 million and includes the costs allocable to Eave's Bend Phase 2 which has been platted into 351 units and Heritage Park Phases 1 and 2 which are planned for 282 units, which together constitute Assessment Area Two. As discussed in more detail under the heading "ARTISAN LAKES," Eave's Bend Phase 2 represents the extension and final phase of the existing primary home neighborhood known as Eave's Bend at Artisan Lakes and Heritage Park Phases 1 and 2 represent the extension and final phases of the existing active adult neighborhood known as Esplanade at Artisan Lakes. In addition to the public portion of the neighborhood infrastructure improvements for Assessment Area Two, the Series 2021 Project also includes the construction of Gillet Road and the extension of Artisan Lakes Parkway, the main spine road traversing Artisan Lakes (see "ARTISAN LAKES" herein).

Proceeds of the Series 2021 Bonds in the approximate amount of \$11.35 million will be used to fund the acquisition and/or construction of a portion of the Series 2021 Project. The Developer estimates it has expended approximately **[\$X]** million towards the Series 2021 Project. The remainder of the Series 2021 Project not funded with proceeds of the Series 2021 Bonds is anticipated to be funded with proceeds from the Developer. At the time of issuance of the Series 2021 Bonds, the Developer and the District will enter into a Completion Agreement (the "Completion Agreement") whereby the Developer will agree to complete those portions of the Series 2021 Project not funded with proceeds of the Series 2021 Bonds. The District cannot make any representation that the Developer will have sufficient funds to complete the Series 2021 Project. In addition, after the issuance of the Series 2021 Bonds, the District does not anticipate issuing any additional bonds to pay the costs of the Series 2021 Project.

ASSESSMENT METHODOLOGY

Two (2) assessment areas have been established within the District known as Assessment Area One and Assessment Area Two. The District previously issued its Series 2018 Bonds to fund a portion of the CIP supporting the development of Assessment Area One, which has been developed into 422 platted lots within Eave's Bend Phase 1 situated in the southern portion of the District. The Series 2018 Bonds are secured by the Series 2018 Assessments which are levied on Assessment Area One.

Additional development is currently underway in Assessment Area Two, which generally consists of lands located in the northern portion of the District known as Eave's Bend Phase 2 and Heritage Park Phases 1 and 2. As indicated, Assessment Area Two is planned to include 633 units representing the final build-out of two (2) existing distinct residential neighborhoods. **[A detailed map of the District delineating the boundaries of Assessment Area Two is included in Exhibit [X] in the Supplemental Engineer's Report attached hereto in APPENDIX A.]**

The District has adopted the Master Special Assessment Methodology dated September 6, 2018 (the "Master Assessment Report") for the District and the **[2021 Supplemental Assessment Methodology for Assessment Area Two dated May 6, 2021]** (the "Supplemental Assessment Report" and, together with the Master Assessment Report, the "Assessment Reports"), attached hereto as composite APPENDIX B. The Supplemental Assessment Report provides for a methodology to allocate the total costs and benefit derived from the Series 2021 Project and the Series 2021 Assessments levied in connection with the Series 2021 Bonds. The Supplemental Assessment Report provides for the initial levy of the Series 2021 Assessments on the assessable undeveloped lands within Assessment Area Two on an equal acreage basis. As the assessable parcels of land within Assessment Area Two are developed and platted, the Series 2021 Assessments are then allocated to each of the platted units by product type as set forth in the Supplemental Assessment Report. As indicated, Assessment Area Two is planned to include 633 units. The Series 2021-1 Assessments have been allocated on a per unit basis to the 351 platted lots in the Eave's Bend Phase 2 development parcel representing the extension of the existing Eave's Bend at Artisan Lakes neighborhood. The Series 2021-2 Assessments are ultimately expected to be allocated on a per unit basis to the planned 282 units in the Heritage Park Phases 1 and 2 development parcel representing the extension of the existing Esplanade at Artisan Lakes neighborhood. While the Series 2021-1 Assessments and Series 2021-2 Assessments will be allocated to the respective neighborhoods as described herein, they comprise the Series 2021 Assessments which secure all of the Series 2021 Bonds without priority or privilege of any one Series 2021 Bond over another.

The table below illustrates the estimated principal and annual Series 2021 Assessments on a per unit basis upon platting.

Product Type	Units	Series 2021 Bonds Principal Per Unit	Est. Series 2021 Bonds Gross Annual Debt Service Per Unit
Eave's Bend at Artisan Lakes <i>(Eave's Bend Phase 2)</i>			
Single-Family 42-Foot	158	\$14,550	\$850
Single-Family 52-Foot	124	\$18,187	\$1,062
Single-Family 62-Foot	<u>69</u>	\$21,825	\$1,275
	351		
Esplanade at Artisan Lakes <i>(Heritage Park Phases 1 & 2)</i>			
Single-Family 45-Foot	48	\$18,053	\$1,054
Single-Family 50-Foot	96	\$22,567	\$1,318
Single-Family 60-Foot	<u>138</u>	\$27,080	\$1,582
	282		
Total	633		

ARTISAN LAKES

The following information appearing below under the caption "ARTISAN LAKES," "ASSESSMENT AREA TWO" and "THE DEVELOPER" has been furnished by the Developer and has not been independently verified by the District, its counsel or bond counsel or the Underwriter and its counsel. The Developer's obligation to pay the Series 2021 Assessments is limited solely to the obligation of any landowner within the District. The Developer is not a guarantor of payment of any Series 2021 Assessments, and the recourse for the failure of any landowner to pay the Series 2021 Assessments is limited to the applicable collection proceedings against the land subject to the Series 2021 Assessments.

Artisan Lakes encompasses approximately 1,004 acres and is situated within the Gateway North Development of Regional Impact (the "Gateway North DRI"), an approved development of regional impact located at the northwest corner of the Moccasin Wallow Road and Interstate 75 interchange in northeast Manatee County, Florida. Artisan Lakes is bound on the east by Interstate 75, on the south by Moccasin Wallow Road, on the north by Buckeye Road and on the west by 40th Avenue East and undeveloped land.

Artisan Lakes is one exit north of the Interstate 75 and Interstate 275 interchange and is located approximately thirty (30) minutes southeast of downtown St. Petersburg, approximately twenty (20) minutes northeast of downtown Bradenton, approximately thirty-five (35) minutes southeast of downtown Tampa and approximately thirty (30) minutes northeast of Sarasota. In addition, the Sarasota International Airport and Tampa International Airport are located approximately twenty-five (25) and forty (40) minutes from Artisan Lakes, respectively. A Publix grocery store is located just east at the northeast quadrant of the Interstate 75 and Moccasin Wallow Road interchange. Additional shopping is located approximately ten (10) minutes south at the Ellenton/Palmetto exit on Interstate 75. Medical facilities, educational institutions and a hospital are located within twenty (20) minutes in the Lakewood Ranch community situated

south of State Road 64. The gulf beaches of Anna Maria Island can be reached in approximately thirty-five (35) minutes.

The lands within the Gateway North DRI are approved for 2,800 residential units as well as entitlements for commercial/office and multi-family space. At build-out, the single-family residential portion of Artisan Lakes is planned to include approximately 1,900 residences in two (2) neighborhoods known as Esplanade at Artisan Lakes (the "Esplanade Neighborhood") and Eave's Bend at Artisan Lakes (the "Eave's Bend Neighborhood") that are situated on the west and east side of Artisan Lakes Parkway, respectively, which serves as the main spine road traversing Artisan Lakes and continues to be extended from its southern entry at Moccasin Wallow Road to its planned northern entrance at Buckeye Road. As discussed below, two (2) community development districts have been established within Artisan Lakes for the Esplanade Neighborhood and Eave's Bend Neighborhood.

-- *The District* encompasses approximately 434 acres situated on the east and south side of Artisan Lakes Parkway and is planned to include 1,055 single-family residential units. Portions of the Esplanade Neighborhood and all of the Eave's Bend Neighborhood are included in the District's boundaries.

The Eave's Bend Neighborhood is planned for 773 single-family residential units and is included entirely within the District boundaries. As referenced herein, development and home building activities are underway with all 773 units in such neighborhood platted. According to their respective websites, since opening to retail buyers in 2019, the Developer and Meritage Homes had sold 423 homes in total to retail buyers as of April 15, 2021, including 382 homes in Assessment Area One and forty-one (41) homes in Assessment Area Two.

In addition, a portion of the land comprising the Esplanade Neighborhood is included within the boundaries of the District; more specifically, the Heritage Park Phases 1 and 2 lands planned for 282 residential units bordering the northwest quadrant of the District. As described below, the Esplanade Neighborhood is being developed as an 1,126-unit active adult community largely situated within the Artisan Lakes Community Development District.

-- *The Artisan Lakes Community Development District (the "Artisan Lakes CDD")* encompasses approximately 415 acres situated on the west side of Artisan Lakes Parkway and includes 844 of the planned 1,126 single-family residential units within the Esplanade Neighborhood which have all been platted. Since opening to retail buyers in 2013, 624 of the planned 844 homes in the District had been sold to retail buyers as of April 15, 2021, according to the Developer's website.

The Developer also owns approximately 150 of the 185 acres of commercial and multi-family property that is within Artisan Lakes but outside the boundaries of the District and the Artisan Lakes CDD. The Developer has completed development of a 196-unit townhome

neighborhood known as Edgestone at Artisan Lakes, of which 104 units had been sold to retail buyers as of April 15, 2021, according to the Developer's website.

Land Acquisition/Development Financing

The Developer entered into a purchase and sale agreement dated July 26, 2004, as amended (the "PSA") with the original landowner of the property (the "Seller") constituting all of the acreage in Artisan Lakes. The PSA sets forth outside closing dates for the purchase of the property which are bifurcated into three (3) land use categories: single-family residential, multi-family residential, and commercial. To date, the Developer has purchased all of the approximately 854 acres designated as single-family residential at a base purchase price of approximately \$8.5 million. All lands within the District have been purchased. Pursuant to the PSA, in addition to the base purchase price, the Developer must also pay a deferred purchase price to the Seller as follows: (i) \$2,300 upon the sale of a lot to a builder; and (ii) an amount to be calculated and paid at the time of each home closing based upon a percentage of the increase in the base home prices established in the PSA, in the event such increase is achieved. There are no mortgages on the acreage that the Developer has purchased, including the acreage located in the District.

[The PSA establishes outside closing dates for the Developer to purchase the approximately 185 acres designated as multi-family and commercial on a takedown basis, all of which is outside of the District. There is one (1) parcel representing approximately sixteen (16) acres of commercial property of the original 185 acres of multi-family and commercial acreage which remain unacquired by the Developer (aside from a twenty (20) acre site that the Developer elected not to purchase). The Developer expects to close on such approximately sixteen (16) acre commercial parcel in [mid-2020]. In the event that the Developer elects not to close on the multi-family and/or commercial acreage, such election will not have a material adverse effect on the Developer's ability to develop and construct improvements on the lands owned by the Developer in the District. More specifically, the PSA grants the Developer authorization to make application for all governmental permits, approvals, consents, licenses and other authorizations the Developer deems necessary or desirable for the development of the lands within the District.]

[The Developer originally posted a letter of credit in the amount of \$1,800,000 to secure (i) the additional purchase price payments described herein; (ii) the purchase of the multi-family and commercial acreage; and (iii) the completion of certain off-site improvements. The entire principal balance remains outstanding as of November 1, 2018.]

As discussed herein, a significant amount of development work has been completed in Artisan Lakes including, without limitation, the development and platting of more than 1,800 homesites, recreational facilities, onsite and offsite roadway improvements, entry features and landscaping which in large part has been funded with equity from the Developer's parent company (see "THE DEVELOPER"). Aside from proceeds of the Series 2021 Bonds, the

Developer intends to continue to utilize equity from its parent company to fund the remaining development costs for Artisan Lakes, including those for Assessment Area Two.

Entitlements/Concurrency/Permits

As previously discussed, Artisan Lakes is located entirely within the Gateway North DRI. The development order (the “Development Order”) governing the Gateway North DRI was initially approved in April 1992 and has been modified multiple times. The Development Order was last modified in May 2016 providing for, among other things, an updated proportionate share calculation for Phase 1 and extensions to the start and build-out dates of the various phases in the Gateway North DRI. The lands within the Gateway North DRI also received zoning approval in April 1992, as amended (the “Zoning Ordinance”). A modification to the Zoning Ordinance was approved in conjunction with the modification to the Development Order in May 2016.

The table below illustrates the current maximum allowable land uses and phasing plan provided for in the Development Order. As previously discussed herein, the 1,906 residences planned in the Esplanade Neighborhood and Eave’s Bend Neighborhood, inclusive of the 633 units planned for Assessment Area Two of the District, will be developed pursuant to Phase 1 of the Development Order which has received specific approval.

	<u>Phase 1</u>	<u>Phase 2</u>	<u>Phase 3</u>	<u>Total</u>
Residential (units)				
SF Detached	1,685	0	0	1,685
SF Attached	265	0	128	393
MF	<u>578</u>	<u>144</u>	<u>0</u>	<u>722</u>
Total Residential	2,528	144	128	2,800
Mixed-Use (sq. ft.)				
Commercial	386,000	0	59,200	445,200
Office	154,000	406,500	400,000	960,500
Office/Warehouse	<u>100,000</u>	<u>150,000</u>	<u>147,500</u>	<u>397,500</u>
Total Mixed-Use	640,000	556,500	606,700	1,803,200

* Includes extensions granted by legislative action of the State of Florida.

The Development Order sets forth certain conditions related to air quality/wind and water erosion; soils; storm water management and water quality; transportation (construction of improvements as well as monitoring/modeling); open space/wetlands/vegetation and wildlife; water conservation; energy conservation; historical or archeological resources; floodplains; recreation and open space; wastewater management; police and fire protection; voluntary workforce housing; solid/hazardous/medical waste; and schools.

The Development Order sets forth various roadway segments and intersection improvements that are required to be constructed based upon certain transportation trip

thresholds, including Artisan Lakes Parkway. The construction costs for Artisan Lakes Parkway are shared with the adjacent Artisan Lakes CDD through a cost sharing agreement. Pursuant to the Interlocal Agreement, the District and the Artisan Lakes CDD (together, the “Districts”) agreed to enter into the Developer Parkway Agreement (the “Parkway Agreement”) with the Developer. The Parkway Agreement addresses the sharing of the construction costs for Artisan Lakes Parkway as between the District and the Artisan Lakes CDD, as well as certain matters related to impact fee credits with respect to Artisan Lakes Parkway (the “Credits”). The Consulting Engineer has calculated the District’s proportionate share of the Artisan Lakes Parkway costs at 55% of the approximately \$14.89 million total. The Parkway Agreement provides that the Credits have been and will be used solely to pay transportation impact fees within the District and the Artisan Lakes CDD (proportionate to its respective share of the costs of Artisan Lakes Parkway as set forth in the Interlocal Agreement) and not for other projects. The Parkway Agreement further provides that the parties will work cooperatively to ensure that any existing or future Credits have been or will be made available on a first-come, first-served basis for use within the Districts and that the Developer will ensure that the cost of transportation impact fees is not passed on to homebuilders or end users within the Districts to the extent such costs would otherwise be offset by the Credits. The first two (2) phases of Artisan Lakes Parkway which connect Moccasin Wallow Road to four (4) entrance points of the Districts are complete. Final completion of the roadway is expected in the second quarter of 2021. Upon completion, Artisan Lakes Parkway will traverse from Moccasin Wallow Road to the south and Buckeye Road to the north.

The County has issued a Certificate Level of Service (“CLOS”) for the Development Order, which has been extended by legislative actions and now expires on March 6, 2033. As of this time Artisan Lakes meets all concurrency requirements for transportation, schools and utilities subject to satisfaction of the requirements and conditions set forth in the Development Order and Zoning Ordinance as and when required. Further, the County has represented to the Developer that it currently has sufficient utility and school capacity to service Artisan Lakes. However, if the conditions of the Development Order or Zoning Ordinance are not met or the County does not have sufficient capacity to service Artisan Lakes, cessation and/or delay of development and homebuilding activities could occur. Further, if all construction phases of the lands within Artisan Lakes have not received plat approval from the County by the expiration date stipulated in the CLOS via platting through completion of construction or bonding, it will be necessary to obtain an extension of the CLOS. The Developer expects to have received plat approval for all phases of Artisan Lakes prior to the expiration date of the CLOS.

In addition to the approvals described above, various permits and approvals are required to complete construction of the Series 2021 Project as well as those improvements that will be funded by the Developer and that are not included as part of the Series 2021 Project. The Engineer’s Reports attached hereto as composite Appendix A include a list of those permits that have been obtained and those that will need to be obtained to complete the construction of the Series 2021 Project as well as the Developer-funded improvements. Upon issuance of the Series 2021 Bonds, the Consulting Engineer will certify that all such permits and approvals not previously obtained are expected to be obtained in the ordinary course of business.

Environmental Matters

The lands within Artisan Lakes were historically utilized for agricultural operations. A Phase I Environmental Site Assessment (“ESA”) was performed in 2002 indicating the identification of recognized environmental conditions. In order to investigate the potential impacts of the identified conditions, a Phase II (subsurface) investigation was performed which concluded that “there were no significant impacts to the soils or groundwater from the identified environmental conditions that would generally be considered the subject of an enforcement action if brought to the attention of appropriate government agencies, at this time.”

A subsequent Phase I/II ESA was conducted in 2004 to determine if the property had the potential to have been environmentally impaired due to the current or past usage on the property or by activities on surrounding properties since the performance of the previous ESA conducted in 2002. The findings of the 2004 update were that “this assessment update has revealed no evidence of recognized environmental conditions in connection with the subject property.”

Utilities

The County provides water and sewer services to Artisan Lakes, with Florida Power & Light providing electrical power to the District. The District is located within the franchise area of Brighthouse for telephone, cable and internet services.

ASSESSMENT AREA TWO

As previously discussed herein, two (2) assessment areas have been established within the District known as Assessment Area One and Assessment Area Two. The initial phase of development occurred in Assessment Area One, which has been developed into 422 single-family platted lots that constitute Eave’s Bend Phase 1 situated in the southern portion of the District. Additional development is currently underway in Assessment Area Two, which generally consists of lands located in the northern portion of the District that constitute Eave’s Bend Phase 2 and Heritage Park Phases 1 and 2 planned in aggregate for 633 single-family units. Eave’s Bend Phase 2 represents the extension and final phase of the existing primary home Eave’s Bend Neighborhood and Heritage Park Phases 1 and 2 represent the extension and final phases of the existing active adult Esplanade Neighborhood. All homes in Assessment Area Two are presently anticipated to be constructed, marketed and sold by the Developer. As described further herein, development work in Assessment Area Two has commenced and is anticipated to be substantially completed by December 2022.

As previously described herein under the heading “THE CAPITAL IMPROVEMENT PROGRAM AND THE SERIES 2021 PROJECT,” the Series 2021 Bonds are being issued to fund a portion of the Series 2021 Project supporting Assessment Area Two in the approximate amount of \$11.35 million. The Series 2021 Assessments levied in connection with the Series 2021 Bonds are levied on the lands in Assessment Area Two.

Land Use/Phasing Plan

The following table illustrates the current land use plan for Assessment Area Two, which is subject to change. As discussed herein, Assessment Area Two is comprised of the lands in Eave’s Bend Phase 2 which has been platted into 351 single-family units and Heritage Park Phases 1 and 2 which are planned for 282 single-family units. The Eave’s Bend Phase 2 units are situated in the primary home Eave’s Bend Neighborhood and the Heritage Park Phases 1 and 2 units are situated in the active adult Esplanade Neighborhood.

Product Type	Units
Eave’s Bend at Artisan Lakes <i>(Eave’s Bend Phase 2)</i>	
Single-Family 42-Foot	158
Single-Family 52-Foot	124
Single-Family 62-Foot	<u>69</u>
	351
Esplanade at Artisan Lakes <i>(Heritage Park Phases 1 and 2)</i>	
Single-Family 45-Foot	48
Single-Family 50-Foot	96
Single-Family 60-Foot	<u>138</u>
	282
Total	633

Development Status

Development activities in Assessment Area Two commenced in 2020. All 351 units in the Eave’s Bend Phase 2 development parcel located in the Eave’s Bend Neighborhood have been substantially developed, with completion thereon anticipated in December 2021. Final plat approval for such lots has been obtained from the County. Development work on the remaining 282 lots located in the Esplanade Neighborhood, constituting Heritage Park Phases 1 and 2, is anticipated to commence in the second quarter of 2021 and be substantially completed by December 2022. In addition, work on the extension of Artisan Lakes Parkway, the spine road traversing southwest and northeast through Artisan Lakes, has commenced and will ultimately connect the south entrance off Moccasin Wallow Road to Buckeye Road to the north. Work on such segment of Artisan Lakes Parkway will provide a secondary northern entrance to Artisan Lakes and is expected to be completed in the fourth quarter of 2021. Additional work on Gillet Drive along the southeastern border of the District is expected to be substantially completed in June 2021, providing additional access to Assessment Area Two and the larger Artisan Lakes community.

Product Offerings

The primary home Eave’s Bend Neighborhood is being marketed by the Developer and currently features twelve (12) floor plans with spacious living rooms, designer kitchens, owner’s suites and flexible upgrade options. The 55+ active adult Esplanade Neighborhood is being marketed under the name “Esplanade at Artisan Lakes” and currently offers _____ (___) single-family floor plans. The information in the below table illustrates the current base pricing and square footage for the homes being offered in the respective neighborhoods, which information is subject to change.

Product Type	Estimated Square Footage	Estimated Base Pricing
Eave’s Bend at Artisan Lakes		
Single-Family 42-Foot		
Single-Family 52-Foot		
Single-Family 62-Foot		
Esplanade at Artisan Lakes		
Single-Family 45-Foot		
Single-Family 50-Foot		
Single-Family 60-Foot		

Model Home/Sales Activity

The Developer opened home sales to retail buyers for its Eave’s Bend Neighborhood in 2018. As part of its marketing efforts, the Developer has constructed four (4) model homes for the neighborhood. As of April 15, 2021, 423 homes had been sold to retail buyers according to the websites for the Developer and Meritage Homes (a homebuilder in Assessment Area One), including 382 homes in Assessment Area One and forty-one (41) homes in Assessment Area Two. As stated herein, the Developer currently anticipates being the sole homebuilder in the portion of the Eave’s Bend Neighborhood located in Assessment Area Two.

In addition, the Developer has constructed nine (9) model homes as part of its marketing efforts for the Esplanade Neighborhood. As of April 15, 2021, 624 homes had been sold to retail buyers according to the website for the Developer. The Developer anticipates home sales in the portion of the Esplanade Neighborhood located in Assessment Area Two will commence in the fourth quarter of 2021 upon completion of the initial development activities therein.

Projected Absorption

In its capacity as both developer and homebuilder, the Developer intends to develop finished lots for subsequent home construction thereon and eventual sale to retail buyers. Home sales activity in Assessment Area Two is underway. The Developer anticipates that the homes in Assessment Area Two will be closed over an approximately four (4) year period as illustrated in the table below, which projection is subject to change.

Unit Type	2021	2022	2023	2024	2025	Total
Eave's Bend at Artisan Lakes						
Single-Family 42-Foot	27	36	36	36	23	158
Single-Family 52-Foot	36	48	40	-	-	124
Single-Family 62-Foot	36	33	-	-	-	69
Esplanade at Artisan Lakes						
Single-Family 45-Foot	-	9	36	3	-	48
Single-Family 50-Foot	-	12	48	36	-	96
Single-Family 60-Foot	-	36	48	48	6	138
Total	99	174	208	123	29	633

The aforementioned projections are based upon estimates and assumptions that are inherently uncertain, though considered reasonable, and are subject to significant business, economic and competitive uncertainties and contingencies, all of which are difficult to predict. As a result, there can be no assurance that such projections will occur or be realized in the time frames anticipated. See "BONDOWNERS' RISKS" herein.

Recreational Amenities

Residents within the Eave's Bend Neighborhood will have access to recreational options, including immediate access to its "Eave's Bend Clubhouse," an approximately 6,000-square-foot amenity center that includes a resort-style pool, state-of-the-art fitness center, children's playground, and pet park. A second amenity site within the Eave's Bend Neighborhood includes a Pirate Ship playground, cabana with restrooms, water fountains and a full-court basketball court. Construction of the referenced amenities is complete and such amenities are owned and operated by the Eave's Bend Neighborhood homeowner's association.

The Esplanade Neighborhood is being marketed as a 55+ resort-lifestyle community centered around signature resort-style amenities, including a resort amenity clubhouse, a resort-style pool, a resistance pool, flex lawn, message treatment spa room, and sports court for tennis, pickleball and bocce ball. Further, it is anticipated that an onsite lifestyle manager will be employed to help residents find activities and events. Construction of the referenced amenities is complete and such amenities are owned and operated by the Esplanade Neighborhood homeowner's association.

Marketing

The Developer is actively employing a marketing plan for each of the Eave's Bend Neighborhood and Esplanade Neighborhood that includes, without limitation, the use of print ads, billboards, television and radio advertisements, direct mail, online ads and displays and realtor promotions. In addition, the Developer has established web pages on its website

specifically related to each of the Eave's Bend Neighborhood and the Esplanade Neighborhood. In addition, the Developer is conducting sales activities from its model homes.

Schools

Based upon the current school board zoning, children residing in Artisan Lakes will attend James Tillman Elementary School, Lincoln Memorial Academy and Palmetto High School which are all within ten (10) miles of Artisan Lakes. For 2019, James Tillman Elementary was assigned a grade of "B" by the Florida Department of Education, Lincoln Memorial Academy was assigned a grade of "D" and Palmetto High was assigned a grade of "C." Further, the Imagine Charter School at North Manatee opened in 2006 and features pre-K through eighth grade and is approximately one (1) mile from Artisan Lakes. It was assigned a grade of "C" for 2019.

Annual Taxes, Assessments, and Fees

All landowners in the District are subject to ad valorem property taxes, homeowner's association fees and special assessments levied by the District for debt service as well as operation and maintenance as discussed in more detail below.

Property Taxes

The 2020 millage rate for the area of the County where the District is located was 14.4818. Assuming an average home taxable value in the District of approximately \$250,000, the annual property tax would be approximately \$3,620.

Homeowner's Association Fees

All homeowners in the Eave's Bend Neighborhood and the Esplanade Neighborhood are subject to a master homeowner's association ("HOA") fee that totals \$487 per year, which is subject to change. In addition, a sub-association fee of \$1,298 per year has been established for the Eave's Bend Neighborhood and \$2,059 per year sub-association fee for the Esplanade Neighborhood.

District Special Assessments

The Supplemental Assessment Report provides for the initial the levy of the Series 2021 Assessments on the assessable undeveloped lands within Assessment Area Two on an equal acreage basis. As the assessable parcels of land within Assessment Area Two are developed and platted, the Series 2021 Assessments are then allocated to each of the platted units by product type as set forth in the Supplemental Assessment Report. As indicated, Assessment Area Two is planned to include 633 units. The Series 2021-1 Assessments have been allocated on a per unit basis to the 351 platted lots in the Eave's Bend Phase 2 development parcel representing the extension of the existing Eave's Bend Neighborhood. The Series 2021-2 Assessments are ultimately expected to be allocated on a per unit basis to the planned 282 units in the Heritage

Park Phases 1 and 2 development parcel representing the extension of the existing Esplanade Neighborhood. While the Series 2021-1 Assessments and Series 2021-2 Assessments will be allocated to the respective neighborhoods as described herein, they comprise the Series 2021 Assessments which secure all of the Series 2021 Bonds without priority or privilege of one Series 2021 Bonds over another.

The Series 2021 Assessments are structured to be paid in thirty (30) annual installments. The approximate principal and annual amounts of the Series 2021 Assessments are provided below.

Product Type	Units	Series 2021 Bonds Principal Per Unit	Est. Series 2021 Bonds Gross Annual Debt Service Per Unit
Eave's Bend Neighborhood <i>(Eave's Bend Phase 2)</i>			
Single-Family 42-Foot	158	\$14,550	\$850
Single-Family 52-Foot	124	\$18,187	\$1,062
Single-Family 62-Foot	<u>69</u>	\$21,825	\$1,275
	351		
Esplanade Neighborhood <i>(Heritage Park Phases 1 and 2)</i>			
Single-Family 45-Foot	48	\$18,053	\$1,054
Single-Family 50-Foot	96	\$22,567	\$1,318
Single-Family 60-Foot	<u>138</u>	\$27,080	\$1,582
	282		
Total	633		

In addition, all landowners in the District will be subject to annual operation and maintenance assessments levied by the District which are derived from the District's annual budget and are subject to change each year. The operations and maintenance assessments are estimated to average approximate \$100 per year at buildout.

Competition

As stated herein, Assessment Area Two includes a portion of the Esplanade Neighborhood and all of the Eave's Bend Neighborhood. Accordingly, the Developer expects that primary competition for the homes within Assessment Area Two will come from both the new active adult and primary home communities in the surrounding area including those described below. The information in this section has been obtained from third parties and public sources believed to be accurate but cannot be certified as to its accuracy and is subject to change.

Trevesta is an approximately 440-acre community located on the east side of Interstate 75 at 69th Street. Trevesta is planned for approximately 803 single-family units and is being development by an affiliate of Kolter Group. Single-family detached homes are currently being

offered by five (5) builders from approximately 1,500 to over 3,000 square feet, ranging in price from the low \$200,000s to the high \$400,000s. The community includes a 5,600 square foot clubhouse with a fitness center and multi-purpose rooms as well as a resort-style pool with a splash park. Trevesta is located within the Trevesta Community Development District.

Silverstone is an approximately 1,000-unit community located along the north side of Mendoza Road between Ellenton Gillette Road and Interstate 75. The initial phase of Silverstone planned for 299 units is complete with construction underway for the next phase. The additional homes are single-family detached homes and are currently being offered by D.R. Horton from approximately 1,500 to 3,561 square feet, ranging in price from the low \$200,000s to the high \$200,000s. The community offers an open pavilion with a cabana and a pool. Silverstone is located within the Willow Hammock Community Development District.

Silverleaf is an approximately 300-acre community located along US 301 between Ellenton and Parrish. Silverleaf is planned for approximately 731 single-family units and is being development by an affiliate of Neal Communities. Single-family attached and detached homes are currently being offered from approximately 1,305 to 2,732 square feet, starting from the low \$300,000s. The community offers a gated villa section, and amenities include a clubhouse with fitness center, resort pool, sport courts, tot lot, and dog parks. Silverleaf is located within the Silverleaf Community Development District.

Del Webb BayView is an approximately 494-acre 55+ community located south of Artisan Lakes across Moccasin Wallow Road. Del Webb BayView is planned for approximately 950 single-family units and is being developed by Pulte Home Company. Single-family homes are currently being pre-marketed starting from the low \$200,000s. The community is planned to include an approximately 4,000 square foot clubhouse, resort-style swimming pool, tot lot and dog park. Del Webb BayView is located within the DW BayView Community Development District.

Valencia Lakes is a 55+ community located on U.S. 301 approximately fifteen (15) miles northeast of Artisan Lakes that is being developed by GL Homes. Amenities at Valencia Lakes include a 27,000 total square foot clubhouse with fitness center, resort pool and resistance pool, spa, cabana bath, aerobics studio, art studio and gallery, wine bar, social hall with raised stage and dance floor, gaming room, multi-purpose room, internet cafe, locker facilities with steam room and saunas. In addition, Valencia Lakes includes 6 Har-Tru tennis courts with shade pavilions, pickleball and bocce ball courts, grandchildren's tot lot, horseshoes play area, half-court basketball, community gardens, dog park with agility training, and softball field. Single-family attached and detached homes within Valencia Lakes are currently being offered from 2,022 to 4,156 square feet and at base prices ranging from \$200,000's to the mid- \$500,000's. More information on Valencia Lakes can be obtained by visiting www.glhomes.com/valencia-lakes.

Valencia Del Sol is a 55+ community being developed by GL Homes adjacent to Valencia Lakes. Amenities at Valencia Del Sol are planned to include a full-time lifestyle director, over 100 resident clubs, restaurant with indoor/outdoor seating, tennis and pickleball courts, a fitness

center, resort pool, social hall, massage and wellness studio, arts and crafts studio, dog park, catering kitchen, and event lawn. GL Homes is currently offering single-family attached and detached homes within Valencia Del Sol from 2,088 to 4,156 square feet, starting from the low \$300,000's. Further information on Valencia Del Sol is available at www.glhomes/valencia-del-sol.

In addition, Taylor Morrison is actively developing and marketing another Esplanade community in the County located in Lakewood Ranch approximately fifteen (15) miles south. However, such project is not intended to serve as competition to Assessment Area Two given its location and higher price points.

This section does not purport to summarize all of the existing or planned communities in the area of Assessment area Two, but rather to provide a description of those that the Developer feels pose primary competition to Assessment Area Two.

THE DEVELOPER

The landowner and developer of the lands within the District is Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (the "Developer"). The membership interests of the Developer are owned by Taylor Morrison of Florida, Inc., the parent of which is Taylor Morrison Home II Corporation, a direct wholly owned subsidiary of the holding company Taylor Morrison Home Corporation ("Taylor Morrison"). Taylor Morrison trades on the New York Stock Exchange under the symbol TMHC.

Taylor Morrison's principal business is residential homebuilding with operations focused in Arizona, California, Colorado, Florida and Texas. Taylor Morrison is subject to the informational requirements of the Securities and Exchange Commission Act of 1934, as amended, and in accordance therewith files reports, proxy statements, and other information with the Securities and Exchange Commission (the "SEC"). The file number for Taylor Morrison is No. 0001-562476. Such reports, proxy statements, and other information can be inspected and copied at the Public Reference Section of the SEC, Room 1024, 450 Fifth Street NW, Judiciary Plaza, Washington, DC, and at the SEC's regional offices in Chicago (Northwestern Atrium Center, 500 West Madison Street, Suite 1400, Chicago, Illinois). Copies of such materials can be obtained by mail from the Public Reference Section of the SEC at prescribed rates. All documents subsequently filed by Taylor Morrison pursuant to the requirements of the Securities and Exchange Commission Act of 1934 after the date of this Limited Offering Memorandum will be available for inspection in the same manner as described above.

DESCRIPTION OF THE SERIES 2021 BONDS

General Description

The Series 2021 Bonds are issuable only as registered bonds, without coupons, in current interest form in denominations of \$5,000 or any integral multiple thereof; provided, however, that

the Series 2021 Bonds shall be delivered to the initial purchasers thereof only in aggregate principal amounts of \$100,000 or integral multiples of \$5,000 in excess of \$100,000.

The Series 2021 Bonds will be dated as of their date of issuance and will bear interest payable on each May 1 and November 1, commencing November 1, 2021 (each, an “Interest Payment Date”), which interest shall be computed on the basis of a 360-day year composed of twelve thirty-day months. The Series 2021 Bonds will mature on such dates, in such amounts and at such rates as set forth on the cover page of this Limited Offering Memorandum.

Interest on each Series 2021 Bond will be payable on each Interest Payment Date in any coin or currency of the United States of America which, at the date of payment thereof, is legal tender for the payment of public and private debts. The interest so payable, and punctually paid or duly provided for, on any Interest Payment Date will, as provided in the Indenture, be paid to the registered Owner at the close of business on the regular Record Date for such interest, which shall be the fifteenth (15th) day of the calendar month next preceding such Interest Payment Date, or, if such day is not a Business Day on the Business Day immediately preceding such day; provided, however, that on or after the occurrence and continuance of an Event of Default under clause (a) of Section 902 of the Master Indenture, the payment of interest and principal or Redemption Price or Amortization Installments shall be made by the Paying Agent to such person, who, on a special Record Date which is fixed by the Trustee, which shall be not more than fifteen (15) and not less than ten (10) days prior to the date of such proposed payment, appears on the registration books of the Bond Registrar as the registered Owner of the Series 2021 Bond. Any payment of principal, Maturity Amount or Redemption Price shall be made only upon presentation at the designated corporate trust office of U.S. Bank National Association, located in Fort Lauderdale, Florida, or any alternate or successor paying agent, unless the Series 2021 Bonds are held in the book entry system in which case presentation shall not be required. Payment of interest shall be made by check or draft (or by wire transfer to the registered Owner if such Owner requests such method of payment in writing on or prior to the regular Record Date for the respective interest payment to such account as shall be specified in such request, but only if the registered Owner owns not less than \$1,000,000 in aggregate principal amount of the Series 2021 Bonds).

The Series 2021 Bonds will initially be registered in the name of Cede & Co. as nominee for The Depository Trust Company (“DTC”), which will act initially as securities depository for the Series 2021 Bonds and, so long as the Series 2021 Bonds are held in book-entry-only form, Cede & Co. will be considered the registered owner for all purposes hereof. See “-Book-Entry Only System” below for more information about DTC and its book-entry only system.

Redemption Provisions for Series 2021 Bonds

Optional Redemption.

The Series 2021-1 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20__, at the Redemption Price of the

principal amount of the Series 2021-1 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

The Series 2021-2 Bonds are subject to redemption prior to maturity at the option of the District in whole or in part on any date on or after May 1, 20__ at the Redemption Price of the principal amount of the Series 2021-2 Bonds or portions thereof to be redeemed together with accrued interest to the date of redemption.

Mandatory Redemption in Part.

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	Amortization <u>Installment</u> \$
-------------	--

*

*Final maturity

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	Amortization <u>Installment</u> \$
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*

*Final maturity

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	Amortization <u>Installment</u>
	\$

*

*Final maturity

The Series 2021-1 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-1 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	Amortization <u>Installment</u>
	\$

*

*Final maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	<u>Amortization Installment</u>
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\$

*

*Final maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	<u>Amortization Installment</u>
-------------	-------------------------------------

\$

*

*Final maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	<u>Amortization Installment</u>
-------------	-------------------------------------

\$

*

*Final maturity

The Series 2021-2 Bonds maturing May 1, 20__ are subject to mandatory redemption in part by the District by lot prior to its scheduled maturity from moneys in the Series 2021-2 Sinking Fund Account established under the Second Supplemental Indenture in satisfaction of applicable Amortization Installments at the Redemption Price of the principal amount thereof, without premium, together with accrued interest to the date of redemption on May 1 of the years and in the principal amounts set forth below:

<u>Year</u>	<u>Amortization Installment</u>
	\$

*

*Final maturity

Section 406(b) of the Second Supplemental Indenture provides that upon any redemption of Series 2021-1 Bonds (other than (i) Series 2021-1 Bonds redeemed in accordance with scheduled Amortization Installments or (ii) Series 2021-1 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the Trustee shall cause Series 2021-1 Bonds to be redeemed in such amounts and having such maturities so as to result in Amortization Installments recalculated by the District, in such manner as shall amortize all the Outstanding Series 2021-1 Bonds of all of the terms in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining terms of all of the Series 2021-1 Bonds. Upon any redemption of

Series 2021-2 Bonds (other than (i) Series 2021-2 Bonds redeemed in accordance with scheduled Amortization Installments or (ii) Series 2021-2 Bonds redeemed at the direction of the District accompanied by a cash flow certificate as required by Section 506(b) of the Master Indenture), the Trustee shall cause Series 2021-2 Bonds to be redeemed in such amounts and having such maturities so as to result in Amortization Installments recalculated by the District, in such manner as shall amortize all the Outstanding Series 2021-2 Bonds of all of the terms in substantially equal annual installments of principal and interest (subject to rounding to Authorized Denominations of principal) over the remaining terms of all of the Series 2021-2 Bonds.

Extraordinary Mandatory Redemption in Whole or in Part.

The Series 2021-1 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Quarterly Redemption Date, in the manner provided in the Indenture, including Section 406(b) of the Second Supplemental Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) on or after the Date of Completion of the Series 2021 Project, by application of moneys transferred from the Series 2021 Acquisition and Construction Account in the Acquisition and Construction Fund established under the Indenture to the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account in accordance with the terms of the Indenture; or

(b) from amounts, including Series 2021-1 Prepayments and transfers made pursuant to the Second Supplemental Indenture, required by the Indenture to be deposited into the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account; or

(c) from amounts transferred to the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account resulting from a reduction in the Series 2021-1 Reserve Account Requirement as provided for in the Indenture; or

(d) on and after the date on which the amount on deposit in the Series 2021-1 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2021-1 Bonds then Outstanding, including accrued interest thereon.

The Series 2021-2 Bonds are subject to extraordinary mandatory redemption prior to maturity, in whole on any date or in part on any Quarterly Redemption Date, in the manner provided in the Indenture, including Section 406(b) of the Second Supplemental Indenture, at the Redemption Price of 100% of the principal amount thereof, without premium, together with accrued interest to the date of redemption, if and to the extent that any one or more of the following shall have occurred:

(a) on or after the Date of Completion of the Series 2021 Project, by application of moneys transferred from the Series 2021 Acquisition and Construction Account in the Acquisition

and Construction Fund established under the Indenture to the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account in accordance with the terms of the Indenture; or

(b) from amounts, including Series 2021-2 Prepayments and transfers made pursuant to the Second Supplemental Indenture, required by the Indenture to be deposited into the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account; or

(c) from amounts transferred to the Series 2021-2 Prepayment Subaccount of the Series 2021-1 Redemption Account resulting from a reduction in the Series 2021-2 Reserve Account Requirement as provided for in the Indenture; or

(d) on and after the date on which the amount on deposit in the Series 2021-2 Reserve Account, together with other moneys available therefor, are sufficient to pay and redeem all of the Series 2021-2 Bonds then Outstanding, including accrued interest thereon.

If less than all of the Series 2021 Bonds shall be called for redemption, the particular Series 2021 Bonds or portions of Series 2021 Bonds to be redeemed shall be selected by lot by the Bond Registrar as provided in the Indenture, or as provided or directed by DTC.

Notice and Effect of Redemption

Notice of each redemption of Series 2021 Bonds is required to be mailed by the Bond Registrar, postage prepaid, not less than thirty (30) nor more than forty-five (45) days prior to the date of redemption to each registered Owner of Series 2021 Bonds to be redeemed at the address of such registered Owner recorded on the bond register maintained by the Bond Registrar. On the date designated for redemption, notice having been given and money for the payment of the Redemption Price being held by the Paying Agent, all as provided in the Indenture, the Series 2021 Bonds or such portions thereof so called for redemption shall become and be due and payable at the Redemption Price provided for the redemption of such Series 2021 Bonds or such portions thereof on such date, interest on such Series 2021 Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2021 Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture and the Owners thereof shall have no rights in respect of such Series 2021 Bonds or such portions thereof so called for redemption except to receive payments of the Redemption Price thereof so held by the Paying Agent. Further notice of redemption shall be given by the Bond Registrar to certain registered securities depositories and information services as set forth in the Indenture, but no defect in said further notice nor any failure to give all or any portion of such further notice shall in any manner defeat the effectiveness of a call for redemption if notice thereof is given as above prescribed. As provided in the Indenture, notice of optional redemption may be conditioned upon the occurrence or non-occurrence of such event or events or upon the later deposit of monies therefor as shall be specified in such notice of optional redemption and may also be subject to rescission by the District if expressly set forth in such notice.

Book-Entry Only System

The information in this caption concerning The Depository Trust Company, New York, New York, (“DTC”) and DTC’s book-entry system has been obtained from DTC and neither the District nor the Underwriter makes any representation or warranty or takes any responsibility for the accuracy or completeness of such information.

DTC will act as securities depository for the Series 2021 Bonds. The Series 2021 Bonds will be issued as fully-registered bonds registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered bond certificate will be issued for each maturity of the Series 2021 Bonds and will be deposited with DTC. DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (the “Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (the “Indirect Participants”). DTC has a Standard and Poor’s rating of AA+. The DTC rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of the Series 2021 Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for such Series 2021 Bonds on DTC’s records. The ownership interest of each actual purchaser of each Series 2021 Bond (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Series 2021 Bonds are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of the Beneficial Owners. Beneficial Owners will not receive certificates representing their

ownership interests in the Series 2021 Bonds, except in the event that use of the book-entry system for the Series 2021 Bonds is discontinued.

To facilitate subsequent transfers, all Series 2021 Bonds deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Series 2021 Bonds with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Series 2021 Bonds; DTC's records reflect only the identity of the Direct Participants to whose accounts such Series 2021 Bonds are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping an account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements made among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Series 2021 Bonds are being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such Series 2021 Bonds, as the case may be, to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Series 2021 Bonds unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the District as soon as possible after the Record Date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts the Series 2021 Bonds are credited on the Record Date (identified in a listing attached to the Omnibus Proxy).

Redemption proceeds, distributions, and dividend payments on the Series 2021 Bonds will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts, upon DTC's receipt of funds and corresponding detail information from the District or the Registrar on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Registrar or the District, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the District and/or the Paying Agent for the Series 2021 Bonds. Disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of the Direct and Indirect Participants.

DTC may discontinue providing its services as securities depository with respect to the Series 2021 Bonds at any time by giving reasonable notice to the District. Under such circumstances, in the event that a successor securities depository is not obtained, Series 2021 Bond certificates are required to be printed and delivered.

The District may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, Series 2021 Bond certificates will be printed and delivered to DTC.

SO LONG AS CEDE & CO. IS THE REGISTERED OWNER OF THE SERIES 2021 BONDS, AS NOMINEE OF DTC, REFERENCE HEREIN TO THE OWNER OF THE SERIES 2021 BONDS OR REGISTERED OWNERS OF THE SERIES 2021 BONDS SHALL MEAN DTC AND SHALL NOT MEAN THE BENEFICIAL OWNERS OF THE SERIES 2021 BONDS.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but takes no responsibility for the accuracy thereof.

NEITHER THE DISTRICT NOR THE TRUSTEE WILL HAVE ANY RESPONSIBILITY OR OBLIGATION TO THE DTC PARTICIPANTS OR THE PERSONS FOR WHOM THEY ACT AS NOMINEE WITH RESPECT TO THE PAYMENTS TO OR THE PROVIDING OF NOTICE FOR THE DTC PARTICIPANTS, THE INDIRECT PARTICIPANTS OR THE BENEFICIAL OWNERS OF THE SERIES 2021 BONDS. THE DISTRICT CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, THE DTC PARTICIPANTS OR OTHERS WILL DISTRIBUTE PAYMENTS OF PRINCIPAL OF OR INTEREST ON THE SERIES 2021 BONDS PAID TO DTC OR ITS NOMINEE, AS THE REGISTERED OWNER, OR PROVIDE ANY NOTICES TO THE BENEFICIAL OWNERS OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC WILL ACT IN THE MANNER DESCRIBED IN THIS LIMITED OFFERING MEMORANDUM.

SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2021 BONDS

General

The Series 2021 Bonds are payable solely from and secured by the revenues derived by the District from the Series 2021 Assessments (the "Series 2021 Pledged Revenues") and amounts in the Funds and Accounts (except for the Series 2021 Rebate Account) (the "Series 2021 Pledged Funds" and, together with the Series 2021 Pledged Revenues, the "Series 2021 Trust Estate") established by the Second Supplemental Indenture. Series 2021 Assessments will be allocated as described under "ASSESSMENT METHODOLOGY" herein. The Series 2021 Assessments represent an allocation of the costs of the Series 2021 Project, including bond financing costs, to Assessment Area Two in accordance with the Assessment Reports, attached hereto as composite APPENDIX B.

NEITHER THE SERIES 2021 BONDS NOR THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON SHALL CONSTITUTE A GENERAL OBLIGATION OR GENERAL

INDEBTEDNESS OF THE DISTRICT WITHIN THE MEANING OF THE CONSTITUTION AND LAWS OF FLORIDA. THE SERIES 2021 BONDS AND THE INTEREST AND PREMIUM, IF ANY, PAYABLE THEREON DO NOT CONSTITUTE EITHER A PLEDGE OF THE FULL FAITH AND CREDIT OF THE DISTRICT OR A LIEN UPON ANY PROPERTY OF THE DISTRICT OTHER THAN AS PROVIDED IN THE INDENTURE. NO OWNER OR ANY OTHER PERSON SHALL EVER HAVE THE RIGHT TO COMPEL THE EXERCISE OF ANY AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER PUBLIC AUTHORITY OR GOVERNMENTAL BODY TO PAY DEBT SERVICE OR TO PAY ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2021 BONDS. RATHER, DEBT SERVICE AND ANY OTHER AMOUNTS REQUIRED TO BE PAID PURSUANT TO THE INDENTURE OR THE SERIES 2021 BONDS, SHALL BE PAYABLE SOLELY FROM, AND SHALL BE SECURED SOLELY BY, THE SERIES 2021 TRUST ESTATE, AS PROVIDED HEREIN AND IN THE INDENTURE.

Funds and Accounts

The Indenture establishes with the Trustee the following Funds and Accounts: (a) within the Acquisition and Construction Fund, (i) a Series 2021 Acquisition and Construction Account and (ii) a Series 2021 Costs of Issuance Account; (b) within the Debt Service Fund, (i) a Series 2021-1 Debt Service Account (and therein a Series 2021-1 Sinking Fund Account, a Series 2021-1 Interest Account and a Series 2021-1 Capitalized Interest Account) and (ii) a Series 2021-1 Redemption Account (and therein a Series 2021-1 Prepayment Subaccount and a Series 2021-1 Optional Redemption Subaccount); (c) within the Debt Service Fund, (i) a Series 2021-2 Debt Service Account (and therein a Series 2021-2 Sinking Fund Account, a Series 2021-2 Interest Account and a Series 2021-2 Capitalized Interest Account) and (ii) a Series 2021-2 Redemption Account (and therein a Series 2021-2 Prepayment Subaccount and a Series 2021-2 Optional Redemption Subaccount); (d) in the Reserve Fund, a Series 2021-1 Reserve Account and a Series 2021-2 Reserve Account (together, the "Series 2021 Reserve Accounts"), which Series 2021 Accounts shall be held jointly for the benefit of all of the Series 2021 Bonds, without distinction as to Series 2021 Bonds and without privilege or priority of one Series 2021 Bond over another; (d) within the Revenue Fund, a Series 2021 Revenue Account; and (e) within the Rebate Fund, a Series 2021 Rebate Account.

Series 2021-1 Reserve Account and Series 2021-1 Reserve Account Requirement; Series 2021-2 Reserve Account and Series 2021-2 Reserve Account Requirement

The Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account shall be funded and maintained at all times, subject to the provisions of the Second Supplemental Indenture, in an amount equal to the Series 2021-1 Reserve Account Requirement and the Series 2021-2 Reserve Account Requirement, respectively. The Series 2021-1 Reserve Account Requirement is equal to _____ percent (___%) of the Maximum Annual Debt Service Requirement for the Outstanding Series 2021-1 Bonds as of the time of any such calculation. For purposes of the foregoing calculation, the determination of the "Outstanding Series 2021-1 Bonds" shall take into account any redemptions of Series 2021-1 Bonds to be made on the next succeeding redemption

date immediately following the calculation date. Upon the initial issuance of the Series 2021-1 Bonds, the Series 2021-1 Reserve Account Requirement is \$_____, which does not exceed the lesser of (a) 125% of the average annual Debt Service for all Outstanding Series 2021-1 Bonds calculated as of the date of original issuance thereof or (b) 10% of the proceeds of the Series 2021-1 Bonds calculated as of the date of original issuance thereof. The Series 2021-2 Reserve Account Requirement is equal to _____ percent (___%) of the Maximum Annual Debt Service Requirement for the Outstanding Series 2021-2 Bonds as of the time of any such calculation. For purposes of the foregoing calculation, the determination of the "Outstanding Series 2021-2 Bonds" shall take into account any redemptions of Series 2021-2 Bonds to be made on the next succeeding redemption date immediately following the calculation date. Upon the initial issuance of the Series 2021-2 Bonds, the Series 2021-2 Reserve Account Requirement is \$_____, which does not exceed the lesser of (a) 125% of the average annual Debt Service for all Outstanding Series 2021-2 Bonds calculated as of the date of original issuance thereof or (b) 10% of the proceeds of the Series 2021-2 Bonds calculated as of the date of original issuance thereof.

Except as otherwise provided in the Indenture, amounts on deposit in the Series 2021-1 Reserve Account and Series 2021-2 Reserve Account shall be used only for the purpose of making payments into the Series 2021-1 Interest Account, Series 2021-2 Interest Account, the Series 2021-1 Sinking Fund Account and the Series 2021-2 Sinking Fund Account to pay Debt Service on the Series 2021 Bonds, when due, without distinction as to Series 2021 Bonds and without privilege or priority of one Series 2021 Bond over another, to the extent the moneys on deposit in such Accounts and available therefor are insufficient and for no other purpose. Such Accounts shall consist only of cash and Series 2021 Investment Obligations.

On the forty-fifth (45th) day preceding each Quarterly Redemption Date (or, if such forty-fifth (45th) day is not a Business Day, on the first Business Day preceding such forty-fifth (45th) day), (or such other date that corresponds to the date mutually determined by the Trustee and the District pursuant to Section 408(c) of the Second Supplemental Indenture), the Trustee is authorized and directed by the Indenture to (i) recalculate the Series 2021-1 Reserve Account Requirement and to transfer any excess on deposit in the Series 2021-1 Reserve Account (other than excess resulting from investment earnings, which shall be applied as provided in Section 408(f) of the Second Supplemental Indenture) into the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account to be applied to the extraordinary mandatory redemption of the Series 2021-1 Bonds as provided in the Series 2021-1 Bonds; and (ii) recalculate the Series 2021-2 Reserve Account Requirement and to transfer any excess on deposit in the Series 2021-2 Reserve Account (other than excess resulting from investment earnings, which shall be applied as provided in Section 408(f) of the Second Supplemental Indenture) into the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account to be applied to the extraordinary mandatory redemption of the Series 2021-2 Bonds as provided in the Series 2021-2 Bonds.

On the earliest date on which there is on deposit in the Series 2021-1 Reserve Account sufficient monies, after taking into account other monies available therefor, to pay and redeem

all of the Outstanding Series 2021-1 Bonds, together with accrued interest on such Series 2021-1 Bonds to the earliest date of redemption permitted in the Indenture, then the Trustee shall transfer the amount on deposit in the Series 2021-1 Reserve Account into the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account to pay and redeem all of the Outstanding Series 2021-1 Bonds on the earliest date of redemption permitted in the Series 2021 Bonds and the Indenture.

On the earliest date on which there is on deposit in the Series 2021-2 Reserve Account sufficient monies, after taking into account other monies available therefor, to pay and redeem all of the Outstanding Series 2021-2 Bonds, together with accrued interest on such Series 2021-2 Bonds to the earliest date of redemption permitted in the Indenture, then the Trustee shall transfer the amount on deposit in the Series 2021-2 Reserve Account into the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account to pay and redeem all of the Outstanding Series 2021-2 Bonds on the earliest date of redemption permitted in the Series 2021 Bonds and the Indenture.

Amounts on deposit in the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account shall, upon the occurrence and continuance of an Event of Default, be subject to a first charge by the Trustee for its fees and expenses, including fees and expenses of collection of Delinquent Series 2021-1 Assessments and Delinquent Series 2021-2 Assessments.

The Second Supplemental Indenture provides that any deficiency in the Series 2021 Reserve Account determined upon valuation of the Series 2021 Reserve Account pursuant to Section 509 of the Master Indenture shall not, in and of itself, constitute an Event of Default or require any action by the District unless an Event of Default has occurred, in which case, upon receipt of notice of a deficiency while an Event of Default has occurred and is continuing, the District shall immediately pay the amount of such deficiency to the Trustee, for deposit in the Series 2021 Reserve Account, from any legally available sources of the District.

Flow of Funds

(a) The Second Supplemental Indenture authorizes and directs the Trustee to establish within the Revenue Fund a Series 2021 Revenue Account into which the Trustee shall deposit any and all amounts required to be deposited therein by the Indenture, and any other amounts or payments specifically designated by the District pursuant to a written direction or by a Supplemental Indenture for said purpose. The Series 2021 Revenue Account shall be held by the Trustee separate and apart from all other Funds and Accounts held under the Indenture and from all other moneys of the Trustee.

(b) The Trustee shall deposit into the Series 2021 Revenue Account the Series 2021 Pledged Revenues, other than the Series 2021-1 Prepayments and the Series 2021-2 Prepayments, which shall be identified by the District to the Trustee as such in writing upon deposit and which shall be deposited into the Series 2021-1 Prepayment Subaccount or Series 2021-2 Prepayment

Subaccount of the Series 2021 Redemption Account, and any other revenues required by other provisions of the Indenture to be deposited therein.

(c) On the forty-fifth (45th) day preceding each Quarterly Redemption Date with respect to the Series 2021 Bonds (or if such forty-fifth (45th) day is not a Business Day, on the Business Day next preceding such forty-fifth (45th) day) (or such other date mutually determined by the Trustee and the District that is closer to a particular Quarterly Redemption Date and will give the Trustee sufficient time to provide notice of the extraordinary mandatory redemption of the Series 2021 Bonds as provided in the Second Supplemental Indenture), the Trustee shall determine (i) the amount on deposit in the Series 2021-1 Prepayment Subaccount of the Series 2021-1 Redemption Account, and, if the balance therein is greater than zero, shall transfer, but only at the written direction of the District, from the Series 2021 Revenue Account for deposit into the Series 2021-1 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000 (or the nearest highest integral multiple of \$5,000, if applicable) (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2021-1 Bonds on the next Interest Payment Date), and, shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2021-1 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2021-1 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2021-1 Bonds set forth in the form of Series 2021 Bonds attached to the Second Supplemental Indenture and in accordance with certain specified provisions of the Indenture and (ii) the amount on deposit in the Series 2021-2 Prepayment Subaccount of the Series 2021-2 Redemption Account, and, if the balance therein is greater than zero, shall transfer, but only at the written direction of the District, from the Series 2021 Revenue Account for deposit into the Series 2021-2 Prepayment Subaccount, an amount sufficient to increase the amount on deposit therein to an integral multiple of \$5,000 (or the nearest highest integral multiple of \$5,000, if applicable) (provided that there are sufficient funds remaining therein to pay Debt Service coming due on the Series 2021-2 Bonds on the next Interest Payment Date), and, shall thereupon give notice and cause the extraordinary mandatory redemption of the Series 2021-2 Bonds on the next succeeding Quarterly Redemption Date in the maximum aggregate principal amount for which moneys are then on deposit in the Series 2021-2 Prepayment Subaccount in accordance with the provisions for extraordinary mandatory redemption of the Series 2021-2 Bonds set forth in the form of Series 2021 Bonds attached to the Second Supplemental Indenture and in accordance with certain specified provisions of the Indenture.

(d) On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the Series 2021-1 Capitalized Interest Account to the Series 2021-1 Interest Account the lesser of (x) the amount of interest coming due on the Series 2021-1 Bonds on such May 1 or November 1, less the amount already on deposit therein, or (y) the amount remaining in the Series 2021-1 Capitalized Interest Account. On May 1 and November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall first transfer from the Series 2021-2 Capitalized Interest Account to the Series 2021-2 Interest Account

the lesser of (x) the amount of interest coming due on the Series 2021-2 Bonds on such May 1 or November 1, less the amount already on deposit therein, or (y) the amount remaining in the Series 2021-2 Capitalized Interest Account.

Following the foregoing transfers, on such May 1 or November 1 (or if such May 1 or November 1 is not a Business Day, on the Business Day preceding such May 1 or November 1), the Trustee shall then transfer amounts from the Series 2021 Revenue Account to the Funds and Accounts designated below the following amounts in the following order of priority:

FIRST, on a pro rata basis, to the Series 2021-1 Interest Account, an amount equal to the amount of interest payable on all Series 2021-1 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the Series 2021-1 Capitalized Interest Account in accordance with Section 403(b) and Section 408(d) of the Second Supplemental Indenture and less any other amount already on deposit in the Series 2021-1 Interest Account not previously credited and to the Series 2021-2 Interest Account, an amount equal to the amount of interest payable on all Series 2021-2 Bonds then Outstanding on such May 1 or November 1, less any amount transferred from the Series 2021-2 Capitalized Interest Account in accordance with Section 403(b) and Section 408(d) of the Second Supplemental Indenture and less any other amount already on deposit in the Series 2021-2 Interest Account not previously credited;

SECOND, on a pro rata basis, on each May 1, commencing May 1, 20__ to the Series 2021-1 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2021-1 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the Series 2021-1 Sinking Fund Account not previously credited and to the Series 2021-2 Sinking Fund Account, the amount, if any, equal to the difference between the Amortization Installments of all Series 2021-2 Bonds subject to mandatory sinking fund redemption on such May 1, and the amount already on deposit in the Series 2021-2 Sinking Fund Account not previously credited;

THIRD, on a pro rata basis, to the Series 2021-1 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2021-1 Reserve Account Requirement and to the Series 2021-2 Reserve Account, the amount, if any, which is necessary to make the amount on deposit therein equal to the Series 2021-2 Reserve Account Requirement; and

FOURTH, the balance shall be retained in the Series 2021 Revenue Account subject to the following paragraph.

Anything in the Indenture to the contrary notwithstanding, it shall not, in and of itself, constitute an Event of Default under the Indenture if the full amount of the foregoing deposits are not made due to an insufficiency of funds therefore. The Trustee shall within ten (10) Business Days after the last Interest Payment Date in any calendar year, at the direction of the District, withdraw any moneys held for the credit of the Series 2021 Revenue Account as of November 2nd of such year which are not otherwise required to be deposited to other Funds and Accounts

pursuant to Section 408 of the Second Supplemental Indenture on such immediately preceding Interest Payment Date and deposit such moneys first to the credit of the Series 2021 Rebate Account in the amount, and to the extent necessary, so the amount on deposit therein equals the accrued rebate obligation under Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), if the Trustee has received a certification from the District by such date detailing the amount of such obligation which shall be deposited. Any remaining amounts in the Series 2021 Revenue Account on November 2nd of any calendar year after making the payment, if any, required under the immediately preceding sentence, may next be transferred to the District, at its written request, to be used for any lawful purpose of the District; provided, however, that on the proposed payment date of any proposed transfer to the District, the amount on deposit in the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account, respectively, shall be equal to the Series 2021-1 Reserve Account Requirement and the Series 2021-2 Reserve Account Requirement, respectively and, provided further, that the Trustee shall not have actual knowledge of an Event of Default under the Second Supplemental Indenture, including payment of Trustee's fees and expenses then due.

(e) On any date required by the Code, the District shall give the Trustee written direction to, and the Trustee shall, transfer from the Series 2021 Revenue Account to the Series 2021 Rebate Account established for the Series 2021 Bonds in the Rebate Fund in accordance with the Master Indenture, the amount due and owing to the United States, which amount shall be paid to the United States, when due, in accordance with the Code.

Investments

Moneys on deposit in all of the Funds and Accounts held as security for the Series 2021 Bonds shall be invested only in Series 2021 Investment Obligations, and further, earnings on the Series 2021 Acquisition and Construction Account, the Series 2021 Costs of Issuance Account, the Series 2021-1 Interest Account, the Series 2021-2 Interest Account, the Series 2021 Capitalized Interest Account and the Series 2021-2 Capitalized Interest Account shall be retained, as realized, in such Account or subaccount and used for the purpose of such Account or subaccount. Earnings on investments in the Funds and Account other than the Series 2021-1 Reserve Account and the Series 2021-2 Reserve Account, and other than as set forth in the Second Supplemental Indenture, shall be deposited, as realized, to the credit of the Series 2021 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2021-1 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-1 Reserve Account as of the most recent date on which amounts on deposit in the Series 2021-1 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2021-1 Reserve Account since such date which have created a deficiency, then earnings on the Series 2021-1 Reserve Account shall be deposited into the Series 2021-1 Capitalized Interest Account through November 1, 2021, and, thereafter earnings on the

Series 2021-1 Reserve Account shall be deposited, first, if there is a deficiency (as defined in 509 of the Master Indenture) in the Series 2021-2 Reserve Account, into the Series 2021-2 Reserve Account until the amount on deposit therein is equal to the Series 2021-2 Reserve Account Requirement, and then into the Series 2021 Revenue Account and used for the purpose of such Account; and

(ii) if as of the last date on which amounts on deposit in the Series 2021-1 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 of the Master Indenture), or if after such date withdrawals have been made from the Series 2021-1 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2021-1 Reserve Account shall be deposited into the Series 2021-1 Reserve Account until the amount on deposit therein is equal to the Series 2021-1 Reserve Account Requirement, and then earnings on the Series 2021-1 Reserve Account shall be deposited into the Series 2021-1 Capitalized Interest Account through November 1, 2021, and, thereafter earnings on the Series 2021-1 Reserve Account shall be deposited first, if there is a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-2 Reserve Account, into the Series 2021-2 Reserve Account until the amount on deposit therein is equal to the Series 2021-2 Reserve Account Requirement and then deposited into the Series 2021 Revenue Account and used for the purpose of such Account.

Earnings on investments in the Series 2021-2 Reserve Account shall be disposed of as follows:

(i) if there was no deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-2 Reserve Account as of the most recent date on which amounts on deposit in the Series 2021-2 Reserve Account were valued by the Trustee, and if no withdrawals have been made from the Series 2021-2 Reserve Account since such date which have created a deficiency, then earnings on the Series 2021-2 Reserve Account shall be deposited into the Series 2021-2 Capitalized Interest Account through November 1, 2022, and, thereafter earnings on the Series 2021-2 Reserve Account shall be deposited first, if there is a deficiency (as defined in Section 509 of the Master Indenture) in the Series 2021-1 Reserve Account, into the Series 2021-1 Reserve Account until the amount on deposit therein is equal to the Series 2021-1 Reserve Account Requirement, and then deposited into the Series 2021 Revenue Account and used for the purpose of such Account; and

(ii) if as of the last date on which amounts on deposit in the Series 2021-2 Reserve Account were valued by the Trustee there was a deficiency (as defined in Section 509 of the Master Indenture), or if after such date withdrawals have been made from the Series 2021-2 Reserve Account and have created such a deficiency, then earnings on investments in the Series 2021-2 Reserve Account shall be deposited into the Series 2021-2 Reserve Account until the amount on deposit therein is equal to the Series 2021-2 Reserve Account Requirement, and then earnings on the Series 2021-2 Reserve Account shall be deposited into the Series 2021-2 Capitalized Interest Account through November 1, 2022, and, thereafter earnings on the Series 2021-2 Reserve Account shall be deposited first, if there is a deficiency (as defined in Section 509

of the Master Indenture) in the Series 2021-1 Reserve Account, into the Series 2021-1 Reserve Account until the amount on deposit therein is equal to the Series 2021-1 Reserve Account Requirement, and then deposited into the Series 2021 Revenue Account and used for the purpose of such Account.

Completion Agreement and Collateral Assignment Agreement

In connection with the issuance of the Series 2021 Bonds, the District and the Developer will enter into a "Completion Agreement" whereby the Developer will agree to complete the balance of the improvements necessary for the development of Assessment Area Two not financed with proceeds of the Series 2021 Bonds. Further, the parties will enter into a "Collateral Assignment Agreement" whereby the Developer will assign to the District the Developer's development rights (e.g., zoning approvals, construction plans, permits, etc.) relating to Assessment Area Two, with such assignment becoming effective upon, among other circumstances, the transfer to the District of title to Developer lots pursuant to a foreclosure judgment. The descriptions herein of the Completion Agreement and Collateral Assignment Agreement are qualified in their entirety by reference to such agreements.

[True-Up Agreement

In connection with the issuance of the Series 2021 Bonds, the District and the Developer will enter into an agreement known as the "True-Up Agreement." Pursuant to the True-Up Agreement, if a change in development due to a plat, re-plat, site plan, amendment to a site plan, or similar modification results in a net decrease in the overall principal amount of Series 2021 Assessments able to be assigned to the developable lands within Assessment Area Two the Developer will be required to make a density reduction payment equal to the shortfall in Series 2021 Assessments resulting from the reduction of planned units. The Trustee shall be a direct third-party beneficiary of the terms and conditions of the True-Up Agreement acting, generally stated, at the direction of the Majority Owners of the Outstanding Series 2021 Bonds.] [TO BE UPDATED UPON REVIEW OF TRUE-UP AGREEMENT]

Enforcement of Completion Agreement and True-Up Agreement

The District covenants in the Indenture that it shall strictly enforce all of the provisions of the Completion Agreement and the True-Up Agreement.

Covenants with Regard to Enforcement and Collection of Delinquent Assessments

The District covenants in the Second Supplemental Indenture to comply with the terms of the proceedings heretofore adopted with respect to the Series 2021 Assessments, including the Assessment Resolution and the Assessment Methodology, and to levy and collect the Series 2021 Assessments as set forth in the Assessment Methodology, in such manner as will generate funds sufficient to pay the principal of and interest on the Series 2021 Bonds, when due. The District covenants and agrees that upon the occurrence and continuance of an Event of Default with respect to the Series 2021 Bonds, it will take such actions to enforce the remedial provisions of the

Indenture, the provisions for the collection of Delinquent Series 2021-1 Assessments and Delinquent Series 2021-2 Assessments that are directly billed and collected by the District, and the provisions for the foreclosure of liens of Delinquent Series 2021-1 Assessments and Delinquent Series 2021-2 Assessments that are directly billed and collected by the District, all in a manner consistent with the Indenture.

Subject to the next succeeding sentence, Series 2021 Assessments shall be collected pursuant to the Uniform Method; provided, that Series 2021 Assessments levied on platted lots owned by the Developer and levied on unplatted lands may be billed and collected directly by the District pursuant to the Act and Chapter 170 and 197, Florida Statutes, and not pursuant to the Uniform Method. Prior to an Event of Default, the election to collect and enforce Series 2021 Assessments in any year pursuant to any one method shall not, to the extent permitted by law, preclude the District from electing to collect and enforce Series 2021 Assessments pursuant to any other method permitted by law in any subsequent year. Following an Event of Default, Series 2021 Assessments shall be collected pursuant to the Uniform Method; provided, that Series 2021 Assessments levied on platted lots owned by the Developer and levied on unplatted lands may be billed and collected directly by the District pursuant to the Act and Chapters 170 and 197, Florida Statutes, and not pursuant to the Uniform Method; provided, however, the Trustee, acting at the direction of the Majority Owners of the Series 2021 Bonds Outstanding may deliver a notice to the District directing the District to collect the Delinquent Series 2021-1 Assessments and/or Delinquent Series 2021-2 Assessments in a different manner permitted by the Act and Chapters 170 and 197, Florida Statutes, provided that (i) such direction shall be in the form attached as Exhibit E to the Second Supplemental Indenture; (ii) the District shall not be required to comply with such direction until it is able to change the manner of collection in accordance with applicable Florida law; and (iii) the District shall not be required to comply with any direction that is not provided strictly in the form of Exhibit E to the Second Supplemental Indenture. All Series 2021 Assessments that are billed and collected directly by the District and not via the Uniform Method shall be due and payable by the landowner at such times as determined by the District, but no later than thirty-one (31) Business Days prior to each Interest Payment Date; provided, however, that such Series 2021 Assessments shall not be deemed to be Delinquent Series 2021-1 Assessments and Delinquent Series 2021-2 Assessments unless and until same are not paid by the applicable Interest Payment Date with respect to which they have been billed.

(a) The following provisions shall apply with respect to the Series 2021 Assessments and Series 2021 Bonds.

If any property shall be offered for sale for the nonpayment of any Series 2021 Assessments and no person or persons shall purchase such property for an amount equal to the full amount due on the Series 2021 Assessments (principal, interest, penalties and costs, plus attorneys' fees, if any), the District, after receiving the written direction of the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding, specifying whether the District is to take title to the property in its corporate name or in the name of a special purpose entity (each, an "SPE"), may purchase the property for an amount less than or equal to the balance due on the Series 2021 Assessments (principal, interest, penalties and costs,

plus attorneys' fees, if any), from any legally available funds of the District and the District shall receive in its corporate name or in the name of a special-purpose entity title to the property for the benefit of the Owners of the Series 2021 Bonds. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding, shall have the power to and shall lease or sell such property, and deposit all of the net proceeds of any such lease or sale into the Series 2021 Revenue Account. The District, either through its own actions, or actions caused to be taken by the District through the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding, agrees that the District shall, after being provided assurances satisfactory to it of payment of the District's fees, costs and expenses for doing so, be required to take the measures provided by law for listing for sale of property acquired by it as trustee for the Owners of the Series 2021 Bonds within sixty (60) days after the receipt of the request therefore signed by the Trustee, acting at the written direction of the Majority Owners of the Series 2021 Bonds Outstanding. The District may pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the Series 2021 Bonds. The District shall not be required to execute any documentation evidencing the extinguishment or release of the lien of the Series 2021 Assessments and/or the Series 2021 Bonds following the sale of property pursuant to the preceding sentence without receipt of written evidence satisfactory to the District that all of the Owners of the Series 2021 Bonds concur with such extinguishment or release. With respect to any SPE: (i) the books and records of the SPE shall be deemed subject to the same public records laws, including, without limitation, Chapter 119, Florida Statutes, to which the District is subject; and (ii) in addition to the information to be provided to the District pursuant to Section 403(c) of the Second Supplemental Indenture, such SPE shall provide to the District Manager any information regarding the SPE and its activities requested by or on behalf of the District within five (5) Business Days following such request, and by purchasing the Series 2021 Bonds, the Owners thereof are deemed to agree to cause any SPE not owned or controlled by the District to comply with the foregoing.

(b) The District acknowledges and agrees in the Second Supplemental Indenture that (i) upon failure of any property owner to pay when due any installment of Series 2021 Assessments that are billed directly by the District, that the entire Series 2021 Assessments levied on the property for which such installment of Series 2021 Assessments is due and unpaid, with interest and penalties thereon, shall immediately become due and payable as provided by applicable law and, with the written direction of the trustee, acting at the direction of the Majority Owners of the Series 2021 Bonds Outstanding, the District after being provided assurances satisfactory to it of payment, of its fees, costs and expenses for doing so, shall promptly, but in any event within one hundred twenty (120) days of the receipt of such direction, cause to be brought the necessary legal proceedings for the foreclosure of liens of Delinquent Series 2021-1 Assessments and/or Delinquent Series 2021-2 Assessments, as applicable, including interest and penalties and (ii) the foreclosure proceedings shall be prosecuted to a sale and conveyance of the property involved in said proceedings as now provided by Florida law. Such direction shall be

in the form of Exhibit F to the Second Supplemental Indenture and the District shall not be required to comply with any direction that is not provided strictly in the form of such Exhibit F.

(c) The Indenture provides that the District and/or the Trustee, to the extent acting individually or jointly, in pursuing foreclosure proceedings with respect to any lot or parcel delinquent in the payment of any Series 2021 Assessments, shall be entitled to first recover from any foreclosure, before such proceeds are applied to the payment of principal or interest on the Series 2021 Bonds, all fees and costs expended in connection with such foreclosure, regardless whether such fees and costs could be construed as Series 2021 Assessments or Series 2021 Pledged Revenues. The District may also pay costs associated with any actions taken by the District pursuant to this paragraph from any moneys legally available for such purpose held under the Indenture, provided such action does not adversely impact the tax-exempt status of the Series 2021 Bonds.

Limitation on Parity Bonds

Other than Bonds issued to refund the then Outstanding Series 2021 Bonds, the issuance of which results in net present value debt service savings, the Second Supplemental Indenture provides that the District shall not, while any Series 2021 Bonds are Outstanding, issue or incur any debt payable in whole or in part from the Series 2021 Trust Estate. The District further covenants and agrees in the Second Supplemental Indenture that so long as the Series 2021 Bonds are Outstanding, it will not impose Assessments for capital projects on any lands subject to the Series 2021 Assessments, without the written consent of the Majority Owners, unless the Series 2021 Assessments have been Substantially Absorbed. Notwithstanding the prior sentence, the foregoing shall not preclude the imposition of capital Assessments on property subject to the Series 2021 Assessments which are necessary, as determined by the District, for health, safety or welfare reasons or to remediate a natural disaster or Operation and Maintenance Assessments. The Trustee is entitled to assume that the Series 2021 Assessments have not been Substantially Absorbed absent delivery to the Trustee a certificate of the District Manager to the contrary on which the Trustee may conclusively rely. "Substantially Absorbed" means the date when at least ninety percent (90%) of the principal portion of the Series 2021 Assessments have been assigned to residential units within the District that have received a certificate of occupancy.

Events of Default and Matters Related to Events of Default

Each of the following events is an Event of Default with respect to the Series 2021 Bonds but no other Series of Bonds:

- (a) Any payment of Debt Service on the Series 2021 Bonds is not made when due;
- (b) The District admits in writing its inability to pay its debts generally as they become due, or files a petition in bankruptcy or makes an assignment for the benefit of its creditors or consents to the appointment of a receiver or trustee for itself or for the whole or any part of the Series 2021 Project;

(c) The District is adjudged insolvent by a court of competent jurisdiction, or is adjudged a bankrupt on a petition in bankruptcy filed against the District, or an order, judgment or decree be entered by any court of competent jurisdiction appointing, without the consent of the District, a receiver or trustee of the District or of the whole or any part of its property and if the aforesaid adjudications, orders, judgments or decrees shall not be vacated or set aside or stayed within ninety (90) days from the date of entry thereof;

(d) The District shall file a petition or answer seeking reorganization or any arrangement under the Federal bankruptcy laws or any other applicable law or statute of the United States of America or any state thereof;

(e) Under the provisions of any other law for the relief or aid of debtors, any court of competent jurisdiction shall assume custody or control of the District's assets or any part thereof, and such custody or control shall not be terminated within ninety (90) days from the date of assumption of such custody or control;

(f) Any portion of the Series 2021 Assessments shall have become Delinquent Assessments and, as the result thereof, the Indenture provides for the Trustee to withdraw funds in an amount greater than twenty-five percent (25%) of the amount on deposit in either of the Series 2021 Reserve Accounts to pay Debt Service on the Series 2021 Bonds (regardless of whether the Trustee does or does not, per the direction of the Majority Owners, actually withdraw such funds from the Series 2021 Reserve Accounts to pay Debt Service on the Series 2021 Bonds) (a "Series 2021 Reserve Account Event"); unless within sixty (60) days from the Series 2021 Reserve Account Event the District has either (i) replenished the amounts, if any, withdrawn from the Series 2021 Reserve Accounts or (ii) the portion of the Delinquent Assessments giving rise to the Series 2021 Reserve Account Event are paid and are no longer Delinquent Assessments;

(g) Material breach by the District of any material covenant made by it in the Indenture, the breach of which adversely impacts the District's ability to pay Debt Service on the Series 2021 Bonds, and such default continues for sixty (60) days after written notice requiring the same to be remedied shall have been given to the District by the Trustee, which may give such notice in its discretion and shall give such notice at the written request of the Majority Owners of the Series 2021 Bonds; provided, however, that if such performance requires work to be done, actions to be taken, or conditions to be remedied, which by their nature cannot reasonably be done, taken or remedied, as the case may be, within such sixty (60) day period, no Event of Default shall be deemed to have occurred or exists if, and so long as the District shall commence such performance within such sixty (60) day period and shall diligently and continuously prosecute the same to completion; and

(h) More than twenty-five percent (25%) of the Operation and Maintenance Assessments that are directly billed by the District and levied by the District on tax parcels subject to Series 2021 Assessments the revenues from which are pledged to pay the Series 2021 Bonds are not paid by the date such are due and payable and such default continues for sixty (60) days after the date when due.

The District acknowledges in the Second Supplemental Indenture that (i) the Series 2021 Pledged Funds includes, without limitation, all amounts on deposit in the Series 2021 Acquisition and Construction Account of the Acquisition and Construction Fund then held by the Trustee, (ii) upon the occurrence of an Event of Default with respect to the Series 2021 Bonds, the Series 2021 Pledged Funds may not be used by the District (whether to pay costs of the Series 2021 Project or otherwise) without the consent of the Majority Owners, except to the extent that prior to the occurrence of the Event of Default the District had incurred a binding obligation with third parties for work on the Series 2021 Project and payment is for such work (and a certificate of an Authorized Officer as to whether such binding obligation has been incurred delivered to the Trustee in the form of Exhibit D to the Second Supplemental Indenture shall be conclusive evidence of the same on which the Trustee may rely), and (iii) upon the occurrence of an Event of Default with respect to the Series 2021 Bonds, the Series 2021 Pledged Funds may be used by the Trustee and/or the District, to the extent acting individually or jointly, to pursue remedies, at the direction or with the approval of the Majority Owners, to pay costs and expenses incurred in connection with the pursuit of remedies under the Indenture, provided such action does not adversely impact the tax-exempt status of the Series 2021 Bonds and provided, further, that every use of Series 2021 Pledged Revenues for such purpose shall be accompanied by detailed invoices delivered to the District Manager of the District indicating the purpose for which Series 2021 Pledged Revenues are to be applied and such invoices shall be subject to the same public records laws, including, without limitation, Chapter 119, Florida Statutes, to which the District is subject. After the occurrence of an Event of Default, the District shall not enter into any binding agreement to expend any amounts included in the Series 2021 Trust Estate unless authorized in writing by the Majority Owners.

Following an Event of Default, any direction to the District permitted to be given by the Trustee and/or Owners in accordance with the Indenture must be in writing, signed by the Trustee and the Majority Owners and, with respect to certain directions, in the applicable forms attached to the Second Supplemental Indenture.

Provisions Relating to Bankruptcy or Insolvency of Landowner

(a) The provisions of this section of the Master Indenture shall be applicable both before and after the commencement, whether voluntary or involuntary, of any case, proceeding or other action by or against any owner of any parcel or parcels which are in the aggregate subject to at least three percent (3%) of the Series 2021 Assessments (an "Insolvent Taxpayer") under any existing or future law of any jurisdiction relating to bankruptcy, insolvency, reorganization, assignment for the benefit of creditors, or relief of debtors (a "Proceeding"). The Indenture provides that if the District becomes aware of a Proceeding it shall provide notice thereof to the Trustee.

(b) The District acknowledges and agrees that, although the Series 2021 Bonds were issued by the District, the Owners of the Series 2021 Bonds are categorically the party with the ultimate financial stake in the transaction and, consequently, the party with a vested and

pecuniary interest in a Proceeding. In the event of any Proceeding involving an Insolvent Taxpayer:

(i) the District agrees in the Indenture that it shall seek to secure the written consent of the Trustee, acting at the direction of the Majority Owners of the Series 2021 Bonds Outstanding, prior to making any election, giving any consent, commencing any action or filing any motion, claim, obligation, notice or application or in taking any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2021 Assessments, the Outstanding Series 2021 Bonds or any rights of the Trustee under the Indenture; provided, however, that the Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Series 2021 Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following request for consent;

(ii) the District agrees in the Indenture that it shall not make any election, give any consent, commence any action or file any motion, claim, obligation, notice or application or take any other action or position in any Proceeding or in any action related to a Proceeding that affects, either directly or indirectly, the Series 2021 Assessments, the Series 2021 Bonds Outstanding or any rights of the Trustee under the Indenture that are inconsistent with any written consent received (or deemed received) from the Trustee;

(iii) the District agrees in the Indenture that it shall seek the written consent of the Trustee prior to filing and voting in any such Proceeding (provided, however, the Trustee shall be deemed to have consented, on behalf of the Majority Owners of the Series 2021 Bonds Outstanding, to the proposed action if the District does not receive a written response from the Trustee within thirty (30) days following request for consent);

(iv) the Trustee shall have the right, by interpleader or otherwise, to seek or oppose any relief in any such Proceeding that the District, as claimant with respect to the Series 2021 Assessments related to the Series 2021 Bonds, Outstanding would have the right to pursue, and, if the Trustee chooses to exercise any such rights, the District shall not oppose the Trustee in seeking to exercise any and all rights and taking any and all actions available to the District in connection with any Proceeding of any Insolvent Taxpayer, including without limitation, the right to file and/or prosecute and/or defend any claims and proofs of claims, to vote to accept or reject a plan, to seek dismissal of the Proceeding, to seek stay relief to commence or continue foreclosure or pursue any other available remedies as to the Series 2021 Assessments relating to the Series 2021 Bonds Outstanding, to seek substantive consolidation, to seek to shorten the Insolvent Taxpayer's exclusivity periods or to oppose any motion to extend such exclusivity periods, to oppose any motion for use of cash collateral or for authority to obtain financing, to oppose any sale procedures motion or any sale motion, to propose a competing plan of reorganization or liquidation or to make any election under Section 1111(b) of the Bankruptcy Code; and

(v) the District shall not challenge the validity or amount of any claim submitted in good faith in such Proceeding by the Trustee or any valuations of the lands owned by any Insolvent Taxpayer submitted in good faith by the Trustee in such Proceeding or take any other action in such Proceeding, which is adverse to the Trustee's enforcement of the District's claim and rights with respect to the Series 2021 Assessments relating to the Series 2021 Bonds Outstanding or receipt of adequate protection (as that term is defined in the Bankruptcy Code). Without limiting the generality of the foregoing, the District agrees in the Indenture that the Trustee shall have the right (i) to file a proof of claim with respect to the Series 2021 Assessments, (ii) to deliver to the District a copy thereof, together with evidence of the filing with the appropriate court or other authority, and (iii) to defend any objection filed to said proof of claim.

(c) Notwithstanding the provisions of the immediately preceding paragraphs of this subsection, nothing in the provisions of this subsection shall preclude the District from becoming a party to a Proceeding in order to enforce a claim for Operation and Maintenance Assessments, and the District shall be free to pursue such a claim in such a manner as it shall deem appropriate in its sole and absolute discretion. Any actions taken by the District in pursuance of its claim for Operation and Maintenance Assessments in any Proceeding shall not be considered an action adverse or inconsistent with the Trustee's rights or consents with respect to the Series 2021 Assessments relating to the Series 2021 Bonds Outstanding whether such claim is pursued by the District or the Trustee; provided, however, that the District shall not oppose any relief sought by the Trustee under the authority granted to the Trustee in subparagraph (b)(iv) above.

Re-Assessment

Pursuant to the Master Indenture, if any Series 2021 Assessments shall be either in whole or in part annulled, vacated or set aside by the judgment of any court, or the District shall be satisfied that any such Series 2021 Assessments is so irregular or defective that it cannot be enforced or collected, or if the District shall have omitted to make such Series 2021 Assessments when it might have done so, the District shall either: (i) take all necessary steps to cause a new Series 2021 Assessment to be made for the whole or any part of such improvement or against any property benefited by such improvement; or (ii) in its sole discretion, make up the amount of such Series 2021 Assessment from legally available moneys, which moneys shall be deposited into the Series 2021 Revenue Account. In case any such subsequent Series 2021 Assessment shall also be annulled, the District shall obtain and make other Series 2021 Assessments until a valid Series 2021 Assessment shall be made.

THE SERIES 2021 ASSESSMENTS

General

The primary source of payment for the Series 2021 Bonds is the Series 2021 Assessments imposed on Assessment Area Two pursuant to the Series 2021 Assessment Proceedings. To the extent that landowners fail to pay such Series 2021 Assessments, delay payments, or are unable to pay the same, the prompt and successful pursuance of collection procedures available to the

District will be essential to continued payment of principal of and interest on the Series 2021 Bonds. The Act provides for various methods of enforcing the collection of Delinquent Assessments by reference to other provisions of the Florida Statutes. See, "ENFORCEMENT OF ASSESSMENT COLLECTIONS" for a description of certain statutory provisions of assessment payment and collection procedures appearing in the Florida Statutes; provided, however, such section is qualified in its entirety by reference to such statutes.

THERE CAN BE NO ASSURANCE THAT ANY SALE OF LAND SUBJECT TO DELINQUENT ASSESSMENTS WILL PRODUCE PROCEEDS SUFFICIENT TO PAY THE FULL AMOUNT OF SUCH DELINQUENT ASSESSMENTS PLUS OTHER DELINQUENT TAXES AND ASSESSMENTS APPLICABLE THERETO.

Chapter 170, Florida Statutes, provides that the Series 2021 Assessments constitute a lien on the real property in the District coequal with all State, County, school district and municipal taxes, superior in dignity to all other liens, titles and claims on such real property. ALTHOUGH THE LIEN AND THE PROCEEDS OF THE SERIES 2021 ASSESSMENTS WILL SECURE THE SERIES 2021 BONDS, AND SAID LIEN AND PROCEEDS OF THE SERIES 2021 ASSESSMENTS ARE PLEDGED EXCLUSIVELY TO THE SERIES 2021 BONDS, THE LIEN OF THE SERIES 2021 ASSESSMENTS MAY BE ON THE SAME PROPERTY AS, AND THEREFOR OVERLAP AND BE CO-EQUAL WITH, THE LIENS IN FAVOR OF OTHER ASSESSMENTS WHICH HAVE BEEN OR MAY BE IMPOSED BY THE DISTRICT, THE COUNTY OR OTHER UNITS OF LOCAL GOVERNMENT HAVING ASSESSMENT POWERS WITHIN THE DISTRICT.

Structure and Prepayment of Series 2021 Assessments

The Series 2021 Assessments are payable in thirty (30) yearly installments of principal and interest. According to the Series 2021 Assessment Proceedings, any owner of property subject to the Series 2021 Assessments may, at its option, prepay the entire amount of Series 2021 Assessment any time, or a portion of the amount of the Series 2021 Assessment one time (but only if such partial payment is made within one year from the issuance of the Series 2021 Bonds), plus accrued interest to the next succeeding Interest Payment Date or as otherwise required by the Indenture. Pursuant to Section 170.09, Florida Statutes, the Series 2021 Assessments may be paid without interest at any time within thirty (30) days after the Series 2021 Project is completed and a resolution accepting the same has been adopted by the governing authority. The Developer will agree to waive such rights for the lots that it owns.

The Series 2021 Bonds are subject to extraordinary mandatory redemption as indicated under "DESCRIPTION OF THE SERIES 2021 BONDS - Redemption Provisions for Series 2021 Bonds," from such Prepayments at the redemption price of par plus accrued interest to the date of such redemption. The prepayment of installments of Series 2021 Assessments does not entitle the owner of the property to a discount for early payment.

ENFORCEMENT OF ASSESSMENT COLLECTIONS

General

The imposition, levy, and collection of Series 2021 Assessments must be done in compliance with the provisions of Florida law. Failure by the District, the County Tax Collector (“Tax Collector”) or the County Property Appraiser (“Property Appraiser”) to comply with such requirements could result in delay in the collection of, or the complete inability to collect, Series 2021 Assessments during any year. Such delays in the collection of Series 2021 Assessments, or complete inability to collect any Series 2021 Assessments, would have a material adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2021 Bonds. See “BONDOWNERS’ RISKS” herein. To the extent that landowners fail to pay the Series 2021 Assessments, delay payments, or are unable to pay the same, the successful pursuance of collection procedures available to the District is essential to continued payment of principal of and interest on the Series 2021 Bonds.

For the Series 2021 Assessments to be valid, the Series 2021 Assessments must meet two requirements: (1) the benefit from the Series 2021 Project to the lands subject to the Series 2021 Assessments must exceed or equal the amount of the Series 2021 Assessments, and (2) the Series 2021 Assessments must be fairly and reasonably allocated across all such benefitted properties. The Certificate of the Assessment Consultant to be delivered upon the issuance of the Series 2021 Bonds, will certify that these requirements have been met with respect to the Series 2021 Assessments.

Pursuant to the Act and the Series 2021 Assessment Proceedings, the District may collect the Series 2021 Assessments through a variety of methods. See “BONDOWNERS’ RISKS” herein. Initially, and for undeveloped properties owned by the Developer and subsequent landowners, the District will directly issue annual bills to landowners requiring payment of the Series 2021 Assessments, and will enforce that bill through foreclosure proceedings. See “ASSESSMENT METHODOLOGY” herein and “APPENDIX B” hereto. As lands are developed, the Series 2021 Assessments will be added to the County tax roll and collected pursuant to the Uniform method of collection provided by State law (the “Uniform Method”). However, the Series 2021 Assessments on platted lots owned by the Developer and on unplatted lands may be collected directly by the District. The following is a description of certain statutory provisions relating to each of these collection methods. Such description is not intended to be exhaustive and is qualified in its entirety by reference to such statutes.

Direct Billing & Foreclosure Procedure

As noted above, and pursuant to Chapters 170 and 190 of the Florida Statutes, the District may directly levy, collect and enforce the Series 2021 Assessments. In this context, Section 170.10, Florida Statutes, provides that upon the failure of any property owner to timely pay all or any part of its annual installment of principal and/or interest of a special assessment due, including the Series 2021 Assessments, the whole assessment, with the interest and penalties thereon, shall

immediately become due and payable and subject to foreclosure. Generally stated, the governing body of the entity levying the special assessment, in this case the District, may foreclose by commencing a foreclosure proceeding in the same manner as the foreclosure of a real estate mortgage, or, alternatively, by commencing an action under Chapter 173, Florida Statutes, which relates to foreclosure of municipal tax and special assessment liens. Such proceedings are in rem, meaning that the action would be brought against the land, and not against the landowner. In light of the one year tolling period required before the District may commence a foreclosure action under Chapter 173, Florida Statutes, it is likely the District would commence an action to foreclose in the same manner as the foreclosure of a real estate mortgage rather than proceeding under Chapter 173, Florida Statutes.

Enforcement of the obligation to pay Series 2021 Assessments and the ability to foreclose the lien of such Series 2021 Assessments upon the failure to pay such Series 2021 Assessments may not be readily available or may be limited because enforcement is dependent upon judicial action which is often subject to discretion and delay. Additionally, there is no guarantee that there will be demand for any foreclosed lands sufficient to repay the Series 2021 Assessments. See "BONDOWNERS' RISKS" herein.

Uniform Method Procedure

Subject to certain conditions, and for developed lands (as described above), the District may alternatively elect to collect the Series 2021 Assessments using the Uniform Method. The Uniform Method of collection is available only in the event the District complies with statutory and regulatory requirements and enters into agreements with the Tax Collector and Property Appraiser providing for the Series 2021 Assessments to be levied and then collected in this manner.

If the Uniform Method of collection is used, the Series 2021 Assessments will be collected together with County, school, special district, and other ad valorem taxes and non-ad valorem assessments (together, "Taxes and Assessments"), all of which will appear on the tax bill (also referred to as a "tax notice") issued to each landowner in the District. The statutes relating to enforcement of Taxes and Assessments provide that such Taxes and Assessments become due and payable on November 1 of the year when assessed, or as soon thereafter as the certified tax roll is received by the Tax Collector, and constitute a lien upon the land from January 1 of such year until paid or barred by operation of law. Such taxes and assessments – including the Series 2021 Assessments – are to be billed, and landowners in the District are required to pay, all Taxes and Assessments without preference in payment of any particular increment of the tax bill, such as the increment owing for the Series 2021 Assessments.

All Taxes and Assessments are payable at one time, except for partial payment schedules as may be provided by Florida law such as Sections 197.374 and 197.222, Florida Statutes. Partial payments made pursuant to Sections 197.374 and 197.222, Florida Statutes, are distributed in equal proportion to all taxing districts and levying authorities applicable to that account. If a taxpayer does not make complete payment of the total amount, he or she cannot designate

specific line items on his or her tax bill as deemed paid in full. Therefore, in the event the Series 2021 Assessments are to be collected pursuant to the Uniform Method, any failure to pay any one line item, would cause the Series 2021 Assessments to not be collected to that extent, which could have a significant adverse effect on the ability of the District to make full or punctual payment of the debt service requirements on the Series 2021 Bonds.

Under the Uniform Method, if the Series 2021 Assessments are paid during November when due or during the following three months, the taxpayer is granted a variable discount equal to 4% in November and decreasing one percentage point per month to 1% in February. All unpaid Taxes and Assessments become delinquent on April 1 of the year following assessment.

The Tax Collector is required to collect the Taxes and Assessments on the tax bill prior to April 1 and, after that date, to institute statutory procedures upon delinquency to collect such Taxes and Assessments through the sale of "tax certificates," as discussed below. Delay in the mailing of tax notices to taxpayers may result in a delay throughout this process. Neither the District nor the Underwriter can give any assurance to the holders of the Series 2021 Bonds (1) that the past experience of the Tax Collector with regard to tax and special assessment delinquencies is applicable in any way to the Series 2021 Assessments, (2) that future landowners and taxpayers in the District will pay such Series 2021 Assessments, (3) that a market may exist in the future for tax certificates in the event of sale of such certificates for taxable units within the District, and (4) that the eventual sale of tax certificates for real property within the District, if any, will be for an amount sufficient to pay amounts due under the Series 2021 Assessment Proceedings to discharge the lien of the Series 2021 Assessments and all other liens that are coequal therewith.

Collection of delinquent Series 2021 Assessments under the Uniform Method is, in essence, based upon the sale by the Tax Collector of "tax certificates" and remittance of the proceeds of such sale to the District for payment of the Series 2021 Assessments due. Prior to the sale of tax certificates, the landowner may bring current the delinquent Taxes and Assessments and cancel the tax certificate process by paying the total amount of delinquent Taxes and Assessments plus all applicable interest, costs and charges. If the landowner does not act, the Tax Collector is required to attempt to sell tax certificates by public bid to the person who pays the delinquent Taxes and Assessments owing, and any applicable interest, costs and charges, and who accepts the lowest interest rate per annum to be borne by the certificates (but not more than 18%).

If there are no bidders, the tax certificate is issued to the County. The County is to hold, but not pay for, the tax certificate with respect to the property, bearing interest at the maximum legal rate of interest, which is currently 18%. The Tax Collector does not collect any money if tax certificates are issued, or struck off, to the County. The County may sell such certificates to the public at any time after issuance, but before a tax deed application is made, at the face amount thereof plus interest at the rate of not more than 18% per annum, costs and charges. Proceeds from the sale of tax certificates are required to be used to pay Taxes and Assessments (including

the Series 2021 Assessments), interest, costs and charges on the real property described in the certificate.

Any tax certificate in the hands of a person other than the County may be redeemed and canceled, in whole or in part (under certain circumstances), at any time before a tax deed is issued (unless full payment for a tax deed is made to the clerk of court, including documentary stamps and recording fees), at a price equal to the face amount of the certificate or portion thereof together with all interest, costs, and charges due. Regardless of the interest rate actually borne by the certificates, persons redeeming tax certificates must pay a minimum interest rate of 5%, unless the rate borne by the certificates is zero percent. The proceeds of such a redemption are paid to the Tax Collector who transmits to the holder of the tax certificate such proceeds less service charges, and the certificate is canceled. Redemption of tax certificates held by the County is effected by purchase of such certificates from the County, as described above.

Any holder, other than the County, of a tax certificate that has not been redeemed has seven years from the date of issuance of the tax certificate during which to act against the land that is the subject of the tax certificate. After an initial period ending two years from April 1 of the year of issuance of a certificate, during which period actions against the land are held in abeyance to allow for sales and redemptions of tax certificates, and before the expiration of seven years from the date of issuance, the holder of a certificate may apply for a tax deed to the subject land. The applicant is required to pay to the Tax Collector at the time of application all amounts required to redeem or purchase all other outstanding tax certificates covering the land, plus interest, any omitted taxes or delinquent taxes and interest, and current taxes, if due (as well as any costs of resale, if applicable). If the County holds a tax certificate on property valued at \$5,000 or more and has not succeeded in selling it, the County must apply for a tax deed two years after April 1 of the year of issuance of the certificate or as soon thereafter as is reasonable. The County pays costs and fees to the Tax Collector but not any amount to redeem any other outstanding certificates covering the land. Thereafter, the property is advertised for public sale.

In any such public sale conducted by the Clerk of the Circuit Court, the private holder of the tax certificate who is seeking a tax deed for non-homestead property is deemed to submit a minimum bid equal to the amount required to redeem the tax certificate, charges for the cost of sale, including costs incurred for the service of notice required by statute, redemption of other tax certificates on the land, and all other costs to the applicant for the tax deed, plus interest thereon. In the case of homestead property, the minimum bid is also deemed to include, in addition to the amount of money required for the minimum bid on non-homestead property, an amount equal to one-half of the latest assessed value of the homestead. If there are no higher bids, the holder receives title to the land, and the amounts paid for the certificate and in applying for a tax deed are credited toward the purchase price. The holder is also responsible for payment of any amounts included in the bid not already paid, including but not limited to, documentary stamp tax, recording fees, and, if property is homestead property, the moneys to cover the one-half value of the homestead. If there are other bids, the holder may enter the bidding. The highest bidder is awarded title to the land. The portion of proceeds of such sale needed to redeem the tax certificate, together with all subsequent unpaid taxes plus the costs and expenses of the

application for deed, with interest on the total of such sums, are forwarded to the holder thereof or credited to such holder if such holder is the successful bidder. Excess proceeds are distributed first to satisfy governmental liens against the land and then to the former title holder of the property (less service charges), lienholder of record, mortgagees of record, vendees of recorded contracts for deeds, and other lienholders and any other person to whom the land was last assessed on the tax roll for the year in which the land was assessed, all as their interest may appear. If the property is purchased for an amount in excess of the statutory bid of the certificate holder, but such excess is not sufficient to pay all governmental liens of record, the excess shall be paid to each governmental unit pro rata.

Except for certain governmental liens and certain restrictive covenants and restrictions, no right, interest, restriction or other covenant survives the issuance of a tax deed. Thus, for example, outstanding mortgages on property subject to a tax deed would be extinguished.

If there are no bidders at the public sale, the clerk shall enter the land on a list entitled "lands available for taxes" and shall immediately notify the County Commission that the property is available. At any time within ninety (90) days from the date the property is placed on the list, the County may purchase the land for the opening bid, or may waive its rights to purchase the property. Thereafter, and without further notice or advertising, any person, the County or any other governmental unit may purchase the land by paying the amount of the opening bid. Ad valorem taxes and non-ad valorem assessments accruing after the date of public sale do not require repetition of the bidding process but are added to the minimum bid. Three years from the date the property was offered for sale, unsold lands escheat to the County in which they are located, free and clear, and all tax certificates and liens against the property are canceled and a deed is executed vesting title in the governing board of such County.

There can be no guarantee that the Uniform Method will result in the payment of Series 2021 Assessments. For example, the demand for tax certificates is dependent upon various factors, which include the rate of interest that can be earned by ownership of such certificates and the underlying value of the land that is the subject of such certificates and which may be subject to sale at the demand of the certificate holder. Therefore, the underlying market value of the property within the District may affect the demand for certificates and the successful collection of the Series 2021 Assessments, which are the primary source of payment of the Series 2021 Bonds. Additionally, legal proceedings under Federal bankruptcy law brought by or against a landowner who has not yet paid his or her property taxes or assessments would likely result in a delay in the sale of tax certificates. See "BONDOWNERS' RISKS" herein.

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ESTIMATED SOURCES AND USES OF BOND PROCEEDS

Sources:

Par Amount of Series 2021 Bonds	\$
Total Sources	\$

Uses:

Deposit to Series 2021 Acquisition and Construction Account	\$
Deposit to Series 2021-1 Reserve Account	
Deposit to Series 2021-2 Reserve Account	
Deposit to Series 2021 Costs of Issuance Account	
Deposit to Series 2021-1 Capitalized Interest Account	
Deposit to Series 2021-2 Capitalized Interest Account	
Underwriter's Discount	
Total Uses	\$

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DEBT SERVICE REQUIREMENTS

The following table sets forth the scheduled debt service on the Series 2021 Bonds:

<u>Period</u> <u>Ending</u> <u>November 1</u>	<u>Principal</u>	<u>Interest</u>	<u>Total Debt</u> <u>Service</u>
	\$	\$	\$

TOTAL	\$	\$	\$
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BONDOWNERS' RISKS

There are certain risks inherent in an investment in bonds secured by special assessments issued by a public authority or governmental body in the State. Certain of such risks are associated with the Series 2021 Bonds offered hereby and are set forth below. This section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2021 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum, including all appendices hereto, in its entirety to identify investment considerations relating to the Series 2021 Bonds. Prospective investors in the Series 2021 Bonds should have such knowledge and experience in financial and business matters to be capable of evaluating the merits and risks of an investment in the Series 2021 Bonds and have the ability to bear the economic risks of such prospective investment, including a complete loss of such investment.

Limited Pledge

The principal security for the payment of the principal of and interest on the Series 2021 Bonds is the timely collection of the Series 2021 Assessments. Recourse for the failure of any landowner to pay the Series 2021 Assessments, or otherwise fail to comply with its obligations, is limited to the collection proceedings against the land, which proceedings differ depending on whether the Series 2021 Assessments are being collected pursuant to the Uniform Method or by the District. The Series 2021 Assessments do not constitute a personal indebtedness of the landowners, but are secured only by a lien on the land in Assessment Area Two. The District has not granted, and may not grant under Florida law, a mortgage or security interest on any land subject to the Series 2021 Assessments. Furthermore, the District has not pledged the revenues, if any, from the operation of any portion of the Series 2021 Project as security for, or a source of payment of, the Series 2021 Bonds. The Developer is not a guarantor of payment of any Series 2021 Assessments and the recourse for the Developer's failure to pay the Series 2021 Assessments on any land owned by the Developer in Assessment Area Two, like any landowner, is limited to the collection proceedings against such land. Several mortgage lenders have in the past raised legal challenges to the primacy of liens similar to those of the Series 2021 Assessments in relation to the liens of mortgages burdening the same real property. There can be no assurance that mortgage lenders will not challenge the priority of the lien status of the Series 2021 Assessments in the event that actions are taken to foreclose on any property in Assessment Area Two.

Bankruptcy and Related Risks

The various legal opinions to be delivered concurrently with the delivery of the Series 2021 Bonds (including Bond Counsel's approving opinion) will be qualified as to the enforceability of the various legal instruments by limitations imposed by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors enacted before or after such delivery. Under existing constitutional and statutory law and judicial decisions, in the event of the institution of bankruptcy or similar proceedings with respect to any landowner including the Developer, if applicable, the remedies specified by federal, state and local law and in the Indenture and the Series 2021 Bonds, including, without limitation, enforcement of the

obligation to pay the Series 2021 Assessments may not be readily available or may be limited. Bankruptcy can also affect the ability of (1) the landowner being able to pay the Series 2021 Assessments; (2) the Tax Collector being able to sell tax certificates related to land owned by a landowner in bankruptcy, to the extent the Uniform Method is being utilized for collecting the Series 2021 Assessments, and (3) the inability of the District to foreclose the lien of the Series 2021 Assessments not being collected by the Uniform Method. Any such adverse effect, either partially or fully, on the ability to enforce such remedies could have a material adverse effect on the District's ability to make the full or punctual payment of Debt Service on the Series 2021 Bonds.

Delay and Discretion Regarding Remedies

The remedies available to the owners of the Series 2021 Bonds are in many respects dependent upon judicial actions which are often subject to discretion and delay. In addition to legal delays that could result from bankruptcy, the ability of the District to enforce collection of delinquent Series 2021 Assessments will be dependent upon various factors, including the delay inherent in any judicial proceeding and the value of the land which is the subject of such proceedings and which may be subject to sale. In addition, if the District commences a foreclosure action against a landowner for nonpayment of Series 2021 Assessments, such landowner might raise affirmative defenses to such foreclosure action, which affirmative defenses could result in delays in completing the foreclosure action.

Limitation on Funds Available to Exercise Remedies

In the event of a default by a landowner in payment of Series 2021 Assessments, if the Series 2021 Assessments are not collected under the Uniform Method, a foreclosure may be commenced to collect the delinquent Series 2021 Assessments. It is possible that there will not be sufficient funds to pay for the foreclosure, and/or that funds on deposit under the Indenture may be used to pay such costs. Under the Code, there are limitations on the amount of Series 2021 Bond proceeds that can be used for such purposes. As a result, there may be insufficient funds for the exercise of remedies.

Determination of Land Value upon Default

To the extent that any portion of the Series 2021 Assessments are being collected by the Uniform Method, the ability of the Tax Collector to sell tax certificates, and to the extent that any portion of the Series 2021 Assessments are not being collected by the Uniform Method the ability of the District to sell land upon foreclosure, both will be dependent upon various factors, including the interest rate which can be earned by ownership of such certificates and the value of the land which is the subject of such certificates and which may be subject to sale at the demand of the certificate holder after two years. The determination of the benefits to be received by the benefitted land within the District as a result of implementation and development of the Series 2021 Project is not indicative of the realizable or market value of the land, which value may actually be higher or lower than the assessment of benefits. In other words, the value of the land could ultimately be less than the debt secured by the Series 2021 Assessments associated with it.

To the extent that the realizable or market value of the land is lower than the assessment of benefits, the ability of the Tax Collector to sell tax certificates relating to such land, or the District to sell such land upon foreclosure, may be adversely affected. Such adverse effect could render the District unable to collect Delinquent Assessments, if any, and could negatively impact the ability of the District to make the full or punctual payment of Debt Service on the Series 2021 Bonds.

Landowner Challenge of Assessed Valuation

Florida law provides a procedure whereby a taxpayer may contest a “tax assessment.” It is unclear whether this procedure applies to non-ad valorem assessments such as the Series 2021 Assessments and there are judicial decisions that support both views. Under the procedure, a taxpayer may bring suit to contest a “tax assessment” if the taxpayer pays the amount of “tax” that the taxpayer admits to owing. Upon the making of such payment, all procedures for the collection of the unpaid taxes are suspended until the suit is resolved. If it is determined that the procedure applies to non-ad valorem assessments such as the Series 2021 Assessments, it is possible that such a challenge could result in collection procedures for delinquent Series 2021 Assessments being held in abeyance until the challenge is resolved. This would result in a delay in the collection of the Series 2021 Assessments which could have a material adverse effect upon the ability of the District to timely make full or punctual payment of Debt Service on the Series 2021 Bonds. If the Series 2021 Assessments are being collected along with ad valorem taxes pursuant to the Uniform Method, tax certificates will not be sold while the challenge is pending with respect to the Series 2021 Assessments even if the landowner is not contesting the amount of such special assessments.

Failure to Comply with Assessment Proceedings

The District is required to comply with statutory procedures in levying the Series 2021 Assessments. Failure of the District to follow these procedures could result in the Series 2021 Assessments not being levied or potential future challenges to such levy.

Other Taxes

The willingness and/or ability of a landowner within Assessment Area Two to pay the Series 2021 Assessments could be affected by the existence of other taxes and assessments imposed upon the property. Public entities whose boundaries overlap those of the District, such as a county, a school board, a municipality and other special districts, could, without the consent of the owners of the land within Assessment Area Two, impose additional taxes or assessments on the property within Assessment Area Two. County, municipal, school and special district taxes and assessments, including the Series 2021 Assessments and any voter-approved ad valorem taxes levied to pay principal of and interest on bonds, are payable at the same time when collected under the Uniform Method. If a taxpayer does not make complete payment, he or she cannot designate specific line items on the tax bill as deemed paid in full. In such case, the Tax Collector does not accept partial payment. Therefore, any failure by a landowner to pay any one

line item, whether or not it is the Series 2021 Assessments, would result in such landowner's assessments to not be collected, which could have a significant adverse impact on the District's ability to make full or punctual payment of Debt Service on the Series 2021 Bonds.

Subject to certain conditions precedent, the District may impose additional debt assessments which could encumber the property burdened by the Series 2021 Assessments. See, "SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2021 BONDS – Limitation on Parity Bonds" herein. The District anticipates imposing operation and maintenance assessments encumbering the same property encumbered by the Series 2021 Assessments. In addition, lands within the District may also be subject to assessments by property and home owner associations.

Inadequacy of Reserve

Some of the risk factors described herein, if materialized, could result in a delay in the collection of the Series 2021 Assessments or a failure to collect the Series 2021 Assessments, but may not affect the timely payment of Debt Service on the Series 2021 Bonds because of the Series 2021 Reserve Accounts established by the District for the Series 2021 Bonds. However, the ability of the District to fund deficiencies caused by delinquent or delayed Series 2021 Assessments is dependent upon the amount, duration and frequency of such deficiencies or delays. If the District has difficulty in collecting the Series 2021 Assessments, the Series 2021 Reserve Accounts could be rapidly depleted and the ability of the District to pay Debt Service could be materially adversely affected. Owners should note that although the Indenture contains the Series 2021-1 Reserve Account Requirement and the Series 2021-2 Reserve Account Requirement for the Series 2021-1 Reserve Account and Series 2021-2 Reserve Account, respectively, and a corresponding obligation on the part of the District to replenish the Series 2021 Reserve Accounts to the Series 2021-1 Reserve Account Requirement or Series 2021-2 Reserve Account Requirement, as applicable, subject to the provisions of the Indenture, the District does not have a designated revenue source for replenishing the Series 2021 Reserve Accounts. Moreover, the District will not be permitted to re-assess real property then burdened by the Series 2021 Assessments in order to provide for the replenishment of the Series 2021 Reserve Accounts.

Moneys on deposit in the Series 2021 Reserve Accounts may be invested in certain obligations permitted under the Indenture. Fluctuations in interest rates and other market factors could affect the amount of moneys available in the Series 2021 Reserve Accounts to make up deficiencies or delays in the collection of Series 2021 Assessments.

Economic Conditions

The proposed development of Assessment Area Two may be affected by changes in general economic conditions, fluctuations in the real estate market and other factors beyond the control of the landowners or the District. Although the Developer expects to develop lots and build homes to sell to end users, there can be no assurance that such sales will occur or be realized in the manner currently anticipated.

Concentration of Land Ownership

Until further development and home sales take place in Assessment Area Two, payment of the Series 2021 Assessments is substantially dependent upon their timely payment by the Developer. At closing of the sale of the Series 2021 Bonds it is expected that all or a substantial portion of Assessment Area Two will continue to be owned either directly or indirectly by the Developer. In the event of the institution of bankruptcy or similar proceedings with respect to the Developer or any other subsequent significant owner of property within Assessment Area Two, delays could most likely occur in the payment of Debt Service on the Series 2021 Bonds. Such bankruptcy could negatively impact the ability of: (i) the Developer or other landowner being able to pay the Series 2021 Assessments; (ii) the Tax Collector to sell tax certificates in relation to such property with respect to the Series 2021 Assessments being collected pursuant to the Uniform Method; and (iii) the District to foreclose the lien of any Series 2021 Assessments not being collected pursuant to the Uniform Method. The District anticipates using the Uniform Method to collect Series 2021 Assessments but may directly collect the Series 2021 Assessments levied on platted lots owned by the Developer and on unplatted lands.

Undeveloped Land

The acreage in Assessment Area Two and encumbered by the Series 2021 Assessments is only partially developed. The ultimate successful development of the acreage in Assessment Area Two depends on several factors discussed herein. There is no assurance that the Developer and other landowners will be successful in developing part or all of the undeveloped acreage in Assessment Area Two.

Change in Development Plans

The Developer has the right to modify or change plans for development of property within Artisan Lakes, including Assessment Area Two, from time to time, including, without limitation, land use changes, changes in the overall land and phasing plans, and changes to the type, mix, size and number of units to be developed, and may seek in the future, in accordance with, and subject to the provisions of the Act, to contract or expand the boundaries of the District.

Bulk Sale of Land in Assessment Area Two

The Developer may sell all or a portion of Assessment Area Two at any time. Bulk sale agreements may be canceled or amended, without the consent of the District or any other party. Such changes could affect the purchase price of, delivery timing and/or development of lots within Assessment Area Two that is otherwise described herein.

Completion of CIP

The Series 2021 Bond proceeds will not be sufficient to finance the completion of the CIP. The portions of the CIP not funded with proceeds of the Series 2021 Bonds have been, and are expected to continue to be, funded with contributions from the Developer. It is not anticipated

that a future Series of Bonds will be issued by the District to finance the CIP. There is no assurance that the Developer will be able to pay for the cost of any of these improvements. Upon issuance of the Series 2021 Bonds, the Developer will enter a Completion Agreement with respect to any portions of the development of Assessment Area Two not funded with the proceeds of the Series 2021 Bonds. See “ARTISAN LAKES – Land Acquisition/Development Financing” and “SECURITY FOR AND SOURCE OF PAYMENT OF SERIES 2021 BONDS – Completion Agreement and Collateral Assignment Agreement” herein.

Upon issuance of the Series 2021 Bonds, the Developer will also execute and deliver to the District the Collateral Assignment Agreement pursuant to which the Developer will collaterally assign to the District, to the extent assignable and to the extent that they are solely owned or controlled by the Developer, all of its development rights relating to Assessment Area Two as security for the Developer’s payment and performance and discharge of its obligation to pay Series 2021 Assessments. However, there can be no assurance that the District will have sufficient moneys on hand to complete the improvements necessary for the development of Assessment Area Two or the CIP or that the District will be able to raise through the issuance of bonds, or otherwise, the moneys necessary to complete the improvements necessary for the development of Assessment Area Two or the CIP. Pursuant to the Indenture, the District will covenant not to issue any other Bonds or other debt obligations secured by Assessments levied against Assessment Area Two within the District to finance any capital project unless the Series 2021 Assessments have been Substantially Absorbed. Such covenant shall not prohibit the District from issuing refunding bonds or other Bonds secured by other special assessments to finance any other capital project that is necessary, as determined by the District, for health, safety, or welfare reasons or to remediate any natural disaster or Operation and Maintenance Assessments. Undeveloped or partially developed land is inherently less valuable than developed land and provides less security to the owners of the Series 2021 Bonds should it be necessary to institute proceedings due to the nonpayment of the Series 2021 Assessments. Failure to complete or substantial delays in the completion of the development of Assessment Area Two or the CIP due to litigation or other causes may reduce the value of the lands in the District and increase the length of time during which Series 2021 Assessments will be payable from undeveloped property and may affect the willingness and ability of the landowners to pay the Series 2021 Assessments when due and likewise the ability of the District to make full or punctual payment of Debt Service on the Series 2021 Bonds.

Regulatory and Environmental Risks

Artisan Lakes is subject to comprehensive federal, state and local regulations and future changes to such regulations. Approval is required from various public agencies in connection with, among other things, the design, nature and extent of planned improvements, both public and private, and construction of the infrastructure in accordance with applicable zoning, land use and environmental regulations. Although all such approvals required to date have been received and any further approvals are anticipated to be received as needed, failure to obtain any such approvals in a timely manner could delay or adversely affect the completion of the development of the District lands.

The value of the land within the District, the ability to complete the development of Assessment Area Two or the CIP, or to develop Artisan Lakes and the likelihood of timely payment of Debt Service on the Series 2021 Bonds could be affected by environmental factors with respect to the lands in the District, such as contamination by hazardous materials. No assurance can be given that unknown hazardous materials, protected animals or vegetative species, etc., do not currently exist or may not develop in the future whether originating within the District or from surrounding property, and what effect such may have on the development of the District lands. The District has not performed, nor has the District requested that there be performed on its behalf, any independent assessment of the environmental conditions within the District.

District May Not be Able to Obtain Permits

The Circuit Court in and for Lake County, Florida, in connection with a foreclosure of the lien of assessments prior to completion of development, concluded that a community development district had no right, title or interest in any permits and approvals owned by the owner of the parcels so foreclosed. As discussed above, the District and the Developer will enter into the Collateral Assignment Agreement upon issuance of the Series 2021 Bonds in which the Developer collaterally assigns to the District all of Developer's development rights and contract rights relating to the Assessment Area Two lands owned by the Developer. Notwithstanding the foregoing, in the event that the District forecloses on the property subject to the lien of the Series 2021 Assessments to enforce payment thereof, the District may not have the right, title or interest in the permits and approvals owned by the landowner and failure to obtain any such permits or approvals in a timely manner could delay or adversely affect the completion of the development of the Assessment Area Two lands.

Cybersecurity

The District relies on a technological environment to conduct its operations. The District, its agents and other third parties the District does business with or otherwise relies upon are subject to cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. Entities or individuals may attempt to gain unauthorized access to such parties' digital systems for the purposes of misappropriating assets or information or causing operational disruption and damage. No assurance can be given that any such attack(s) will not materially impact the operations or finances of the District, which could impact the timely payment of Debt Service on the Series 2021 Bonds.

Infectious Viruses and/or Diseases

A novel coronavirus outbreak first identified in 2019 is causing coronavirus disease 2019 ("COVID-19"), which was characterized by the World Health Organization on March 11, 2020, as a pandemic. Responses to COVID-19 have varied at local, state and national levels. On March 13, 2020, President Trump declared a national emergency in response to COVID-19. Both prior

and subsequent to the President's declaration, a variety of federal agencies, along with state and local governments, have implemented efforts designed to limit the spread of COVID-19. Since the pandemic declaration, COVID-19 has negatively affected travel, commerce, and financial markets worldwide, including within Florida. How long this negative impact will last cannot be determined at this time; however, these negative impacts could reduce property values, slow or cease development and sales within Artisan Lakes and/or otherwise have a negative financial impact on the Developer or subsequent landowners. While the foregoing describes certain risks related to the current outbreak of COVID-19, the same risks may be associated with any contagious epidemic or pandemic or disease.

Damage to District from Natural Disasters

The value of the lands subject to the Series 2021 Assessments could be adversely affected by flooding or wind damage caused by hurricanes, tropical storms, or other catastrophic events. In addition to potential damage or destruction to any existing development or construction in or near the District, such catastrophic events could potentially render the District lands unable to support the development and construction of the development of Assessment Area Two or the CIP. The occurrence of any such events could materially adversely affect the District's ability to collect Series 2021 Assessments and pay Debt Service on the Series 2021 Bonds. The Series 2021 Bonds are not insured and the District's casualty insurance policies do not insure against losses incurred on private lands within its boundaries.

Limited Secondary Market

The Series 2021 Bonds may not constitute a liquid investment, and there is no assurance that a liquid secondary market will exist for the Series 2021 Bonds in the event an owner thereof determines to solicit purchasers of the Series 2021 Bonds. Even if a liquid secondary market exists, there can be no assurance as to the price for which the Series 2021 Bonds may be sold. Such price may be lower than that paid by the current owner of the Series 2021 Bonds, depending on the progress of the development of Assessment Area Two, existing market conditions and other factors.

Interest Rate Risk; No Rate Adjustment for Taxability

The interest rate borne by the Series 2021 Bonds is, in general, higher than interest rates borne by other bonds of political subdivisions that do not involve the same degree of risk as investment in the Series 2021 Bonds. These higher interest rates are intended to compensate investors in the Series 2021 Bonds for the risk inherent in the purchase of the Series 2021 Bonds. However, such higher interest rates, in and of themselves, increase the amount of Series 2021 Assessments that the District must levy in order to provide for payment of Debt Service on the Series 2021 Bonds, and, in turn, may increase the burden on landowners within the District, thereby possibly increasing the likelihood of non-payment or delinquency in payment of such Series 2021 Assessments.

The Indenture does not contain an adjustment of the interest rate on the Series 2021 Bonds in the event of a determination of taxability of the interest thereon. Such a change could occur as a result of the District's failure to comply with tax covenants contained in the Indenture or the tax certificate signed by the District upon issuance of the Series 2021 Bonds or due to a change in the United States income tax laws. Should interest on the Series 2021 Bonds become includable in gross income for federal income tax purposes, owners of the Series 2021 Bonds will be required to pay income taxes on the interest received on such Series 2021 Bonds and related penalties. Because the interest rate on such Series 2021 Bonds will not be adequate to compensate owners of the Series 2021 Bonds for the income taxes due on such interest, the value of the Series 2021 Bonds may decline. Prospective purchasers of the Series 2021 Bonds should evaluate whether they can own the Series 2021 Bonds in the event that the interest on the Series 2021 Bonds becomes taxable and/or the District is ever determined to not be a political subdivision for purposes of the Code and/or Securities Act.

IRS Audit and Examination Risk

The Internal Revenue Service (the "IRS") routinely examines bonds issued by state and local governments, including bonds issued by community development districts. There is no assurance that an audit by the IRS of the Series 2021 Bonds will not be commenced. Owners of the Series 2021 Bonds are advised that, if the IRS does audit the Series 2021 Bonds, under its current procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the owners of the Series 2021 Bonds may have limited rights to participate in such procedure.* The commencement of such an audit could adversely affect the market value and liquidity of the Series 2021 Bonds until the audit is concluded, regardless of the ultimate outcome. In addition, in the event of an adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2021 Bonds, it is unlikely the District will have available revenues to enable it to contest such determination or enter into a voluntary financial settlement with the IRS. An adverse determination by the IRS with respect to the tax-exempt status of interest on the Series 2021 Bonds may adversely impact any secondary market for the Series 2021 Bonds, and, if a secondary market exists, will likely adversely impact the price for which the Series 2021 Bonds may be sold.

It has been reported that the IRS has closed audits of other community development districts in Florida with no change to such districts' bonds' tax exempt status, but has advised such districts that such districts must have public electors within five years of the issuance of tax-exempt bonds or their bonds may be determined to be taxable retroactive to the date of issuance. Pursuant to the Act, general elections are not held until the later of six years from the date of establishment of the community development district or the time at which there are at least 250 qualified electors in the district. The District was formed with the intent that it will contain a sufficient number of residents to allow for a transition to control by a general electorate. **[Currently, all of the members of the Board of the District were elected by the Developer, and**

* Owners of the Series 2021 Bonds are advised to consult with their own tax advisors regarding their rights (if any) with respect to such audit.

none were elected by qualified electors.] There can be no assurance that an audit by the IRS of the Series 2021 Bonds will not be commenced. The District has no reason to believe that any such audit will be commenced, or that any such audit, if commenced, would result in a conclusion of noncompliance with any applicable state or federal law.

Florida Village Center CDD TAM

In 2016, the IRS concluded its lengthy examination of certain issues of bonds (for purposes of this paragraph, the “Audited Bonds”) issued by Village Center Community Development District (the “Village Center CDD”). During the course of the audit of the Audited Bonds, Village Center CDD received a ruling dated May 30, 2013, in the form of a non-precedential technical advice memorandum (“TAM”) concluding that Village Center CDD is not a political subdivision for purposes of Section 103(a) of the Code because Village Center CDD was organized and operated to perpetuate private control and avoid indefinitely responsibility to an electorate, either directly or through another elected state or local government body. Such a conclusion could lead to the further conclusion that the interest on the Audited Bonds was not excludable from gross income of the owners of such bonds for federal income tax purposes. Village Center CDD received a second TAM dated June 17, 2015, which granted relief to Village Center CDD from retroactive application of the IRS’s conclusion regarding its failure to qualify as a political subdivision. Prior to the conclusion of the audits, the Audited Bonds were all refunded with taxable bonds. The audit of the Audited Bonds that were issued for utility improvements were closed without change to the tax exempt status of those Audited Bonds on April 25, 2016, and the audit of the remainder of the Audited Bonds (which funded recreational amenity acquisitions from entities related to the principal landowner in the Village Center CDD) was closed on July 14, 2016, without the IRS making a final determination that the interest on the Audited Bonds in question was required to be included in gross income. However, the IRS letter to the Village Center CDD with respect to this second set of Audited Bonds noted that the Agency found that the Village Center CDD was not a “proper issuer of tax-exempt bonds” and that those Audited Bonds were private-activity bonds that did not fall in any of the categories that qualify for tax-exemption. Although the TAMs and the letters to the Village Center CDD from the IRS referred to above are addressed to, and binding only on, the IRS and Village Center CDD in connection with the Audited Bonds, they reflect the audit position of the IRS, and there can be no assurance that the IRS would not commence additional audits of bonds issued by other community development districts raising issues similar to the issues raised in the case of the Audited Bonds based on the analysis set forth in the first TAM or on the related concerns addressed in the July 14, 2016 letter to the Village Center CDD.

Legislative Proposals and State Tax Reform

During recent years, legislative proposals have been introduced in Congress, and in some cases enacted, that altered certain federal tax consequences resulting from the ownership of obligations that are similar to the Series 2021 Bonds. In some cases, these proposals have contained provisions that altered these consequences on a retroactive basis. Such alteration of federal tax consequences may have affected the market value of obligations similar to the Series

2021 Bonds. From time to time, legislative proposals are pending which could have an effect on both the federal tax consequences resulting from ownership of the Series 2021 Bonds and their market value. No assurance can be given that legislative proposals will not be enacted that would apply to, or have an adverse effect upon, the Series 2021 Bonds. In addition, the IRS may, in the future, issue rulings that have the effect of changing the interpretation of existing tax laws. For example, in connection with federal deficit reduction, job creation and tax law reform efforts, proposals have been made and others are likely to be made that could significantly reduce the benefit of, or otherwise affect, the exclusion from gross income of interest on obligations like the Series 2021 Bonds. There can be no assurance that any such legislation or proposal will be enacted, and if enacted, what form it may take. The introduction or enactment of any such legislative proposals may affect, perhaps significantly, the market price for or marketability of the Series 2021 Bonds.

It is impossible to predict what new proposals may be presented regarding ad valorem tax reform and/or community development districts during upcoming legislative sessions, whether such new proposals or any previous proposals regarding the same will be adopted by the Florida Senate and House of Representatives and signed by the Governor of the State, and, if adopted, the form thereof. It is impossible to predict with certainty the impact that any pending or future legislation will or may have on the security for the Series 2021 Bonds.

Loss of Exemption from Securities Registration

Since the Series 2021 Bonds have not been, and will not be, registered under the Securities Act, or any state securities laws, because of the exemption for political subdivisions regardless of any potential IRS determination that the District is not a political subdivision for purposes of the Code, it is possible that federal or state regulatory authorities could independently determine that the District is not a political subdivision for purposes of the federal and state securities laws. Accordingly, the District and purchasers of the Series 2021 Bonds may not be able to rely on the exemption from registration relating to securities issued by political subdivisions. In that event, the owners of the Series 2021 Bonds would need to ensure that subsequent transfers of the Series 2021 Bonds are made pursuant to a transaction that is not subject to the registration requirements of the Securities Act.

Performance of District Professionals

The District has represented to the Underwriter that it has selected its District Manager, District Counsel, Consulting Engineer, Assessment Consultant, Trustee and other professionals with the appropriate due diligence and care. While the foregoing professionals have each represented that they have the respective requisite experience to accurately and timely perform the duties assigned to them in such roles, the District does not guarantee the performance of such professionals.

Mortgage Default and FDIC

In the event a bank forecloses on a property in Assessment Area Two because of a default on a mortgage with respect thereto and then the bank itself fails, the Federal Deposit Insurance Corporation (the "FDIC"), as receiver, will then become the fee owner of such property. In such event, the FDIC will not, pursuant to its own rules and regulations, likely be liable to pay the Series 2021 Assessments. In addition, the District would be required to obtain the consent of the FDIC prior to commencing a foreclosure action on such property for failure to pay Series 2021 Assessments.

The risks described under this "BONDOWNERS' RISKS" section does not purport to summarize all risks that may be associated with purchasing or owning the Series 2021 Bonds and prospective purchasers are advised to read this Limited Offering Memorandum in its entirety, to visit the District and to ask questions of representatives of the District to obtain a more complete description of investment considerations relating to the Series 2021 Bonds.

TAX MATTERS

PROSPECTIVE PURCHASERS OF THE SERIES 2021 BONDS ARE ADVISED TO CONSULT THEIR OWN TAX ADVISORS PRIOR TO ANY PURCHASE OF THE SERIES 2021 BONDS AS TO THE IMPACT OF THE CODE UPON THEIR ACQUISITION, HOLDING OR DISPOSITION OF THE SERIES 2021 BONDS.

General

The Code, imposes certain requirements that must be met on a continuing basis subsequent to the issuance of the Series 2021 Bonds in order to assure that interest on the Series 2021 Bonds will be excluded from gross income for federal income tax purposes under Section 103 of the Code. The District's failure to comply with these requirements may cause interest on the Series 2021 Bonds to be included in gross income for federal income tax purposes retroactive to their date of issuance. The District has covenanted in the Second Supplemental Indenture to take all actions required by the Code in order to maintain the exclusion from gross income for federal income tax purposes of interest on the Series 2021 Bonds. The opinion of Bond Counsel with respect to the Series 2021 Bonds, the form of which is attached hereto as "APPENDIX D," will be based upon and assume the accuracy of certain representations and certifications and are conditioned on compliance by the District with such requirements, and Bond Counsel has not been retained to monitor compliance with requirements such as described above subsequent to the issuance of the Series 2021 Bonds. The Second Supplemental Indenture does not require the District to redeem the Series 2021 Bonds or to pay any additional interest or penalty in the event the interest on the Series 2021 Bonds becomes taxable.

In the opinion of Bond Counsel, assuming continuing compliance by the District with the tax covenants referred to above, under existing law, interest on the Series 2021 Bonds is excluded

from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax.

Except as described above, Bond Counsel will express no opinion regarding the federal income tax consequences resulting from the ownership of, receipt or accrual of interest on, or disposition of the Series 2021 Bonds.

Bond Counsel will render its opinions as of the issue date, and will assume no obligation to update the opinions after the issue date to reflect any future facts or circumstances, or any future changes in law or interpretation, or otherwise. The opinions of Bond Counsel are based on existing law, which is subject to change. As to questions of fact material to such opinions, Bond Counsel will rely upon representations and covenants made on behalf of the District, certificates of appropriate officers and others (including certifications as to the use of proceeds of the Series 2021 Bonds and of the property financed thereby), without undertaking to verify the same by independent investigation. Bond Counsel assumes no duty to update or supplement its opinion to reflect any facts or circumstances that may thereafter come to Bond Counsel's attention or to reflect any changes in law that may thereafter occur or become effective. Moreover, the opinions of Bond Counsel are only opinions and not a warranty or guaranty of the matters discussed or of a particular result, and are not binding on the Internal Revenue Service or the courts; rather such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

Additional Federal Income Tax Consequences

Prospective purchasers of the Series 2021 Bonds should be aware that ownership of, accrual or receipt of interest on, or disposition of tax-exempt obligations, such as the Series 2021 Bonds, may have additional federal income tax consequences for certain taxpayers, including, without limitation, taxpayers eligible for the earned income credit, recipients of certain Social Security and certain Railroad Retirement benefits, taxpayers that may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations, financial institutions, property and casualty companies, foreign corporations and certain S corporations. Prospective purchasers of the Series 2021 Bonds should also consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

PURCHASE, OWNERSHIP, SALE OR DISPOSITION OF THE SERIES 2021 BONDS AND THE RECEIPT OR ACCRUAL OF THE INTEREST THEREON MAY HAVE ADVERSE FEDERAL TAX CONSEQUENCES FOR CERTAIN INDIVIDUAL AND CORPORATE BONDHOLDERS, INCLUDING, BUT NOT LIMITED TO, THE CONSEQUENCES DESCRIBED ABOVE. PROSPECTIVE BONDHOLDERS SHOULD CONSULT WITH THEIR TAX SPECIALISTS FOR INFORMATION IN THAT REGARD.

Purchasers of the Series 2021 Bonds at other than their original issuance at the respective prices indicated on the cover of this Limited Offering Memorandum should consult their own tax advisors regarding other tax considerations such as the consequences of market discount.

Changes in Tax Law

Federal, state or local legislation, administrative pronouncements or court decisions may affect the tax-exempt status of interest on the Series 2021 Bonds, gain from the sale or other disposition of the Series 2021 Bonds, the market value of the Series 2021 Bonds, or the marketability of the Series 2021 Bonds. It is not possible to predict whether any legislative or administrative actions or court decisions having an adverse impact on the federal or state income tax treatment of holders of the Series 2021 Bonds may occur. Prospective purchasers of the Series 2021 Bonds should consult their own tax advisors regarding the impact of any change in law on the Series 2021 Bonds.

Tax Treatment of Original Issue Discount

The Series 2021 Bonds maturing on May 1, 20__ through May 1, 20__, inclusive collectively, the "Discount Bonds"), were sold at prices less than the stated principal amounts thereof. The difference between the principal amount of the Discount Bonds and the initial offering price to the public, excluding bond houses and brokers, at which price a substantial amount of such Discount Bonds of the same maturity was sold, is "original issue discount." Original issue discount represents interest which is excluded from gross income for federal income tax purposes to the same extent and subject to the same considerations discussed above as to stated interest on the Series 2021 Bonds. Such interest is taken into account for purposes of determining the alternative minimum tax liability, and other collateral tax consequences, although the owner of such Discount Bonds may not have received cash in such year. Original issue discount will accrue over the term of a Discount Bond at a constant interest rate compounded on interest payment dates. A purchaser who acquires a Discount Bond in the initial offering at a price equal to the initial offering price thereof will be treated as receiving an amount of interest excludable from gross income for federal income tax purposes equal to the original issue discount accruing during the period such purchaser holds such Discount Bond and will increase its adjusted basis in such Discount Bond by the amount of such accruing discount for purposes of determining taxable gain or loss on the sale or other disposition of such Discount Bond. The federal income tax consequences of the purchase, ownership and redemption, sale or other disposition of Discount Bonds which are not purchased in the initial offering may be determined according to rules which differ from those described above. Prospective purchasers of Discount Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of interest accrued upon sale, redemption or the disposition of Discount Bonds and with respect to the state and local tax consequences of owning and disposing of Discount Bonds.

Tax Treatment of Original Issue Premium

The Series 2021 Bonds maturing on May 1, 20__ through May 1, 20__, inclusive (collectively, the “Premium Bonds”), were offered and sold to the public at a price in excess of their stated redemption price (the principal amount) at maturity. That excess constitutes bond premium. For federal income tax purposes, bond premium is amortized over the period to maturity of a Premium Bond, based on the yield to maturity of that Premium Bond (or, in the case of a Premium Bond callable prior to its stated maturity, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on that Premium Bond), compounded semiannually. No portion of that bond premium is deductible by the owner of a Premium Bond. For purposes of determining the owner’s gain or loss on the sale, redemption (including redemption at maturity) or other disposition of a Premium Bond, the owner’s tax basis in the Premium Bond is reduced by the amount of bond premium that accrues during the period of ownership. As a result, an owner may realize taxable gain for federal income tax purposes from the sale or other disposition of a Premium Bond for an amount equal to or less than the amount paid by the owner for that Premium Bond. A purchaser of a Premium Bond in the initial public offering at the price for that Premium Bond stated on the inside cover of this Limited Offering Memorandum who holds that Premium Bond to maturity (or, in the case of a callable Premium Bond, to its earlier call date that results in the lowest yield on that Premium Bond) will realize no gain or loss upon the retirement of that Premium Bond. Purchasers of Premium Bonds should consult their own tax advisors with respect to the precise determination for federal income tax purposes of the treatment of bond premium upon sale, redemption or other disposition of Premium Bonds and with respect to the state and local consequences of owning and disposing of Premium Bonds.

Additional Matters Relating to On-going IRS Audit Program and Special Districts

The Internal Revenue Service (the “IRS”) has established an on-going program to audit tax-exempt obligations to determine whether interest on such obligations is includible in gross income for federal income tax purposes. In addition, reference is made to “BONDOWNERS’ RISKS—IRS Audit and Examination Risk” and “Florida Village Center CDD TAM” herein regarding recent developments with respect to certain special district financings.

Bond Counsel cannot predict whether the IRS will commence an audit of the Series 2021 Bonds. Owners of the Series 2021 Bonds are advised that, if the IRS does audit the Series 2021 Bonds, under current IRS procedures, at least during the early stages of an audit, the IRS will treat the District as the taxpayer, and the Owners of the Series 2021 Bonds may have limited rights to participate in such procedure. The commencement of audit could adversely affect the market value and liquidity of the Series 2021 Bonds until the audit is concluded, regardless of the ultimate outcome. As noted above, the Second Supplemental Indenture does not require the District to redeem the Series 2021 Bonds or to pay any additional interest or penalty in the event the interest on the Series 2021 Bonds becomes taxable.

DISCLOSURE REQUIRED BY FLORIDA BLUE SKY REGULATIONS

Section 517.051, Florida Statutes, and the regulations promulgated thereunder (the “Disclosure Act”) requires that the District make a full and fair disclosure of any bonds or other debt obligations that it has issued or guaranteed and that are or have been in default as to principal or interest at any time after December 31, 1975. The District is not and has not ever been in default as to principal and interest on its bonds or other debt obligations.

NO RATING OR CREDIT ENHANCEMENT

The Series 2021 Bonds are neither rated nor credit enhanced. No application for a rating or credit enhancement with respect to the Series 2021 Bonds was made.

VALIDATION

The Bonds issued pursuant to the terms of the Master Indenture, which includes the Series 2021 Bonds, were validated by a Final Judgment of the Circuit Court in and for Manatee County, Florida, entered November 5, 2018. The appeal period from such final judgment expired on December 6, 2018.

LITIGATION

The District

There is no pending or, to the knowledge of the District, any threatened litigation against the District of any nature whatsoever which in any way questions or affects the validity of the Series 2021 Bonds, or any proceedings or transactions relating to their issuance, sale, execution, or delivery, or the execution of the Indenture. Neither the creation, organization or existence, nor the title of the present members of the Board or the District Manager is being contested.

From time to time, the District expects to experience routine litigation and claims incidental to the conduct of its affairs. In connection with the issuance and sale of the Series 2021 Bonds, District Counsel will represent to the District and the Underwriter that there are no actions presently pending or to the knowledge of the District threatened against the District, the adverse outcome of which could reasonably be expected to have a material adverse effect on the availability of the Series 2021 Trust Estate, or the ability of the District to pay the Series 2021 Bonds from the Series 2021 Trust Estate.

The Developer

In connection with the issuance of the Series 2021 Bonds, the Developer will represent to the District that there is no litigation of any nature now pending or, to the knowledge of the Developer, threatened, which could reasonably be expected to have a material and adverse effect upon the ability of the Developer to complete the development of Assessment Area Two as described herein, materially and adversely affect the ability of the Developer to pay the Series

2021 Assessments imposed against the land within the District owned by the Developer or materially and adversely affect the ability of the Developer to perform its various obligations described in this Limited Offering Memorandum.

CONTINUING DISCLOSURE

In order to comply with the continuing disclosure requirements of Rule 15c2-12(b)(5) of the Securities and Exchange Commission (the "SEC Rule"), the District, the Developer and Disclosure Services, LLC, as dissemination agent (the "Dissemination Agent") will enter into a Continuing Disclosure Agreement (the "Disclosure Agreement"), the form of which is attached hereto as APPENDIX E. Pursuant to the Disclosure Agreement, the District has covenanted for the benefit of the Beneficial Owners to provide to the Dissemination Agent certain financial information and operating data relating to the District and the Series 2021 Bonds in each year (the "District Annual Report"), and to provide notices of the occurrence of certain enumerated material events. Such covenant by the District shall only apply so long as the Series 2021 Bonds remain outstanding under the Indenture.

Pursuant to the Disclosure Agreement, the Developer has covenanted for the benefit of the Beneficial Owners to provide to the District and the Dissemination Agent certain financial information and operating data relating to the Developer and Assessment Area Two in each year (the "Developer Report"). Such covenant by the Developer will apply only until the earlier to occur of (x) the payment and redemption of the Series 2021 Bonds, or (y) the date on which the Developer owns less than twenty (20) percent of the real property encumbered by the Series 2021 Assessments that secure the Series 2021 Bonds; provided, however, that the Developer has covenanted and agreed with the District that such covenant will run with the land to the extent that any successor in interest which holds the land for development shall assume the continuing disclosure obligations of the Developer.

The District Annual Report and the Developer Report (together, the "Reports") will each be filed by the Dissemination Agent with the Municipal Securities Rulemaking Board's Electronic Municipal Markets Access ("EMMA") repository described in the form of the Disclosure Agreement attached hereto as APPENDIX E. The notices of material events will also be filed by the District with EMMA. The specific nature of the information to be contained in the Reports and the notices of material events are described in APPENDIX E. The Disclosure Agreement will be executed by the District, the Developer and the Dissemination Agent at the time of issuance of the Series 2021 Bonds. The foregoing covenants have been made in order to assist the Underwriter in complying with the SEC Rule.

With respect to the Series 2021 Bonds, no parties other than the District and the Developer are obligated to provide, nor are expected to provide, any continuing disclosure information with respect to the SEC Rule.

Developer Continuing Compliance

During the five (5) years immediately preceding the issuance of the Series 2021 Bonds, the Developer has been subject to continuing disclosure undertakings with respect to the issuance of bonds by the Artisan Lakes CDD in 2013 (the “2013 Undertaking”) and 2018. The Developer also previously entered into a continuing disclosure undertaking with respect to the Series 2018 Bonds issued by the District. With respect to the 2013 Undertaking, the Developer timely filed with the Dissemination Agent its quarterly report for the quarter ending March 31, 2016; however, due to a clerical error by the Dissemination Agent, the wrong report was posted on EMMA. The correct report was subsequently posted. Additionally, with respect to the 2013 Undertaking and the quarterly reports for the quarters ending March 31, 2019, June 30, 2019 and September 30, 2019, such reports were timely filed; however, updated reports were subsequently filed to correct a typographical error in such reports. The corrected reports were filed on January 24, 2020.

UNDERWRITING

The Underwriter will agree, pursuant to a contract to be entered into with the District, subject to certain conditions, to purchase the Series 2021 Bonds from the District at a purchase price of \$_____ (which is the par amount of the Series 2021 Bonds, [plus/less] a [net] original issue [discount/premium] in the amount of \$_____ and less an Underwriter’s discount of \$_____). See “ESTIMATED SOURCES AND USES OF BOND PROCEEDS” herein. The Underwriter’s obligations are subject to certain conditions precedent and the Underwriter will be obligated to purchase all the Series 2021 Bonds if any are purchased.

The Underwriter intends to offer the Series 2021 Bonds to accredited investors at the offering prices set forth on the cover page of this Limited Offering Memorandum, which may subsequently change without prior notice. The Underwriter may offer and sell the Series 2021 Bonds to certain dealers (including dealers depositing the Series 2021 Bonds into investment trusts) at prices lower than the initial offering prices and such initial offering prices may be changed from time to time by the Underwriter.

LEGAL MATTERS

The Series 2021 Bonds are offered for delivery when, as and if issued by the District and accepted by the Underwriter, subject to prior sale, withdrawal or modification of the offer without notice and the receipt of the opinion of Greenspoon Marder LLP, Boca Raton, Florida, Bond Counsel, as to the validity of the Series 2021 Bonds and the excludability of interest thereon from gross income for federal income tax purposes. Certain legal matters will be passed upon for the District by its counsel, Hopping Green & Sams, P.A., Tallahassee, Florida, for the Developer by its counsel, GrayRobinson, P.A., Tampa, Florida, and for the Underwriter by its counsel, Bryant Miller Olive P.A., Orlando, Florida.

Bond Counsel’s opinions included herein are based on existing law, which is subject to change. Such opinions are further based on factual representations made to Bond Counsel as of the date hereof. Bond Counsel assumes no duty to update or supplement its opinions to reflect

any facts or circumstances that may thereafter come to Bond Counsel's attention, or to reflect any changes in law that may thereafter occur or become effective. Moreover, Bond Counsel's opinions are not a guarantee of a particular result, and are not binding on the Internal Revenue Service or the courts; rather, such opinions represent Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinions.

AGREEMENT BY THE STATE

Under the Act, the State pledges to the holders of any bonds issued thereunder, including the Series 2021 Bonds, that it will not limit or alter the rights of the issuer of such bonds to own, acquire, construct, reconstruct, improve, maintain, operate or furnish the projects subject to the Act or to levy and collect taxes, assessments, rentals, rates, fees, and other charges provided for in the Act and to fulfill the terms of any agreement made with the holders of such bonds and that it will not in any way impair the rights or remedies of such holders.

FINANCIAL STATEMENTS

The District has covenanted in the Continuing Disclosure Agreement set forth in APPENDIX E hereto to provide its annual audited financial statements to the EMMA as described in APPENDIX E. The audited financial statements for the fiscal year ended September 30, [2020], are attached hereto as APPENDIX F. Such statements speak only as of September 30, [2020]. The consent of the District's auditor to include in this Limited Offering Memorandum the aforementioned report was not requested, and the general purpose financial statements of the District are provided only as publicly available documents. The auditor was not requested nor did they perform any procedures with respect to the preparation of this Limited Offering Memorandum or the information presented herein.

EXPERTS AND CONSULTANTS

The references herein to the Consulting Engineer have been approved by said firm. The Engineer's Report prepared by such firm relating to the CIP and the Series 2021 Project, have been included as composite APPENDIX A attached hereto in reliance upon such firm as an expert in engineering. References to and excerpts herein from such Engineer's Reports do not purport to be adequate summaries of such CIP and Series 2021 Project or complete in all respects. Such Engineer's Report is an integral part of this Limited Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

The references herein to the Assessment Consultant have been approved by said firm. The Assessment Consultant's Assessment Reports prepared by such firm relating to the issuance of the Series 2021 Bonds has been included as composite APPENDIX B attached hereto in reliance upon such firm as an expert in developing assessment methodologies. References to and excerpts herein from such report do not purport to be adequate summaries of such report or complete in all respects. Such report is an integral part of this Limited Offering Memorandum and should be read in its entirety for complete information with respect to the subjects discussed therein.

CONTINGENT AND OTHER FEES

The District has retained Bond Counsel, District Counsel, the Assessment Consultant, the Underwriter (who has retained Underwriter's Counsel) and the Trustee (who has retained Trustee's Counsel), with respect to the authorization, sale, execution and delivery of the Series 2021 Bonds. Payment of the fees of such professionals, except for the payment of certain fees to District Counsel and the Assessment Consultant, are each contingent upon the issuance of the Series 2021 Bonds.

MISCELLANEOUS

Any statements made in this Limited Offering Memorandum involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Neither this Limited Offering Memorandum nor any statement that may have been made verbally or in writing is to be construed as a contract with the Owners of the Series 2021 Bonds.

The information contained in this Limited Offering Memorandum has been compiled from official and other sources deemed to be reliable, and is believed to be correct as of the date of this Limited Offering Memorandum, but is not guaranteed as to accuracy or completeness by, and is not to be construed as a representation by, the Underwriter. The Underwriter listed on the cover page hereof has reviewed the information in this Limited Offering Memorandum in accordance with and as part of its responsibility to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Limited Offering Memorandum nor any sale made hereunder shall create, under any circumstances, any implication that there has been no change in the matters described herein since the date hereof. However, certain parties to the transaction, including the District, will, on the closing date of the Series 2021 Bonds, deliver certificates to the effect that nothing has come to their attention that would lead them to believe that applicable portions of this Limited Offering Memorandum contain an untrue statement of a material fact or omit to state a material fact that should be included herein for the purpose for which this Limited Offering Memorandum is intended to be used, or that is necessary to make the statements contained herein, in light of the circumstances under which they were made, not misleading and to the effect that from the date of this Limited Offering Memorandum to the date of closing of the Series 2021 Bonds that there has been no material adverse change in the information provided.

This Limited Offering Memorandum is submitted in connection with the sale of the securities referred to herein and may not be reproduced or used, as a whole or in part, for any other purpose. The appendices hereof are integral parts of this Limited Offering Memorandum and must be read in their entirety together with all of the foregoing statements.

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: Chairperson

APPENDIX A

ENGINEER'S REPORTS

APPENDIX B

ASSESSMENT REPORTS

APPENDIX C

**COPY OF MASTER INDENTURE AND FORM OF
SECOND SUPPLEMENTAL INDENTURE**

APPENDIX D

FORM OF OPINION OF BOND COUNSEL

APPENDIX E

FORM OF CONTINUING DISCLOSURE AGREEMENT

APPENDIX F

**AUDITED FINANCIAL STATEMENTS FOR THE
FISCAL YEAR ENDING SEPTEMBER 30, [2020]**

EXHIBIT D

FORM OF CONTINUING DISCLOSURE AGREEMENT

CONTINUING DISCLOSURE AGREEMENT

This Continuing Disclosure Agreement (the "Disclosure Agreement") dated June __, 2021, is executed and delivered by the Artisan Lakes East Community Development District (the "Issuer"), Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company (the "Developer") and Disclosure Services, LLC, as Dissemination Agent (the "Dissemination Agent") in connection with the issuance by the Issuer of its \$_____ aggregate principal amount of Capital Improvement Revenue Bonds, Series 2021-1 (the "Series 2021-1 Bonds") and \$_____ aggregate principal amount of Capital Improvement Revenue Bonds, Series 2021-2 (the "Series 2021-2 Bonds" and, together with the Series 2021-1 Bonds, the "Series 2021 Bonds"). The Series 2021 Bonds are being issued pursuant to a Master Trust Indenture dated as of December 1, 2018 (the "Master Indenture") by and between the Issuer and U.S. Bank National Association, as trustee (the "Trustee"), as amended and supplemented from time to time, and as particularly amended and supplemented by the Second Supplemental Trust Indenture by and between the District and the Trustee and dated as of June 1, 2021 (the "Second Supplemental Indenture," and, together with the Master Indenture, the "Indenture"). The Issuer, the Developer and the Dissemination Agent covenant and agree as follows:

1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Developer, and the Dissemination Agent for the benefit of the Beneficial Owners of the Series 2021 Bonds and to assist the Participating Underwriter in complying with the continuing disclosure requirements of Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "SEC") pursuant to the Securities Exchange Act of 1934, as amended from time to time (the "Rule").

The provisions of this Disclosure Agreement are supplemental and in addition to the provisions of the Indenture with respect to reports, filings and notifications provided for therein, and do not in any way relieve the Issuer, the Trustee or any other person of any covenant, agreement or obligation under the Indenture (or remove any of the benefits thereof) nor shall anything herein prohibit the Issuer, the Trustee or any other person from making any reports, filings or notifications required by the Indenture or any applicable law.

2. Definitions. In addition to the definitions set forth in the Indenture, which apply to any capitalized term used in this Disclosure Agreement unless otherwise defined herein, the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

"Assessment Area Two" shall have the meaning ascribed thereto in the Limited Offering Memorandum.

"Assessments" shall mean the non-ad valorem special assessments pledged to the payment of the Series 2021 Bonds pursuant to the Indenture.

“Beneficial Owner” shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Series 2021 Bonds (including persons holding Series 2021 Bonds through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Series 2021 Bonds for federal income tax purposes.

“Business Day” means any day other than a Saturday, Sunday or a day on which the Trustee is required, or authorized or not prohibited by law (including executive orders), to close and is closed, or on any day on which the New York Stock Exchange is closed.

“Developer Report” shall mean any Developer Report provided by the Developer, its successors or assigns, pursuant to, and as described in, Sections 5 and 6 of this Disclosure Agreement.

“Dissemination Agent” shall mean, initially, Disclosure Services, LLC, acting in its capacity as Dissemination Agent hereunder, or any successor Dissemination Agent designated in writing by the Issuer.

“District Manager” shall mean JPWard and Associates, LLC, or a successor District Manager.

“Event of Bankruptcy” shall be considered to have occurred when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governmental body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

“Financial Obligation” means a (a) debt obligation, (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation, or (c) guarantee of an obligation or instrument described in either clause (a) or (b). Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

“Fiscal Year” shall mean the period commencing on October 1 and ending on September 30 of the next succeeding year, or such other period of time provided by applicable law.

“Issuer Disclosure Representative” shall mean the District Manager of the Issuer or his/her/its designee, or such other officer or employee as the Issuer shall designate in writing to the Dissemination Agent from time to time.

“Limited Offering Memorandum” shall mean the final offering document relating to the Series 2021 Bonds.

“Listed Events” shall mean any of the events listed in Section 7(a) of this Disclosure Agreement.

“Obligated Person” shall mean any person, including the Issuer and the Developer, who is either generally or through an enterprise, fund, or account of such person committed by contract or other arrangement to support payment of all or part (twenty percent (20%) or more) of the obligations on the Series 2021 Bonds (other than providers of municipal bond insurance, letters of credit, or other liquidity facilities).

“Participating Underwriter” shall mean the original underwriter of the Series 2021 Bonds required to comply with the Rule in connection with offering of the Series 2021 Bonds.

“Quarterly Filing Date” shall mean for the quarter ending: (i) March 31, due each May 1; (ii) June 30, due each August 1; (iii) September 30, due each November 1; and (iv) December 31, due each February 1 of the following year. The first Quarterly Filing Date shall be November 1, 2021. If any Quarterly Filing Date falls on a date that is not a Business Day, then such Quarterly Filing Date shall be the next succeeding Business Day.

“Repository” shall mean each entity authorized and approved by the SEC from time to time to act as a repository for purposes of complying with the Rule. The Repositories currently approved by the SEC may be found by visiting the SEC’s website at “<http://www.sec.gov/info/municipal/nrmsir.htm>.” As of the date hereof, the Repository recognized by the SEC for such purpose is the Municipal Securities Rulemaking Board, which currently accepts continuing disclosure submissions through its Electronic Municipal Market Access (“EMMA”) web portal at “<http://emma.msrb.org>.”

“Rule” shall mean Rule 15c2-12(b)(5) adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.

“State” shall mean the State of Florida.

3. Provision of Annual Reports.

(a) The Issuer shall, or shall cause the Dissemination Agent to, no later than April 1 following the end of the Issuer’s Fiscal Year, beginning with the fiscal year ending September 30, 2021 (the “Annual Filing Date”) with respect to the report for the 2021 Fiscal Year, provide to any Repository in electronic format as prescribed by such Repository an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Agreement. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Report and later than the

date required above, but in no event later than the date required to be filed with the State of Florida pursuant to applicable State law, for the filing of the Annual Report if they are not available by that date. If the Issuer's Fiscal Year changes, the Issuer shall give notice of such change in the same manner as for a Listed Event under Section 7(a). The Annual Report may be combined with the Developer Report so long as the combined report is filed with the Repository as required herein with respect to the Annual Report and is filed by the Annual Filing Date.

(b) If on the fifteenth (15th) day prior to each Annual Filing Date the Dissemination Agent has not received a copy of the Annual Report, the Dissemination Agent shall contact the Issuer Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide the Annual Report pursuant to Section 3(a) above. Upon such reminder, the Issuer Disclosure Representative, shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Report in accordance with Section 3(a) above, or (ii) instruct the Dissemination Agent in writing that the Issuer, will not be able to file the Annual Report within the time required under this Disclosure Agreement, state the date by which the Annual Report for such year will be provided and instruct the Dissemination Agent that a Listed Event as described in Section 7(a)(17) has occurred and to immediately send a notice to any Repository in electronic format as required by such Repository in substantially the form attached as Exhibit A hereto.

(c) The Dissemination Agent shall:

(i) determine each year prior to the date for providing the Annual Report the name, address and filing requirements of any Repository; and

(ii) within five (5) Business Days of filing the Annual Report, file a notice with the Issuer certifying that the Annual Report has been provided pursuant to this Disclosure Agreement, stating the date(s) it was provided and listing any Repository to which it was provided.

4. Content of Issuer's Annual Report.

(a) The Issuer's Annual Report shall contain or incorporate by reference the following, which includes an update of the financial and operating data of the Issuer to the extent presented in the Limited Offering Memorandum. All information in the Annual Report shall be presented for the immediately preceding Fiscal Year and, to the extent available, the current Fiscal Year:

(i) The amount of net Assessments levied (excluding any discounts and/or fees charged pursuant to the Uniform Method (as defined in the Limited Offering Memorandum) of collection with respect to Assessments collected in this manner.

(ii) The amount of Assessments received from property owners with respect to Assessments billed and collected directly by the Issuer and the amount

of Assessments received from the County Tax Collector with respect to Assessments collected pursuant to the Uniform Method.

(iii) If available, the amount of delinquencies greater than 150 days, and, in the event that delinquencies amount to more than ten percent (10%) of the amounts of Assessments due in any year, a list of delinquent property owners with respect to Assessments billed and collected directly by the Issuer or, if received by the Issuer from the County Tax Collector, a list of delinquent property owners with respect to Assessments collected pursuant to the Uniform Method.

(iv) If received by the District from the County Tax Collector, the amount of tax certificates sold, if any, and the balance, if any, remaining for sale.

(v) All fund balances in all Funds and Accounts for the Series 2021 Bonds.

(vi) The total amount of Series 2021 Bonds Outstanding.

(vii) The amount of principal and interest due on the Series 2021 Bonds.

(viii) The most recent audited financial statements of the Issuer which shall be prepared in accordance with governmental accounting standards promulgated by the Government Accounting Standards Board.

(ix) Any amendment or waiver of the provisions hereof as described in Section 11 hereof.

(b) To the extent any of the items set forth in subsections (i) through (vii) above are included in the audited financial statements referred to in subsection (viii) above, they do not have to be separately set forth.

(c) The Issuer acknowledges that the information to be collected and disseminated by the Dissemination Agent will be provided by the Issuer and others. The Dissemination Agent's duties do not include authorship or production of any materials, and the Dissemination Agent shall have no responsibility hereunder for the content of the information provided to it by the Issuer or others as thereafter disseminated by the Dissemination Agent.

The information provided under this Section 4 may be included by specific reference to documents, including official statements of debt issues of the Issuer or related public entities, which are available to the public on EMMA (or any successor Repository's website) or filed with the SEC. The Issuer shall clearly identify each such other document so incorporated by reference.

The Issuer reserves the right to modify from time to time the specific types of information provided in its Annual Report or the format of the presentation of such information, to the extent necessary or appropriate in the judgment of the Issuer; provided that the Issuer agrees that any such modification will be done in a manner consistent with the Rule.

5. Provision of Developer Report.

(a) The Developer shall provide a Developer Report which contains the information in Section 6(b) of this Disclosure Agreement to the Dissemination Agent no later than the Quarterly Filing Date for such Developer Report. Promptly upon receipt but in any event no later than the Quarterly Filing Date with respect to a Developer Report, the Dissemination Agent shall file the Developer Report provided to it by the Developer with each Repository. The Developer Report may be combined with the Annual Report so long as the combined report is filed with the Repository as required herein with respect to the Developer Report and is filed by the Quarterly Filing Date.

(b) If on the seventh (7th) day prior to each Quarterly Filing Date the Dissemination Agent has not received a copy of the Developer Report due on such Quarterly Filing Date, the Dissemination Agent shall contact the Developer by telephone and in writing (which may be by e-mail) to remind the Developer of its undertaking to provide the Developer Report pursuant to Section 5. Upon such reminder, the Developer shall either (i) provide the Dissemination Agent with an electronic copy of the Developer Report in accordance with Section 5(a) above, or (ii) instruct the Dissemination Agent in writing that the Developer will not be able to file the Developer Report within the time required under this Disclosure Agreement and state the date by which such Developer Report will be provided.

(d) If the Dissemination Agent has not received a Developer Report that contains the information in Section 6(b) of this Disclosure Agreement by 12:00 noon on the first Business Day following each Quarterly Filing Date, a Listed Event described in Section 7(a)(17) shall have occurred and the Issuer and the Developer hereby direct the Dissemination Agent to send a notice to each Repository in substantially the form attached as Exhibit A hereto, with a copy to the Issuer and the Developer. The Dissemination Agent shall file such notice no later than thirty (30) days following the applicable Quarterly Filing Date.

(e) The Dissemination Agent shall:

(i) determine prior to each Quarterly Filing Date the name and address of each Repository; and

(ii) promptly upon fulfilling its obligations under subsection (a) above, file a notice with the Developer and the Issuer stating that the Developer Report has been provided pursuant to this Disclosure Agreement and stating the date(s) it was provided.

6. Content of Developer Report.

(a) The Developer, so long as it is an Obligated Person for purposes of this Disclosure Agreement, shall prepare a Developer Report for submission to the Dissemination Agent as required by Section 5 above commencing with the calendar quarter ending September 30, 2021. At such time as the Developer is no longer an Obligated Person, the Developer will no longer be obligated to prepare any quarterly Developer Report pursuant to this Disclosure Agreement.

(b) The Developer Report shall contain the following information:

(i) An update of the number of units by product type in the table included in subsection "ASSESSMENT AREA TWO – Land Use/Phasing" in the Limited Offering Memorandum;

(ii) An update of the table in the subsection "Product Offerings" under the caption "ASSESSMENT AREA TWO" in the Limited Offering Memorandum;

(iii) A description of the infrastructure improvements and recreational amenities needed for the development of Assessment Area Two that have been completed and that are currently under construction, including infrastructure financed by the Series 2021 Bonds;

(iv) The percentage of the infrastructure financed by the Series 2021 Bonds that has been completed;

(v) The number of assessable units planned on property subject to the Assessments;

(vi) The number of single-family homes closed with retail end users;

(vii) The number of single-family homes under contract with retail end users;

(viii) The number of single-family lots under contract with builders, together with the name of each builder;

(ix) The number of single-family lots closed with builders, together with the name of each builder;

(x) The estimated date of complete build-out of residential units;

(xi) Whether the Developer has made any bulk sale of the land subject to the Assessments other than as contemplated by the Limited Offering Memorandum;

(xii) The status of development approvals for Assessment Area Two;

(xiii) Materially adverse changes or determinations to permits/approvals for Assessment Area Two which necessitate changes to the Developer's land-use or other plans for Assessment Area Two;

(xiv) Updated plan of finance (i.e., status of any credit enhancement, issuance of additional bonds to complete project, draw on credit line of Developer, additional mortgage debt, etc.); and

(xv) Any event that would have a material adverse impact on the implementation of the development of Assessment Area Two as described in the Limited Offering Memorandum or on the Developer's ability to undertake the development of Assessment Area Two as described in the Limited Offering Memorandum.

(c) Any of the items listed in subsection (b) above may be incorporated by reference from other documents which have been submitted to each of the Repository or the SEC. The Developer shall clearly identify each such other document so incorporated by reference.

(d) If the Developer sells, assigns or otherwise transfers ownership of real property in Assessment Area Two to a third party, which will in turn be an Obligated Person for purposes of this Disclosure Agreement as a result thereof (a "Transfer"), the Developer hereby agrees to require such third party to comply with the disclosure obligations of the Developer hereunder for so long as such third party is an Obligated Person hereunder, to the same extent as if such third party were a party to this Disclosure Agreement. The Developer involved in such Transfer shall promptly notify the Issuer and the Dissemination Agent in writing of the Transfer. For purposes of Sections 5 and 6 hereof, the term "Developer" shall be deemed to include the Developer and any third party that becomes an Obligated Person hereunder as a result of a Transfer. In the event that the Developer remains an Obligated Person hereunder following any Transfer, nothing herein shall be construed to relieve the Developer from its obligations hereunder pertaining to the Developer. The Issuer shall have no obligation to cause, or ascertain, compliance by the Developer with the foregoing provisions or of any other obligations of the Developer hereunder.

7. Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 7, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Series 2021 Bonds and the Issuer (and shall have no obligation to provide any such notice with respect to the Developer) and the Developer shall give, or cause to be given, notice of the occurrence of numbers 12, 13, 15, 16 and 17 of the following events as they pertain to the Developer, to the Dissemination Agent in writing in sufficient time in order to allow the Dissemination Agent to file notice of the occurrence of such Listed Event in a timely manner not in excess of ten (10) Business Days after the occurrence of the event, with the exception of the event described in number 15 below, which notice shall be given in a timely manner:

1. principal and interest payment delinquencies;
2. non-payment related defaults, if material;
3. unscheduled draws on debt service reserves reflecting financial difficulties;
4. unscheduled draws on credit enhancements reflecting financial difficulties*;
5. substitution of credit or liquidity providers, or their failure to perform*;
6. adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701 TEB) or other material notices or determinations with respect to the tax status of the Series 2021 Bonds, or other material events affecting the tax status of the Series 2021 Bonds;
7. modifications to rights of the holders of the Series 2021 Bonds, if material;
8. bond calls, if material, and tender offers;
9. defeasances;
10. release, substitution, or sale of property securing repayment of the Series 2021 Bonds, if material;
11. ratings changes†;
12. an Event of Bankruptcy or similar event of an Obligated Person;
13. the consummation of a merger, consolidation, or acquisition involving an Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
14. appointment of a successor or additional trustee or the change of name of a trustee, if material;

* At the time of issuance of the Series 2021 Bonds, the Series 2021 Bonds are not credit enhanced and there are no credit or liquidity providers for the Series 2021 Bonds.

† At the time of issuance of the Series 2021 Bonds, the Series 2021 Bonds are not rated.

15. incurrence of a Financial Obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Obligated Person, any of which affect holders of the Series 2021 Bonds, if material;
16. default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Obligated Person, any of which reflect financial difficulties;
17. notice of any failure on the part of the Issuer to meet the requirements of Section 3 hereof or of the Developer to meet the requirements of Section 5 hereof; and
18. the termination of the Issuer's obligations under this Disclosure Agreement prior to the final maturity of the Series 2021 Bonds, pursuant to Section 9 hereof.

(b) The notice required to be given in paragraph 7(a) above shall be filed by the Dissemination Agent upon receipt by the Issuer or the Developer, as applicable, with any Repository, in electronic format as prescribed by such Repository.

8. Identifying Information. In accordance with the Rule, all disclosure filings submitted pursuant to this Disclosure Agreement to any Repository must be accompanied by identifying information as prescribed by the Repository. Such information may include, but shall not be limited to:

- (a) the category of information being provided;
- (b) the period covered by any annual financial information, financial statement or other financial information or operation data;
- (c) the issues or specific securities to which such documents are related (including CUSIPs, issuer name, state, issue description/securities name, dated date, maturity date, and/or coupon rate);
- (d) the name of any Obligated Person other than the Issuer;
- (e) the name and date of the document being submitted; and
- (f) contact information for the submitter.

9. Termination of Disclosure Agreement. The Issuer's obligations under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Series 2021 Bonds, so long as there is no remaining liability of the Issuer, or if the Rule is repealed or no longer in effect. The Developer's obligations shall terminate at such

time as the Developer is no longer an Obligated Person. If any such termination occurs prior to the final maturity of the Series 2021 Bonds, the Issuer and/or the Developer shall give notice of such termination in the same manner as for a Listed Event under Section 7.

10. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge any such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent shall be Disclosure Services, LLC. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Agreement.

11. Amendment. Notwithstanding any other provision of this Disclosure Agreement, the Issuer, the Developer and the Dissemination Agent (if the Dissemination Agent is not the Issuer) may amend this Disclosure Agreement, and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) The amendment may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of the Issuer and/or the Developer, or the type of business conducted;

(b) The undertaking, as amended, would have complied with the requirements of the Rule at the time of the primary offering of the Series 2021 Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment does not materially impair the interests of the holders, as determined either (i) by parties unaffiliated with the Issuer (such as the trustee or Bond Counsel), or (ii) by the approving vote of bondholders pursuant to the terms of the Indenture at the time of the amendment.

Notwithstanding the foregoing, the Issuer, the Developer and the Dissemination Agent shall have the right to adopt amendments to this Disclosure Agreement necessary to comply with modifications to and interpretations of the provisions of the Rule as announced by the SEC from time to time.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer and the Developer shall describe such amendment in its next Annual Report (or in the financial statements included in such Annual Report), and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer or the Developer, as applicable. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements of the Issuer, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 7(b), and (ii) the financial statements included in the Annual

Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Notwithstanding anything to the contrary herein requiring consent of the Developer, the Issuer may amend this Disclosure Agreement without the consent of the Developer with respect to any provision hereof that does not affect the Developer.

12. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer or the Developer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Report or notice of occurrence of Listed Event, in addition to that which is required by this Disclosure Agreement. If the Issuer or the Developer chooses to include any information in any Annual Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer or the Developer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Report or notice of occurrence of a Listed Event.

13. Default. In the event of a failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent to comply with any provision of this Disclosure Agreement, the Trustee may (and, at the request of any Participating Underwriter or the Owners of more than 50% aggregate principal amount of outstanding Series 2021 Bonds and receipt of indemnity satisfactory to the Trustee, shall), or any Beneficial Owner of a Series 2021 Bond may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, as the case may be, to comply with its obligations under this Disclosure Agreement. No default hereunder shall be deemed an Event of Default under the Indenture, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer, the Developer, the Issuer Disclosure Representative or a Dissemination Agent, to comply with this Disclosure Agreement shall be an action to compel performance.

14. Duties of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement.

15. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Developer, the Dissemination Agent, the Trustee, the Participating Underwriter and Beneficial Owners of the Series 2021 Bonds, and shall create no rights in any other person or entity.

16. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

17. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Florida and federal law.

18. Trustee Cooperation. The Issuer represents that the Dissemination Agent is a bona fide agent of the Issuer and directs the Trustee to deliver to the Dissemination Agent at the expense of the Issuer, any information or reports it requests that the Issuer has a right to request from the Trustee (inclusive of balances, payments, etc.) that are in the possession of and readily available to the Trustee.

[End of document – signatures to follow]

IN WITNESS WHEREOF, the undersigned has executed this Disclosure Agreement as of the date and year set forth above.

[SEAL]

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, AS ISSUER

CONSENTED TO AND AGREED TO BY:

JPWARD & ASSOCIATES, LLC, and its successors and assigns, as Issuer Disclosure Representative

By: _____
Chairperson, Board of Supervisors

By: _____
Name: James P. Ward
Title: Chief Operating Officer

JOINED BY U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR PURPOSES OF SECTIONS 13, 15 AND 18 ONLY

By: _____
Name: _____
Title: _____

TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C.,
a Florida limited liability company

By: _____
Name: _____
Title: _____

DISCLOSURE SERVICES, LLC,
AS DISSEMINATION AGENT

By: _____
Name: _____
Title: _____

EXHIBIT A

**NOTICE TO REPOSITORIES
OF FAILURE TO FILE ANNUAL REPORT**

Name of Issuer: Artisan Lakes East Community Development District

Name of Bond Issue: \$_____ Capital Improvement Revenue Bonds, Series 2021-1 and
\$_____ Capital Improvement Revenue Bonds, Series 2021-2

Date of Issuance: June __, 2021

CUSIPS:

NOTICE IS HEREBY GIVEN that the [Issuer] [Developer] has not provided an Annual Report with respect to the above-named Bonds as required by [Section 3] [Section 5] of the Continuing Disclosure Agreement dated June __, 2021, among the Issuer, the Developer and the Dissemination Agent named therein. The [Issuer] [Developer] has advised the undersigned that it anticipates that the Annual Report will be filed by _____, 20____.

Dated: _____, _____, Dissemination Agent

cc: [Issuer] [Developer]



Denise J. Ganz, Partner
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April 9, 2021

Board of Supervisors
Artisan Lakes East Community Development District

Re: Bond Counsel Representation of Artisan Lakes East Community Development District (the “District”)

Ladies and Gentlemen:

Thank you for your consideration of this firm as bond counsel to the District. This letter will set forth the basis on which we are prepared to render services to the District in connection with the proposed issuance of its special assessment bonds to finance infrastructure improvements benefitting certain land in the District (the “Bonds”).

Bonds

It is our understanding that the District currently anticipates that the Bonds will be offered for sale pursuant to a single limited offering memorandum. In our capacity as bond counsel, our primary responsibility will be to render an objective legal opinion with respect to the authorization and issuance of the Bonds. As bond counsel, we will examine applicable law, prepare the appropriate documents authorizing and securing the Bonds and other necessary documents, consult with the parties to the transaction prior to the issuance of the Bonds, review certified proceedings, and undertake such additional duties as we deem necessary to render the opinion.

Assuming completion of the proceedings to our satisfaction, we will render our opinion, subject to customary assumptions and limitations, that:

- (i) The District is an independent special district and unit of local government organized and existing under the laws of the State of Florida with the power to adopt the resolutions, as applicable, relating to the issuance of the Bonds and to perform its obligations thereunder and to issue the Bonds;

(ii) The indentures relating to the issuance of the Bonds have been duly adopted by the District and create a valid lien on the funds or assets pledged thereby for the security of the Bonds and constitute the valid and binding obligations of the District enforceable against the District in accordance with their respective terms;

(iii) The issuance and sale of the Bonds has been authorized by the District and upon proper execution and authentication, the Bonds constitute valid and binding obligations of the District payable in accordance with, and as limited by, the terms of the resolutions;

(iv) The interest paid on the Bonds will be excluded from gross income for federal income tax purposes and is not an item of tax preference for purposes of the federal alternative minimum tax imposed upon individuals and corporations.

Our opinion as bond counsel will be executed and delivered on the date the Bonds are exchanged for their purchase price and will be based on facts and laws existing as of its date. Upon delivery of such opinion, our responsibilities as bond counsel will be concluded with respect to the Bonds. Specifically, but without limitation, we do not undertake (unless separately engaged) to provide continuing advice to the District or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excluded from gross income for federal income tax purposes.

In addition, in our role as bond counsel we will be responsible for reviewing all resolutions to be adopted by the District in connection with the levy of the special assessments securing the Bonds.

In rendering our opinion as bond counsel, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation. We do not review the financial condition of the District, the feasibility of any project to be financed by proceeds of the Bonds, or the adequacy of the security provided to owners of the Bonds and will express no opinion relating thereto. We will not assume or undertake responsibility for the preparation of the limited offering memorandum or other disclosure document with respect to the Bonds, nor shall we be responsible for performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document, unless separately engaged by the District to act as disclosure counsel to the District. We will also express no opinion on any financial, demographic and statistical data set forth in the limited offering memorandum or other disclosure document relating to the Bonds.

In performing services as bond counsel, our client will be the District and we will represent its interests. We assume that other parties to the transaction will retain such counsel as they deem necessary and appropriate to represent their interests in any transaction. Our

Board of Supervisors
Artisan Lakes East Community Development District
April 9, 2021
Page 3

representation of the District does not alter our responsibility to render an objective opinion as bond counsel.

We will charge a flat fee of \$65,000, plus our actual out-of-pocket costs, in connection with the Bonds. Our fees for services rendered will be paid at the closing and delivery of the Bonds, out of such bond proceeds.

If the foregoing is acceptable to you, please have the appropriate officer of the District indicate the District's acknowledgment and acceptance thereof in the space provided for that purpose on the enclosed photocopy of this letter. Such execution will evidence the District's retention of Greenspoon Marder LLP as bond counsel upon the terms and conditions set forth herein.

If you have any questions or comments concerning the foregoing, please do not hesitate to contact the undersigned.

Very truly yours,



Denise J. Ganz

**THE FOREGOING IS AGREED AND
ACCEPTED THIS ___ DAY OF
_____, 2021.**

Artisan Lakes East Community Development District

By: _____

Title: _____

RESOLUTION 2021-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT RATIFYING, CONFIRMING AND APPROVING THE EXECUTION OF THE PLAT FOR ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B, & C, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes* (“Act”), being situated entirely within Manatee County, Florida; and

WHEREAS, in connection with the development of the property within the District’s boundary, the developer records various plats including the plat for Artisan Lakes Eaves Bend, Phase II, Subphases A, B & C (the “Plat”); and

WHEREAS, in order for the Plat to meet a Manatee County deadline for approval, it needed to be executed by the CDD no later than November 25, 2020 (the “Deadline”); and

WHEREAS, pursuant to Resolution 2018-15, the Chairman and Vice Chairman are authorized to execute plats on the District’s behalf, however, neither were available to execute the Plat prior to the Deadline; and

WHEREAS, in the absence of the Chairman and Vice Chairman and in order to meet the deadline, Travis Stagnitta, who is a member of the District’s Board of Supervisors and is an assistant secretary, executed the Plat on the District’s behalf, and Jennifer Gardner, who is also a member of the District’s Board of Supervisors and is an assistant secretary, attested to Supervisor Stagnitta’s signature; and

WHEREAS, the District desires to ratify, confirm, and approve Supervisor Stagnitta’s execution of the Plat and Supervisor Gardner’s attestation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Supervisor Stagnitta’s execution of the Plat and Supervisor Gardner’s attestation are hereby ratified, confirmed and approved.

SECTION 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 6th day of May, 2021.

ATTEST:

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT

James P. Ward
Secretary/Assistant Secretary

Travis Stagnitta
Chairperson, Board of Supervisors

ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION

ARTISAN LAKES EAVES BEND PHASE II

DESCRIPTION: A parcel of land lying in Sections 9 and 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 9, run thence along the South boundary of said Section 9, also being the North boundary of that certain land described in Official Records Book 1030, Page 2797, of the Public Records of Manatee County, Florida, the following two (2) courses: 1) along the South boundary of that certain land described in Official Records Book 1025, Page 3055, of the Public Records of Manatee County, Florida, N.89°49'53"W., a distance of 29.13 feet to the **POINT OF BEGINNING**, said point also being the Southwest corner of said certain land described in Official Records Book 1025, Page 3055; 2) continue N.89°49'53"W., a distance of 29.86 feet to the Northwest corner of aforesaid certain land described in Official Records Book 1030, Page 2797; thence along the West boundary of said land described in Official Records Book 1030, Page 2797, the following four courses: 1) S.00°17'37"E., a distance of 738.86 feet; 2) S.00°19'09"E., a distance of 600.20 feet; 3) S.00°25'40"E., a distance of 539.15 feet; 4) S.00°13'12"E., a distance of 291.57 feet to the Northeast corner of ARTISAN LAKES PARCEL J, PHASES I & II, according to the plat thereof, recorded in Plat Book 66, Page 105, of the Public Records of Manatee County, Florida; thence along the Northerly boundary of said ARTISAN LAKES PARCEL J, PHASES I & II the following twenty-two (22) courses: 1) S.89°46'48"W., a distance of 1039.86 feet; 2) N.37°25'31"W., a distance of 68.06 feet to a point of curvature; 3) Northerly, 20.25 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 77°20'18" (chord bearing N.01°14'38"E., 18.74 feet); 4) N.50°05'13"W., a distance of 70.00 feet; 5) S.39°54'47"W., a distance of 6.32 feet to a point of curvature; 6) Southwesterly, 101.65 feet along the arc of a tangent curve to the right having a radius of 115.00 feet and a central angle of 50°38'47" (chord bearing S.65°14'11"W., 98.38 feet) to a point of tangency; 7) N.89°26'26"W., a distance of 352.95 feet to a point of curvature; 8) Northwesterly, 23.56 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.44°26'26"W., 21.21 feet); 9) N.89°26'26"W., a distance of 70.00 feet to a point of non-tangent curvature; 10) Southwesterly, 23.56 feet along the arc of a non-tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing S.45°33'34"W., 21.21 feet) to a point of tangency; 11) N.89°26'26"W., a distance of 79.51 feet to a point of curvature; 12) Westerly, 297.81 feet along the arc of a tangent curve to the right having a radius of 490.00 feet and a central angle of 34°49'23" (chord bearing N.72°01'44"W., 293.25 feet); 13) N.50°36'05"W., a distance of 10.79 feet; 14) N.46°35'07"W., a distance of 78.24 feet to a point of curvature; 15) Northwesterly, 33.41 feet along the arc of a tangent curve to the left having a radius of 123.00 feet and a central angle of 15°33'39" (chord bearing N.54°21'57"W., 33.30 feet) to a point of compound curvature; 16) Northwesterly, 40.06 feet along the arc of a compound curve to the left having a radius of 397.50 feet and a central angle of 05°46'28" (chord bearing N.65°02'00"W., 40.04 feet) to a point of reverse curvature; 17) Northwesterly, 35.95 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 82°23'47" (chord bearing N.26°43'21"W., 32.93 feet); 18) N.75°31'27"W., a distance of 10.00 feet to a point of non-tangent curvature; 19) Northerly, 206.08 feet along the arc of a non-tangent curve to the left having a radius of 760.00 feet and a central angle of 15°32'09" (chord bearing N.06°42'28"E., 205.44 feet) to a point of tangency; 20) N.01°03'36"W., a distance of 423.34 feet to a point of curvature; 21) Northerly, 77.62 feet along the arc of a tangent curve to the right having a radius of 940.00 feet and a central angle of 04°43'52" (chord bearing N.01°18'20"E., 77.60 feet); 22) N.86°19'44"W., a distance of 120.00 feet to a point of non-tangent curvature, also being the Northwest corner of aforesaid ARTISAN LAKES PARCEL J, PHASES I & II; thence Northerly, 467.49 feet along the arc of a non-tangent curve to the right having a radius of 1060.00 feet and a central angle of 25°16'08" (chord bearing N.16°18'20"E., 463.71 feet) to a point of tangency; thence N.28°56'24"E., a distance of 139.56 feet to a point of curvature; thence Northerly, 361.63 feet along the arc of a tangent curve to the left having a radius of 740.00 feet and a central angle of 28°00'00" (chord bearing N.14°56'24"E., 358.04 feet) to a point tangency; thence N.00°56'24"E., a distance of 228.29 feet to a point of curvature; thence Northerly, 919.23 feet along the arc of a tangent curve to the right having a radius of 660.00 feet and a central angle of 79°48'00" (chord bearing N.40°50'24"E., 846.71 feet) to a point of tangency; thence N.81°15'47"E., a distance of 120.32 feet; thence S.08°43'23"E., a distance of 120.00 feet; thence N.81°16'37"E., a distance of 484.57 feet to a point of curvature; thence Northerly, 585.43 feet along the arc of a tangent curve to the left having a radius of 700.00 feet and a central angle of 47°55'04" (chord bearing N.57°19'05"E., 568.51 feet) to a point of reverse curvature; thence Easterly, 52.12 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 85°19'03" (chord bearing N.76°01'04"E., 47.43 feet) to a point of tangency; thence S.61°19'24"E., a distance of 404.06 feet to the West boundary of aforesaid land described in Official Records Book 1025, Page 3055; thence along said West boundary of land described in Official Records Book 1025, Page 3055, S.02°28'37"W., 715.42 feet to the **POINT OF BEGINNING**.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, LLC, A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A. TRACT "A-16" FOR PUBLIC RIGHT-OF-WAY FOR ARTISAN LAKES PARKWAY
 - B. PUBLIC UTILITY EASEMENT ACROSS TRACT "A-15"; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SUCH TRACTS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - C. NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "A-15" FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - D. MANATEE COUNTY PUBLIC FLOWAGE, PUBLIC DRAINAGE AND PUBLIC ACCESS EASEMENTS ACROSS TRACT(S) OR AS OTHERWISE SHOWN ON THIS PLAT.
2. TO THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN MANATEE COUNTY, FLORIDA (THE "DISTRICT"), THE FOLLOWING:
 - A. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACT "A-15" FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT IN THIS PLAT OR OTHER WISE.
 - B. TRACTS "B-71", "B-73", "B-77", "B-79", "B-81", "B-82", "B-85", "B-86", "B-87", "B-90", "B-91" AND "B-93" FOR USE AS LAKE AND DRAINAGE FACILITIES
 - C. NON-EXCLUSIVE INGRESS AND EGRESS, DRAINAGE AND MAINTENANCE EASEMENTS ACROSS TRACTS "B-72", "B-74", "B-75", "B-76", "B-78", "B-80", "B-83", "B-84", "B-88", "B-89", "B-92", "B-94", "B-95" AND "B-96 FOR THE PURPOSE OF MAINTENANCE OF LANDSCAPE, IRRIGATION, DRAINAGE, OPEN SPACE AND FLOWAGE EASEMENT FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT IN THIS PLAT OR OTHER WISE; AND
 - D. TRACTS "C-22", "C-23", "C-24", "C-25", "C-26", "C-27", "C-28", AND "C-29" FOR USE AS WETLANDS, WETLAND BUFFERS, DRAINAGE, CONSERVATION AND FLOWAGE EASEMENTS.
 - E. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS THOSE AREAS ON THIS PLAT LABELED "PRIVATE DRAINAGE EASEMENT (P.D.E.)", TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS 25th DAY OF November 2020

WITNESSES:

Amy He
SIGNATURE

Amy He
PRINT NAME

WITNESSES:

Kyle Clawson
SIGNATURE

Kyle Clawson
PRINT NAME

TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C., a Florida Limited
Liability Company

By: TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation, its managing member

By: Andrew Drew Miller
ANDREW "DREW" MILLER, Vice President

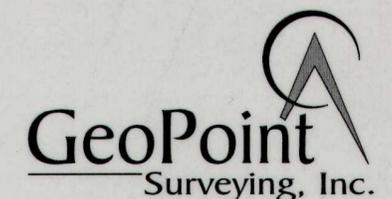
NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF Hillsborough

SWORN TO AND SUBSCRIBED BEFORE ME THIS 25th DAY OF November, 2020, BY ANDREW "DREW" MILLER AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., AS THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

Melissa D. McDonough
NOTARY PUBLIC, STATE OF Florida

Melissa D. McDonough
PRINT NAME
MY COMMISSION EXPIRES: 2/15/24



213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

COMMUNITY RECORDINGS

THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR ARTISAN LAKES (THE "MASTER DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK 2535, PAGE 5469 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

THE COMMUNITY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR EAVES BEND AT ARTISAN LAKES (THE "COMMUNITY DECLARATION") WAS RECORDED IN OFFICIAL RECORD BOOK 2700, PAGE 2734 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

RESERVATION OF EASEMENTS

THERE ARE HEREBY EXPRESSLY RESERVED EASEMENTS OF FIVE (5) FEET IN WIDTH ALONG ALL SIDE, AND FIVE (5) FEET IN WIDTH ALONG ALL REAR LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE, AND A TEN (10) FEET IN WIDTH ALONG ALL FRONT LOT LINES ARE FOR THE EXPRESSED PURPOSE OF ACCOMMODATING SURFACE AND UNDERGROUND DRAINAGE AND UNDERGROUND UTILITIES. WHERE MORE THAN ONE LOT IS INTENDED AS A BUILDING SITE, THE OUTSIDE BOUNDARIES OF SAID BUILDING SITE SHALL CARRY SAID EASEMENTS AND THE INTERVENING LOT LINE EASEMENT SHALL NOT EXIST. ALL OTHER EASEMENTS SHOWN ON THIS PLAT ARE HEREBY RESERVED IN PERPETUITY FOR THE PURPOSES NOTED.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF ELECTRICAL FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR TECO ENERGY, ITS SUCCESSORS AND/OR ASSIGNS AND OTHER PRIVATE UTILITY COMPANIES PROVIDING SERVICE TO THE SUBDIVISION, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF GAS FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR FRONTIER FLORIDA LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR SPECTRUM, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, TEN (10) FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PERIMETERS OF THE PUBLIC AND PRIVATE ROADS, FOR THE EXPRESS PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF COMMUNICATION FACILITIES.

THERE ARE HEREBY EXPRESSLY RESERVED FOR THE ARTISAN LAKES MASTER ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION ("MASTER ASSOCIATION") AND THE EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION ("COMMUNITY ASSOCIATION") AND ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT EASEMENTS, RIGHTS AND OBLIGATIONS, AS APPLICABLE, RELATED TO USE, ACCESS AND MAINTENANCE OF CERTAIN TRACTS, AS SET FORTH IN THE MASTER DECLARATION, COMMUNITY DECLARATION OR ON THIS PLAT.

THERE ARE HEREBY EXPRESSLY RESERVED FOR MANATEE COUNTY, ALL EASEMENTS DESIGNATED AS PUBLIC FLOWAGE AND ACCESS EASEMENTS SHOWN ON THIS PLAT.

CERTIFICATE OF SURVEYOR

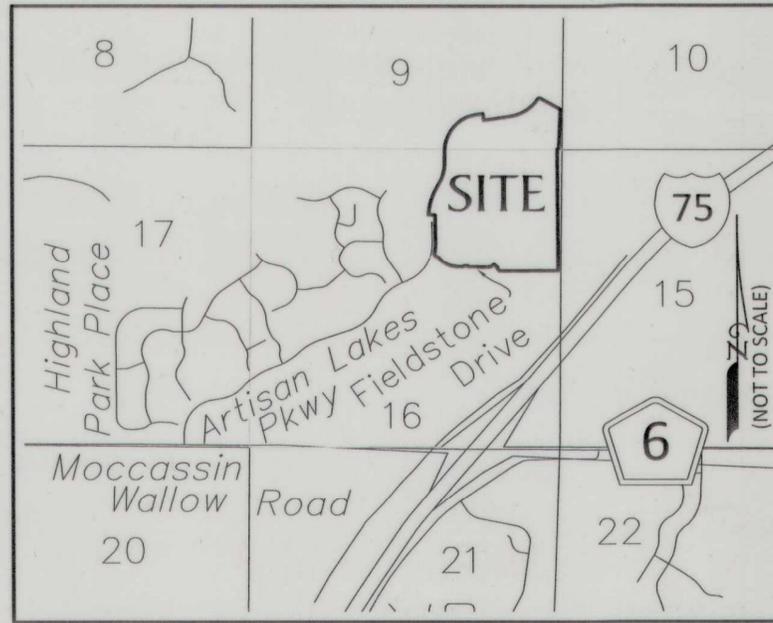
I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, OF THE FLORIDA STATUTES; AND THE PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON OCTOBER 1, 2020 AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION, LOT CORNERS, POINTS OF INTERSECTION, CHANGES OF DIRECTION OF LINES AND PLAT BENCHMARKS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES AND SAID PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE WILL BE CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768)

213 HOBBS STREET
TAMPA, FLORIDA 33619

DAVID ALAN WILLIAMS, JR.
PROFESSIONAL LAND SURVEYOR NO. LS6423

11/25/2020
DATE:



LOCATION MAP
NOT TO SCALE
MANATEE COUNTY, FLORIDA

NOTES:

- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (2011 - ADJUSTMENT), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS DESIGNATED "GIS 009" (PID AG9114), SCALE FACTOR 0.99997103 AND "GILLETTE" (PID AG8529), SCALE FACTOR 0.99997463.
- 2) ALL EASEMENTS ARE PRIVATE UNLESS OTHERWISE DESIGNATED
- 3) SEVEN BENCHMARKS WILL BE SET WITHIN THIS PLAT AS REQUIRED BY MANATEE COUNTY LAND DEVELOPMENT CODE SECTION 335.13.
- 4) ALL UTILITIES ARE UNDERGROUND UNLESS OTHERWISE NOTED.
- 5) THIS PARCEL CONTAINS 132.825 ACRES, MORE OR LESS.
- 6) THIS PARCEL LIES IN FLOOD ZONES X AND AE PER FIRM PANEL 12081C0157E, WITH AN EFFECTIVE DATE OF 03/17/2014.
- 7) VISIBILITY TRIANGLES MUST BE MAINTAINED PER THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA.
- 8) ALL LINES THAT INTERSECT A CURVE THAT ARE NOT LABELED RADIAL ARE NON-RADIAL.

CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH THE PLATTING REQUIREMENTS OF CHAPTER 177, PART 1 OF THE FLORIDA STATUTES AND THE LAND DEVELOPMENT CODE OF MANATEE COUNTY, FLORIDA. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

TODD E. BOYLE
REGISTERED SURVEYOR AND MAPPER
LICENCE NUMBER 6047
MANATEE COUNTY SURVEYOR

DATE: _____

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CERTIFICATE OF ACCEPTANCE

THE DEDICATIONS TO ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN MANATEE COUNTY, FLORIDA (THE "DISTRICT"), WERE ACCEPTED AT AN OPEN MEETING OF THE DISTRICT.

IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS 15th DAY OF November, 2020.

ATTEST:

By: [Signature]
Secretary
Robert Lee
Jennifer Gardner

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida

By: [Signature]
Trans Stagnitta, Chairman

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT:

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSION:

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

ATTEST: BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

Angelina Colonneso
CLERK OF CIRCUIT COURT

CHAIRMAN



213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 19 SHEETS

COMMUNITY RECORDINGS

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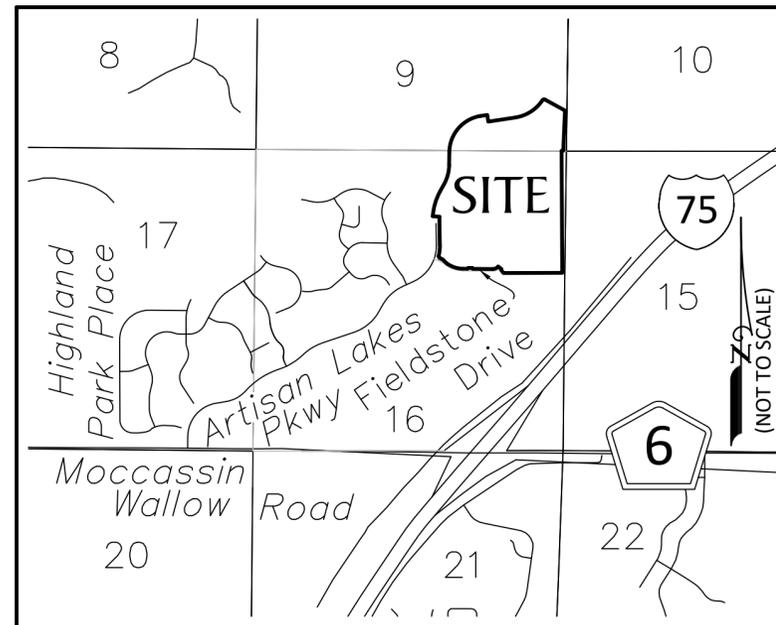
CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED LICENSED AND REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS BEING SUBDIVIDED; THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES; AND THE PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE; AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE INSTALLED ON OCTOBER 1, 2020 AS SHOWN HEREON, AND THAT THE "P.C.P.'S" (PERMANENT CONTROL POINTS) AS SHOWN HEREON, AND ALL OTHER MONUMENTATION, LOT CORNERS, POINTS OF INTERSECTION, CHANGES OF DIRECTION OF LINES AND PLAT BENCHMARKS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATUTES AND SAID PLATTING REQUIREMENTS OF MANATEE COUNTY'S LAND DEVELOPMENT CODE WILL BE CERTIFIED BY AN OFFICIAL AFFIDAVIT WITHIN ONE (1) YEAR OF RECORDING, OR PRIOR TO THE RELEASE OF THE IMPROVEMENT BOND.

GEOPOINT SURVEYING, INC. (LICENSED BUSINESS NUMBER LB7768)
213 HOBBS STREET
TAMPA, FLORIDA 33619

DAVID ALAN WILLIAMS, JR.
PROFESSIONAL LAND SURVEYOR NO. LS6423

DATE: _____



LOCATION MAP
NOT TO SCALE
MANATEE COUNTY, FLORIDA

NOTES:

- 1) NORTHING AND EASTING COORDINATES (INDICATED IN FEET) AS SHOWN HERON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM FOR THE WEST ZONE OF FLORIDA, NORTH AMERICAN DATUM OF 1983 (2011 - ADJUSTMENT), AS ESTABLISHED FROM NATIONAL GEODETIC SURVEY (NGS) HORIZONTAL CONTROL MONUMENTS DESIGNATED "GIS 009" (PID AG9114), SCALE FACTOR 0.99997103 AND "GILLETTE" (PID AG8529), SCALE FACTOR 0.99997463.
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CERTIFICATE OF APPROVAL OF THE COUNTY SURVEYOR

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

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TODD E. BOYLE
REGISTERED SURVEYOR AND MAPPER
LICENCE NUMBER 6047
MANATEE COUNTY SURVEYOR

DATE: _____

NOTICE:

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CERTIFICATE OF ACCEPTANCE

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IN WITNESS WHEREOF, DISTRICT HAS CAUSED THESE PRESENTS TO BE EXECUTED BY ITS DULY AUTHORIZED OFFICER THIS _____ DAY OF _____, 2020.

ATTEST:

By: _____
Secretary
Robert Lee

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes and located in Manatee County, Florida

By: _____
Travis Stagnitta, Chairman

CERTIFICATE OF APPROVAL OF CLERK OF CIRCUIT COURT:

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

I, ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE STATUTES OF FLORIDA PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS BEEN FILED FOR RECORD IN PLAT BOOK _____, PAGES _____ THROUGH _____, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020

CLERK OF CIRCUIT COURT
MANATEE COUNTY, FLORIDA

CERTIFICATE OF APPROVAL OF BOARD OF COUNTY COMMISSION:

STATE OF FLORIDA }
COUNTY OF MANATEE } SS

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORD AND ALL OFFERS OF DEDICATION ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2020.

ATTEST:

Angelina Colonneso
CLERK OF CIRCUIT COURT

BOARD OF COUNTY COMMISSIONERS
OF MANATEE COUNTY, FLORIDA

CHAIRMAN



213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

DESCRIPTION

ARTISAN LAKES EAVES BEND PHASE II

DESCRIPTION: A parcel of land lying in Sections 9 and 16, Township 33 South, Range 18 East, Manatee County, Florida, and being more particularly described as follows:

COMMENCE at the Southeast corner of said Section 9, run thence along the South boundary of said Section 9, also being the North boundary of that certain land described in Official Records Book 1030, Page 2797, of the Public Records of Manatee County, Florida, the following two (2) courses: 1) along the South boundary of that certain land described in Official Records Book 1025, Page 3055, of the Public Records of Manatee County, Florida, N.89°49'53"W., a distance of 29.13 feet to the **POINT OF BEGINNING**, said point also being the Southwest corner of said certain land described in Official Records Book 1025, Page 3055; 2) continue N.89°49'53"W., a distance of 29.86 feet to the Northwest corner of aforesaid certain land described in Official Records Book 1030, Page 2797; thence along the West boundary of said land described in Official Records Book 1030, Page 2797, the following four courses: 1) S.00°17'37"E., a distance of 738.86 feet; 2) S.00°19'09"E., a distance of 600.20 feet; 3) S.00°25'40"E., a distance of 539.15 feet; 4) S.00°13'12"E., a distance of 291.57 feet to the Northeast corner of ARTISAN LAKES PARCEL J, PHASES I & II, according to the plat thereof, recorded in Plat Book 66, Page 105, of the Public Records of Manatee County, Florida; thence along the Northerly boundary of said ARTISAN LAKES PARCEL J, PHASES I & II the following twenty-two (22) courses: 1) S.89°46'48"W., a distance of 1039.86 feet; 2) N.37°25'31"W., a distance of 68.06 feet to a point of curvature; 3) Northerly, 20.25 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 77°20'18" (chord bearing N.01°14'38"E., 18.74 feet); 4) N.50°05'13"W., a distance of 70.00 feet; 5) S.39°54'47"W., a distance of 6.32 feet to a point of curvature; 6) Southwesterly, 101.65 feet along the arc of a tangent curve to the right having a radius of 115.00 feet and a central angle of 50°38'47" (chord bearing S.65°14'11"W., 98.38 feet) to a point of tangency; 7) N.89°26'26"W., a distance of 352.95 feet to a point of curvature; 8) Northwesterly, 23.56 feet along the arc of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing N.44°26'26"W., 21.21 feet); 9) N.89°26'26"W., a distance of 70.00 feet to a point of non-tangent curvature; 10) Southwesterly, 23.56 feet along the arc of a non-tangent curve to the right having a radius of 15.00 feet and a central angle of 90°00'00" (chord bearing S.45°33'34"W., 21.21 feet) to a point of tangency; 11) N.89°26'26"W., a distance of 79.51 feet to a point of curvature; 12) Westerly, 297.81 feet along the arc of a tangent curve to the right having a radius of 490.00 feet and a central angle of 34°49'23" (chord bearing N.72°01'44"W., 293.25 feet); 13) N.50°36'05"W., a distance of 10.79 feet; 14) N.46°35'07"W., a distance of 78.24 feet to a point of curvature; 15) Northwesterly, 33.41 feet along the arc of a tangent curve to the left having a radius of 123.00 feet and a central angle of 15°33'39" (chord bearing N.54°21'57"W., 33.30 feet) to a point of compound curvature; 16) Northwesterly, 40.06 feet along the arc of a compound curve to the left having a radius of 397.50 feet and a central angle of 05°46'28" (chord bearing N.65°02'00"W., 40.04 feet) to a point of reverse curvature; 17) Northwesterly, 35.95 feet along the arc of a reverse curve to the right having a radius of 25.00 feet and a central angle of 82°23'47" (chord bearing N.26°43'21"W., 32.93 feet); 18) N.75°31'27"W., a distance of 10.00 feet to a point of non-tangent curvature; 19) Northerly, 206.08 feet along the arc of a non-tangent curve to the left having a radius of 760.00 feet and a central angle of 15°32'09" (chord bearing N.06°42'28"E., 205.44 feet) to a point of tangency; 20) N.01°03'36"W., a distance of 423.34 feet to a point of curvature; 21) Northerly, 77.62 feet along the arc of a tangent curve to the right having a radius of 940.00 feet and a central angle of 04°43'52" (chord bearing N.01°18'20"E., 77.60 feet); 22) N.86°19'44"W., a distance of 120.00 feet to a point of non-tangent curvature, also being the Northwest corner of aforesaid ARTISAN LAKES PARCEL J, PHASES I & II; thence Northerly, 467.49 feet along the arc of a non-tangent curve to the right having a radius of 1060.00 feet and a central angle of 25°16'08" (chord bearing N.16°18'20"E., 463.71 feet) to a point of tangency; thence N.28°56'24"E., a distance of 139.56 feet to a point of curvature; thence Northerly, 361.63 feet along the arc of a tangent curve to the left having a radius of 740.00 feet and a central angle of 28°00'00" (chord bearing N.14°56'24"E., 358.04 feet) to a point tangency; thence N.00°56'24"E., a distance of 228.29 feet to a point of curvature; thence Northeasterly, 919.23 feet along the arc of a tangent curve to the right having a radius of 660.00 feet and a central angle of 79°48'00" (chord bearing N.40°50'24"E., 846.71 feet) to a point of tangency; thence N.81°15'47"E., a distance of 120.32 feet; thence S.08°43'23"E., a distance of 120.00 feet; thence N.81°16'37"E., a distance of 484.57 feet to a point of curvature; thence Northeasterly, 585.43 feet along the arc of a tangent curve to the left having a radius of 700.00 feet and a central angle of 47°55'04" (chord bearing N.57°19'05"E., 568.51 feet) to a point of reverse curvature; thence Easterly, 52.12 feet along the arc of a reverse curve to the right having a radius of 35.00 feet and a central angle of 85°19'03" (chord bearing N.76°01'04"E., 47.43 feet) to a point of tangency; thence S.61°19'24"E., a distance of 404.06 feet to the West boundary of aforesaid land described in Official Records Book 1025, Page 3055; thence along said West boundary of land described in Official Records Book 1025, Page 3055, S.02°28'37"W., 715.42 feet to the **POINT OF BEGINNING**.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

PURSUANT TO FLORIDA STATUTE 177.081, THE UNDERSIGNED, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, CERTIFIES OWNERSHIP OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THIS PLAT ENTITLED ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C TO BE MADE AND DOES HEREBY DEDICATE THE FOLLOWING:

1. TO MANATEE COUNTY, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:
 - A. TRACT "A-16" FOR PUBLIC RIGHT-OF-WAY FOR ARTISAN LAKES PARKWAY
 - B. PUBLIC UTILITY EASEMENT ACROSS TRACT "A-15"; TOGETHER WITH A (10) FOOT WIDE PUBLIC UTILITY EASEMENTS LYING PARALLEL AND CONTIGUOUS WITH THE OUTSIDE PARAMETERS OF SUCH TRACTS FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER INFRASTRUCTURE FACILITIES AND METER MAINTENANCE, REPLACEMENT AND READING.
 - C. NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT ACROSS TRACT "A-15" FOR EMERGENCY, LAW ENFORCEMENT AND MANATEE COUNTY MAINTENANCE PERSONNEL.
 - D. MANATEE COUNTY PUBLIC FLOWAGE, PUBLIC DRAINAGE AND PUBLIC ACCESS EASEMENTS ACROSS TRACT(S) OR AS OTHERWISE SHOWN ON THIS PLAT.
2. TO THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND LOCATED IN MANATEE COUNTY, FLORIDA (THE "DISTRICT"), THE FOLLOWING:
 - A. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS TRACT "A-15" FOR THE PURPOSE OF MAINTENANCE OF DRAINAGE FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT IN THIS PLAT OR OTHER WISE.
 - B. TRACTS "B-71", "B-73", "B-77", "B-79", "B-81", "B-82", "B-85", "B-86", "B-87", "B-90", "B-91" AND "B-93" FOR USE AS LAKE AND DRAINAGE FACILITIES
 - C. NON-EXCLUSIVE INGRESS AND EGRESS, DRAINAGE AND MAINTENANCE EASEMENTS ACROSS TRACTS "B-72", "B-74", "B-75", "B-76", "B-78", "B-80", "B-83", "B-84", "B-88", "B-89", "B-92", "B-94", "B-95" AND "B-96" FOR THE PURPOSE OF MAINTENANCE OF LANDSCAPE, IRRIGATION, DRAINAGE, OPEN SPACE AND FLOWAGE EASEMENT FACILITIES THEREIN AND ACCESS TO OTHER TRACTS WITHIN THE SUBDIVISION OWNED OR TO BE OWNED BY THE DISTRICT OR OVER WHICH THE DISTRICT HAS BEEN GRANTED OR DEDICATED AN EASEMENT IN THIS PLAT OR OTHER WISE; AND
 - D. TRACTS "C-22", "C-23", "C-24", "C-25", "C-26", "C-27", "C-28", AND "C-29" FOR USE AS WETLANDS, WETLAND BUFFERS, DRAINAGE, CONSERVATION AND FLOWAGE EASEMENTS.
 - E. A NON-EXCLUSIVE EASEMENT FOR ACCESS ACROSS THOSE AREAS ON THIS PLAT LABELED "PRIVATE DRAINAGE EASEMENT (P.D.E)", TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ACCESS AND MAINTENANCE OF DRAINAGE FACILITIES LOCATED WITHIN SUCH EASEMENT AREAS.

IN WITNESS WHEREOF, THE FOREGOING HAS SET HIS HAND AND SEAL THIS ____ DAY OF _____, 20__.

WITNESSES:

SIGNATURE

PRINT NAME

WITNESSES:

SIGNATURE

PRINT NAME

TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C., a Florida Limited
Liability Company

By: TAYLOR MORRISON OF FLORIDA, INC.,
a Florida corporation, its managing member

By: _____
ANDREW "DREW" MILLER, Vice President

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF _____ } SS

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF _____, 20__, BY ANDREW "DREW" MILLER AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., AS THE MANAGING MEMBER OF TAYLOR WOODROW COMMUNITIES AT ARTISAN LAKES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF _____

PRINT NAME
MY COMMISSION EXPIRES: _____



213 Hobbs Street Phone: (813) 248-8888
Tampa, Florida 33619 Fax: (813) 248-2266
www.geopointsurvey.com Licensed Business Number LB 7768

ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

TRACT DESIGNATION TABLE

TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
TRACT "A-15"	PRIVATE ROADWAY, PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT	926,204	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION (UTILITIES TO BE TRANSFERRED TO MANATEE COUNTY BY ARTISAN LAKES EAST CDD WITH A BILL OF SALE)	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION, MANATEE COUNTY (UTILITIES)
TRACT "A-16"	PUBLIC ROADWAY	258,659	MANATEE COUNTY	MANATEE COUNTY
TRACT "B-71"	LAKE AND DRAINAGE	91,653	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-72"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	109,528	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-73"	DRAINAGE AND LAKE	20,052	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-74"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	82,260	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-75"	LANDSCAPE, IRRIGATION, AND OPEN SPACE	8,062	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-76"	LANDSCAPE, IRRIGATION, AND OPEN SPACE	6,584	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-77"	DRAINAGE AND LAKE	38,733	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-78"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	9,852	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-79"	DRAINAGE AND LAKE	70,729	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-80"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	16,070	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-81"	DRAINAGE AND LAKE	60,062	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-82"	DRAINAGE AND LAKE	92,544	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-83"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	26,715	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-84"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	37,803	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-85"	DRAINAGE AND LAKE	15,963	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-86"	DRAINAGE AND LAKE	80,953	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-87"	DRAINAGE AND LAKE	103,478	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-88"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	52,328	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-89"	LANDSCAPE, IRRIGATION, DRAINAGE AND OPEN SPACE	36,224	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-90"	DRAINAGE, LAKE & PUBLIC FLOWAGE EASEMENT	25,492	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-91"	DRAINAGE AND LAKE	13,917	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-92"	LANDSCAPE, IRRIGATION, DRAINAGE, OPEN SPACE & PUBLIC FLOWAGE EASEMENT	146,812	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-93"	DRAINAGE AND LAKE	4,198	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "B-94"	LANDSCAPE, IRRIGATION, DRAINAGE, OPEN SPACE & PUBLIC FLOWAGE EASEMENT	117,041	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION

TRACT	USAGE	SQUARE FOOTAGE	LAND OWNERSHIP	MAINTAINED BY
TRACT "B-95"	LANDSCAPE, IRRIGATION, DRAINAGE, OPEN SPACE & PUBLIC FLOWAGE EASEMENT	100,641	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "B-96"	DRAINAGE AND LAKE (EXISTING)	50,533	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-22"	WETLAND, WETLAND BUFFER & PRIVATE DRAINAGE EASEMENT	183,725	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-23"	WETLAND, WETLAND BUFFER & PRIVATE DRAINAGE EASEMENT	49,717	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-24"	WETLAND, WETLAND BUFFER & PRIVATE DRAINAGE EASEMENT	127,111	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-25"	WETLAND, WETLAND BUFFER & PRIVATE DRAINAGE EASEMENT	35,157	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-26"	CONSERVATION EASEMENT	24,191	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-27"	WETLAND, WETLAND BUFFER, PRIVATE DRAINAGE EASEMENT & PUBLIC FLOWAGE EASEMENT	101,378	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-28"	CONSERVATION & PUBLIC FLOWAGE EASEMENT	98,405	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "C-29"	WETLAND, WETLAND BUFFER & PRIVATE DRAINAGE EASEMENT	28,776	ARTISAN LAKES EAST CDD	ARTISAN LAKES EAST CDD
TRACT "T-2"	TREE PRESERVATION & PUBLIC FLOWAGE EASEMENT	38,395	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION
TRACT "T-3"	TREE PRESERVATION	52,098	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION	EAVES BEND AT ARTISAN LAKES COMMUNITY ASSOCIATION

NOTE:
TRACTS DESIGNATED AS OWNED BY A PARTICULAR ENTITY HEREIN ARE INTENDED TO BE CONVEYED TO SUCH ENTITY BY OWNER BY A SEPARATE INSTRUMENT.



ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

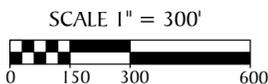
LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELING AND DIMENSIONING.

LINE DATA TABLE		
NO.	BEARING	LENGTH
L3	N 50°05'13" W	70.00'
L4	S 39°54'47" W	6.32'
L5	N 89°26'26" W	70.00'
L6	N 50°36'05" W	10.79'
L7	N 75°31'27" W	10.00'



BASIS OF BEARINGS

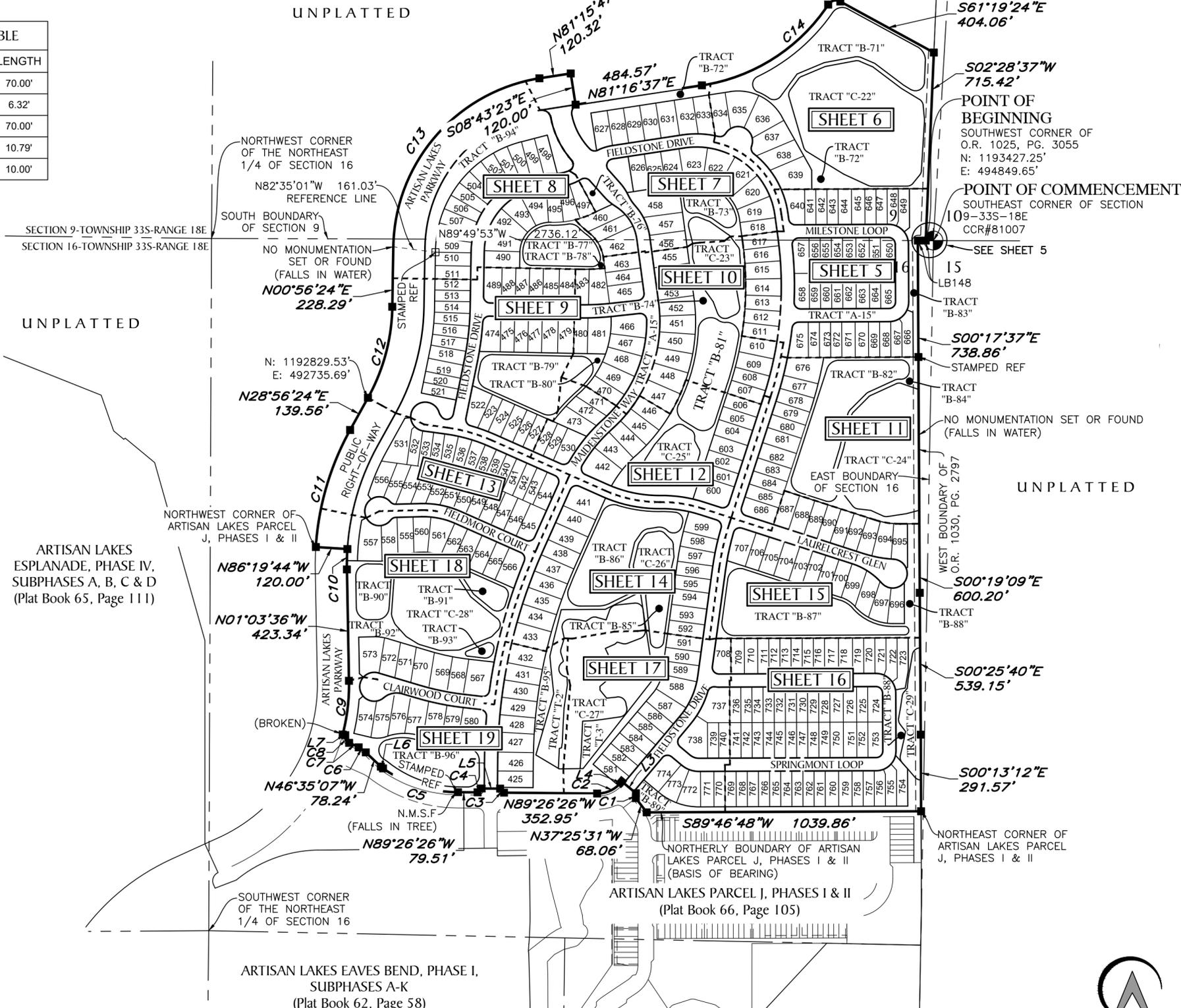
BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY BOUNDARY OF ARTISAN LAKES PARCEL J, PHASES I & II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 66, PAGE 105, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A GRID BEARING OF S.89°46'48"W. THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83-2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA.

TYPICAL LOT LINE EASEMENT NOTE:
LOT LINE EASEMENTS: UNLESS OTHERWISE INDICATED IN THE RESERVATION OF EASEMENTS AS SHOWN ON SHEET 1, EASEMENTS OF TEN (10') FEET IN WIDTH ALONG EACH FRONT LOT LINE AND FIVE (5') FEET IN WIDTH ALONG EACH REAR LOT LINE ARE HEREBY CREATED AND PROVIDED FOR THE PURPOSE OF ACCOMMODATING OVERHEAD, SURFACE AND UNDERGROUND UTILITIES AND DRAINAGE. WHERE AN AREA GREATER THAN ONE LOT IS USED AS A BUILDING SITE, THE OUTSIDE BOUNDARY OF SAID SITE SHALL BE SUBJECT TO THE LOT LINE EASEMENTS.

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C1	15.00'	77°20'18"	20.25'	18.74'	N01°14'38"E
C2	115.00'	50°38'47"	101.65'	98.38'	S65°14'11"W
C3	15.00'	90°00'00"	23.56'	21.21'	N44°26'26"W
C4	15.00'	90°00'00"	23.56'	21.21'	S45°33'34"W
C5	490.00'	34°49'23"	297.81'	293.25'	N72°01'44"W
C6	123.00'	15°33'39"	33.41'	33.30'	N54°21'57"W
C7	397.50'	5°46'28"	40.06'	40.04'	N65°02'00"W
C8	25.00'	82°23'47"	35.95'	32.93'	N26°43'21"W
C9	760.00'	15°32'09"	206.08'	205.44'	N06°42'28"E
C10	940.00'	4°43'52"	77.62'	77.60'	N01°18'20"E
C11	1060.00'	25°16'08"	467.49'	463.71'	N16°18'20"E
C12	740.00'	28°00'00"	361.63'	358.04'	N14°56'24"E
C13	660.00'	79°48'00"	919.23'	846.71'	N40°50'24"E
C14	700.00'	47°55'04"	585.43'	568.51'	N57°19'05"E
C15	35.00'	85°19'03"	52.12'	47.43'	N76°01'04"E

LEGEND:

- CCR ----- CERTIFIED CORNER RECORD
- O.R. ----- OFFICIAL RECORDS BOOK
- PG. ----- PAGE
- LB ----- LICENSED BUSINESS
- C/B ----- CHORD BEARING
- C/A ----- CENTRAL ANGLE
- CH ----- CHORD DISTANCE
- N.M.S.F. ----- NO MONUMENTATION SET OR FOUND



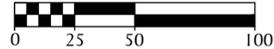
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
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Licensed Business Number LB 7768

ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST,
MANATEE COUNTY, FLORIDA



SCALE 1" = 50'



SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C288	1350.00'	2°27'06"	57.77'	57.76'	N05°18'37"W
C289	1350.00'	2°51'04"	67.17'	67.17'	N02°39'32"W
C290	1350.00'	2°51'04"	67.17'	67.17'	N00°11'32"E
C291	1350.00'	2°27'06"	57.77'	57.76'	N02°50'36"E
C292	1350.00'	2°27'06"	57.77'	57.76'	N05°17'43"E
C293	1350.00'	2°27'06"	57.77'	57.76'	N07°44'49"E
C298	1215.00'	2°27'06"	51.99'	51.99'	N05°18'37"W
C299	1215.00'	2°51'04"	60.46'	60.45'	N02°39'32"W
C300	1215.00'	2°51'04"	60.46'	60.45'	N00°11'32"E
C301	1215.00'	2°27'06"	51.99'	51.99'	N02°50'36"E
C302	1215.00'	2°27'06"	51.99'	51.99'	N05°17'43"E
C303	1215.00'	2°27'06"	51.99'	51.99'	N07°44'49"E
C359	1400.00'	4°41'03"	114.45'	114.42'	N08°51'35"E
C585	20.00'	90°27'44"	31.58'	28.40'	S44°56'15"W

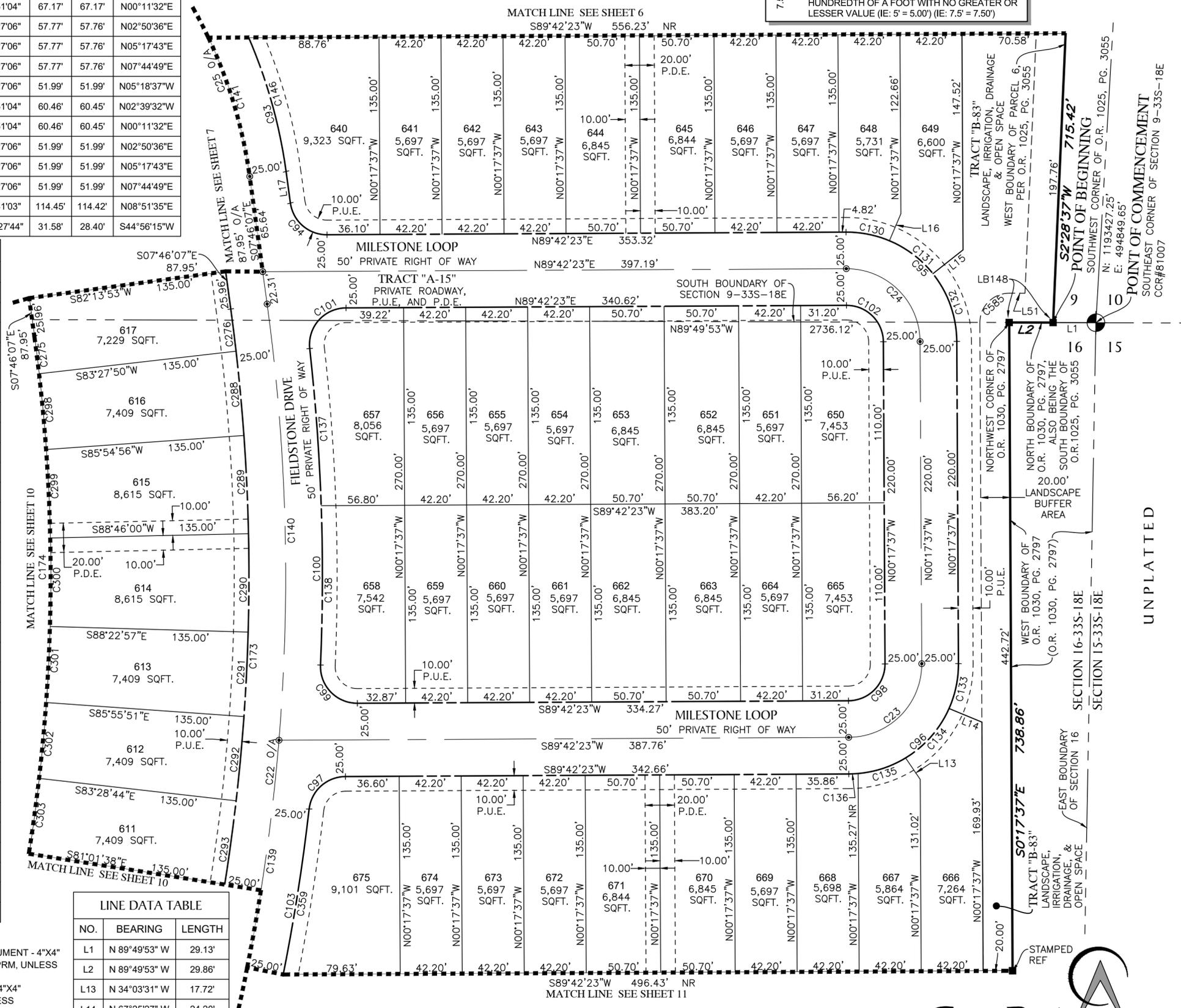
CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C22	1375.00'	25°42'19"	616.88'	611.72'	N05°05'03"E
C23	50.00'	90°00'00"	78.54'	70.71'	N44°42'23"E
C24	50.00'	90°00'00"	78.54'	70.71'	N45°17'37"W
C25	325.00'	90°57'17"	515.92'	463.43'	N53°14'45"W
C93	350.00'	43°57'17"	268.50'	261.97'	N29°44'45"W
C94	25.00'	82°31'30"	36.01'	32.98'	S49°01'52"E
C95	75.00'	90°00'00"	117.81'	106.07'	N45°17'37"W
C96	75.00'	90°00'00"	117.81'	106.07'	N44°42'23"E
C97	25.00'	83°11'20"	36.30'	33.19'	S48°06'43"W
C98	25.00'	90°00'00"	39.27'	35.36'	N44°42'23"E
C99	25.00'	92°46'31"	40.48'	36.20'	S43°54'21"E
C100	1400.00'	8°51'29"	216.45'	216.23'	N01°56'50"W
C101	25.00'	96°04'58"	41.92'	37.18'	S41°39'54"W
C102	25.00'	90°00'00"	39.27'	35.36'	N45°17'37"W
C103	1400.00'	11°25'09"	279.02'	278.56'	N12°13'38"E
C130	75.00'	23°10'16"	30.33'	30.12'	N78°42'29"W
C131	75.00'	28°41'38"	37.56'	37.17'	N52°46'32"W
C132	75.00'	38°08'06"	49.92'	49.00'	N19°21'40"W
C133	75.00'	24°07'59"	31.59'	31.36'	N11°46'23"E
C134	75.00'	34°48'20"	45.56'	44.86'	N41°14'32"E
C135	75.00'	26°12'32"	34.31'	34.01'	N71°44'58"E
C136	75.00'	4°51'09"	6.35'	6.35'	N87°16'49"E
C137	1400.00'	4°24'16"	107.62'	107.60'	N04°10'26"W
C138	1400.00'	4°27'13"	108.82'	108.79'	N00°15'18"E
C139	1375.00'	13°15'55"	318.34'	317.63'	N11°18'15"E
C140	1375.00'	12°26'24"	298.54'	297.95'	N01°32'55"W
C141	325.00'	56°13'04"	318.89'	306.25'	N35°52'39"W
C146	350.00'	15°36'13"	95.32'	95.02'	N15°34'13"W
C173	1350.00'	25°42'19"	605.67'	600.60'	N05°05'03"E
C174	1215.00'	25°42'19"	545.10'	540.54'	N05°05'03"E
C275	1215.00'	1°13'57"	26.14'	26.13'	N07°09'08"W
C276	1350.00'	1°13'57"	29.04'	29.04'	N07°09'08"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 89°49'53" W	29.13'
L2	N 89°49'53" W	29.86'
L13	N 34°03'31" W	17.72'
L14	N 67°25'27" W	24.20'
L15	S 51°34'17" W	26.18'
L16	S 22°52'39" W	20.00'
L17	S 07°46'07" E	21.77'
L51	N 89°49'53" W	10.65'

LEGEND:
 □ ----- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
 ■ ----- (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 ● ----- (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 P.U.E. ----- PUBLIC UTILITY EASEMENT
 P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 SQFT. ----- SQUARE FEET
 NR ----- NON RADIAL
 O/A ----- OVERALL
 O.R. ----- OFFICIAL RECORDS BOOK

LEGEND:
 TYP. ----- TYPICAL
 CCR ----- CERTIFIED CORNER RECORD
 C/B ----- CHORD BEARING
 C/A ----- CENTRAL ANGLE
 CH ----- CHORD DISTANCE
 L ----- ARC LENGTH
 R ----- RADIUS
 Δ ----- DELTA
 PG. ----- PAGE

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')



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POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 9-33S-18E
CCR#81007

UNPLATTED

ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SCALE 1" = 50'

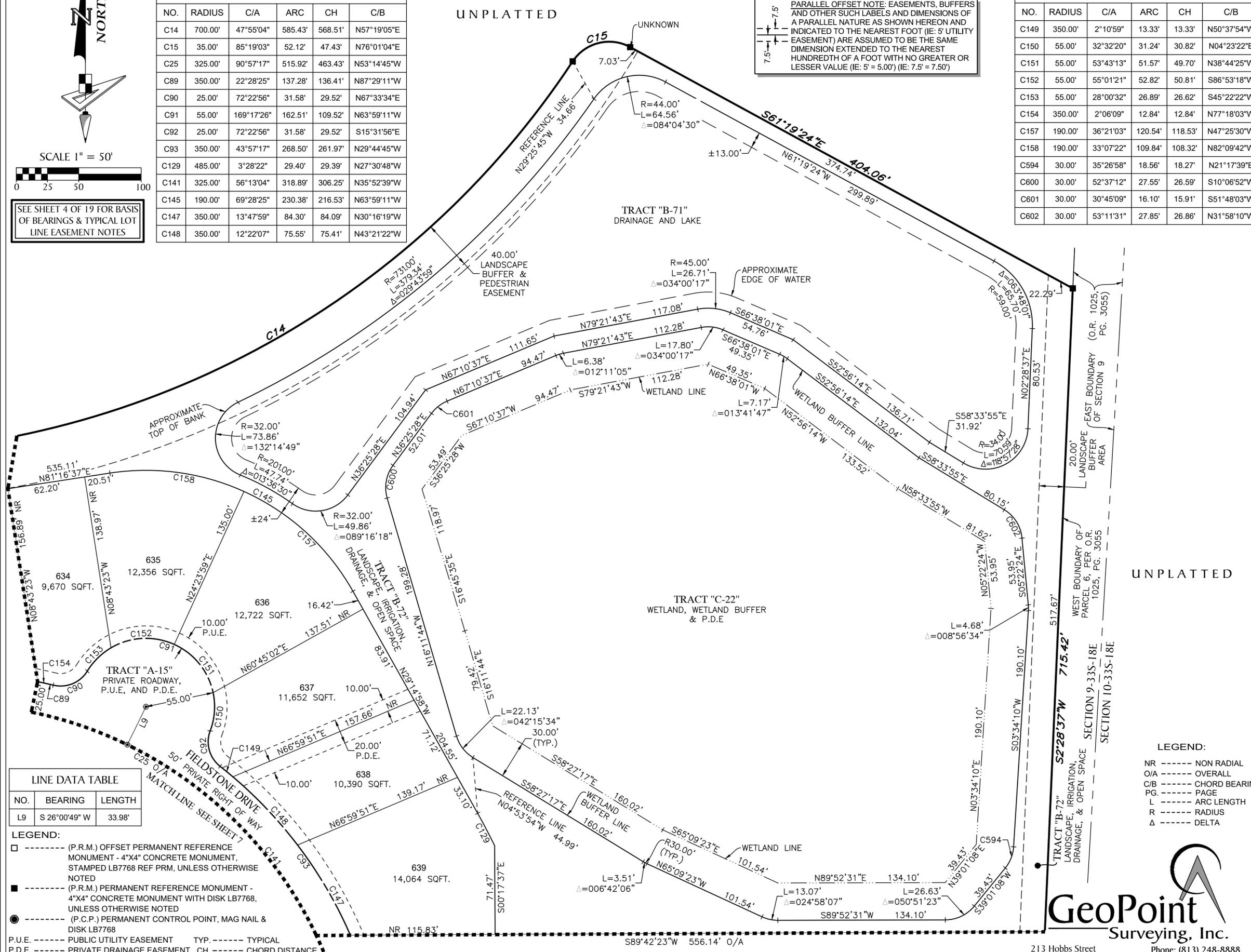


SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C14	700.00'	47°55'04"	585.43'	568.51'	N57°19'05"E
C15	35.00'	85°19'03"	52.12'	47.43'	N76°01'04"E
C25	325.00'	90°57'17"	515.92'	463.43'	N53°14'45"W
C89	350.00'	22°28'25"	137.28'	136.41'	N87°29'11"W
C90	25.00'	72°22'56"	31.58'	29.52'	N67°33'34"E
C91	55.00'	169°17'26"	162.51'	109.52'	N63°59'11"W
C92	25.00'	72°22'56"	31.58'	29.52'	S15°31'56"E
C93	350.00'	43°57'17"	268.50'	261.97'	N29°44'45"W
C129	485.00'	3°28'22"	29.40'	29.39'	N27°30'48"W
C141	325.00'	56°13'04"	318.89'	306.25'	N35°52'39"W
C145	190.00'	69°28'25"	230.38'	216.53'	N63°59'11"W
C147	350.00'	13°47'59"	84.30'	84.09'	N30°16'19"W
C148	350.00'	12°22'07"	75.55'	75.41'	N43°21'22"W

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00") (IE: 7.5' = 7.50")

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C149	350.00'	2°10'59"	13.33'	13.33'	N50°37'54"W
C150	55.00'	32°32'20"	31.24'	30.82'	N04°23'22"E
C151	55.00'	53°43'13"	51.57'	49.70'	N38°44'25"W
C152	55.00'	55°01'21"	52.82'	50.81'	S86°53'18"W
C153	55.00'	28°00'32"	26.89'	26.62'	S45°22'22"W
C154	350.00'	2°06'09"	12.84'	12.84'	N77°18'03"W
C157	190.00'	36°21'03"	120.54'	118.53'	N47°25'30"W
C158	190.00'	33°07'22"	109.84'	108.32'	N82°09'42"W
C594	30.00'	35°26'58"	18.56'	18.27'	N21°17'39"E
C600	30.00'	52°37'12"	27.55'	26.59'	S10°06'52"W
C601	30.00'	30°45'09"	16.10'	15.91'	S51°48'03"W
C602	30.00'	53°11'31"	27.85'	26.86'	N31°58'10"W



LINE DATA TABLE		
NO.	BEARING	LENGTH
L9	S 26°00'49" W	33.98'

- LEGEND:**
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 - O.R. OFFICIAL RECORDS BOOK
 - TYP. TYPICAL
 - CH CHORD DISTANCE
 - C/A CENTRAL ANGLE
 - CCR CERTIFIED CORNER RECORD

- LEGEND:**
- NR NON RADIAL
 - O/A OVERALL
 - C/B CHORD BEARING
 - PG. PAGE
 - L ARC LENGTH
 - R RADIUS
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LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA
UNPLATTED



PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

NO.	RADIUS	C/A	ARC	CH	C/B
C13	660.00'	79°48'00"	919.23'	846.71'	N40°50'24"E
C14	700.00'	47°55'04"	585.43'	568.51'	N57°19'05"E
C25	325.00'	90°57'17"	515.92'	463.43'	N53°14'45"W
C26	150.00'	32°56'14"	86.23'	85.05'	S64°48'29"W
C27	175.00'	43°27'15"	132.72'	129.57'	N70°04'00"E
C34	300.00'	32°28'38"	170.05'	167.78'	S25°25'19"E
C35	200.00'	34°02'42"	118.84'	117.10'	N24°38'17"W
C83	25.00'	108°36'23"	47.39'	40.61'	N13°03'35"E
C84	340.00'	30°44'30"	182.43'	180.24'	S25°52'21"E
C85	35.00'	92°51'14"	56.72'	50.71'	S34°51'00"W
C86	260.00'	32°39'05"	148.17'	146.17'	S27°54'10"E
C87	25.00'	72°56'43"	31.83'	29.72'	S80°42'04"E
C88	175.00'	18°27'02"	56.35'	56.11'	S72°03'06"W
C89	350.00'	22°28'25"	137.28'	136.41'	N87°29'11"W
C123	175.00'	50°18'19"	153.65'	148.76'	N32°46'05"W
C124	200.00'	16°15'37"	56.76'	56.57'	S49°47'26"E
C125	25.00'	79°33'52"	34.72'	31.99'	N81°26'34"W
C126	200.00'	33°01'07"	115.26'	113.67'	N75°17'04"E
C141	325.00'	56°13'04"	318.89'	306.25'	N35°52'39"W
C142	325.00'	34°44'12"	197.04'	194.03'	N81°21'17"W
C155	350.00'	10°33'39"	64.51'	64.42'	N83°37'57"W
C156	350.00'	9°48'36"	59.93'	59.85'	S86°10'55"W
C159	300.00'	14°21'04"	75.14'	74.95'	N14°56'39"W
C160	300.00'	17°39'47"	92.48'	92.12'	N30°57'04"W

LEGEND:
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 L ----- ARC LENGTH
 CCR ----- CERTIFIED CORNER RECORD
 O.R. ----- OFFICIAL RECORDS BOOK

NO.	BEARING	LENGTH
L10	S 48°20'22" W	39.45'
L18	N 68°42'20" W	39.03'
L44	S 07°36'56" E	25.26'
L52	N 54°46'13" W	83.69'

NO.	RADIUS	C/A	ARC	CH	C/B
C161	300.00'	21°04'56"	110.39'	109.76'	N50°19'26"W
C163	300.00'	16°46'34"	87.84'	87.53'	S89°39'53"W
C164	25.00'	119°51'54"	52.30'	43.27'	S18°16'19"W
C165	200.00'	16°15'37"	56.76'	56.57'	N33°31'49"W
C166	175.00'	16°15'37"	49.66'	49.50'	S33°31'49"E
C167	225.00'	34°02'42"	133.69'	131.74'	N24°38'17"W
C168	125.00'	3°04'21"	6.70'	6.70'	S79°44'26"W
C169	165.00'	90°57'17"	261.93'	235.28'	N53°14'45"W

NO.	RADIUS	C/A	ARC	CH	C/B
C178	165.00'	14°21'04"	41.33'	41.22'	N14°56'39"W
C179	165.00'	17°39'47"	50.87'	50.66'	N30°57'04"W
C180	165.00'	21°04'56"	60.71'	60.37'	N50°19'26"W
C181	165.00'	21°04'56"	60.71'	60.37'	N71°24'22"W
C182	165.00'	16°46'34"	48.31'	48.14'	S89°39'53"W
C183	25.00'	9°05'58"	3.97'	3.97'	N67°22'34"E
C184	25.00'	63°50'45"	27.86'	26.44'	S76°09'05"E
C185	260.00'	23°46'43"	107.90'	107.13'	S32°20'21"E
C186	260.00'	5°47'18"	26.27'	26.26'	S17°33'21"E
C187	260.00'	3°05'05"	14.00'	14.00'	S13°07'10"E

NO.	RADIUS	C/A	ARC	CH	C/B
C191	225.00'	18°26'34"	72.42'	72.11'	N18°58'28"W
C192	225.00'	2°08'15"	8.39'	8.39'	N08°41'03"W
C193	175.00'	17°18'44"	52.88'	52.68'	N16°16'18"W
C194	175.00'	17°21'17"	53.01'	52.80'	N33°36'18"W
C195	175.00'	15°38'18"	47.76'	47.62'	N50°06'05"W
C196	200.00'	4°16'45"	14.94'	14.93'	S55°46'52"E
C197	200.00'	11°58'52"	41.82'	41.75'	S47°39'04"E
C198	200.00'	3°03'18"	10.66'	10.66'	N60°18'09"E
C244	340.00'	11°44'41"	69.70'	69.57'	S46°14'24"E
C245	150.00'	44°29'49"	116.49'	113.59'	N29°51'50"W
C246	340.00'	11°06'56"	65.96'	65.86'	S45°55'31"E
C247	340.00'	0°37'45"	3.73'	3.73'	S51°47'52"E
C248	150.00'	19°39'13"	51.45'	51.20'	N42°17'08"W
C249	150.00'	22°39'01"	59.30'	58.91'	N21°08'01"W
C274	300.00'	90°57'17"	476.24'	427.78'	N53°14'45"W
C396	335.00'	14°11'56"	83.02'	82.81'	N68°55'46"E
C586	35.00'	90°36'11"	55.35'	49.76'	N55°48'11"W

NO.	RADIUS	C/A	ARC	CH	C/B
C162	300.00'	21°04'56"	110.39'	109.76'	N71°24'22"W
C188	200.00'	13°05'32"	45.70'	45.60'	N35°06'52"W
C189	200.00'	3°10'05"	11.06'	11.06'	N26°59'04"W
C190	225.00'	13°27'53"	52.88'	52.75'	N34°55'41"W
C587	600.00'	80°20'13"	841.29'	774.04'	S41°06'30"W

GeoPoint Surveying, Inc.
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ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH,
RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C13	660.00'	79°48'00"	919.23'	846.71'	N40°50'24"E
C27	175.00'	43°27'15"	132.72'	129.57'	N70°04'00"E
C28	275.00'	90°51'14"	436.07'	391.80'	S46°22'01"W
C81	300.00'	90°51'14"	475.71'	427.41'	S46°22'01"W
C82	150.00'	24°25'51"	63.96'	63.48'	N79°34'42"E
C83	25.00'	108°36'23"	47.39'	40.61'	N13°03'35"E
C84	340.00'	30°44'30"	182.43'	180.24'	S25°52'21"E
C126	200.00'	33°01'07"	115.26'	113.67'	N75°17'04"E
C127	250.00'	90°51'14"	396.42'	356.18'	S46°22'01"W
C199	200.00'	11°00'26"	38.42'	38.36'	N67°20'01"E
C200	200.00'	11°00'26"	38.42'	38.36'	N78°20'27"E
C201	200.00'	7°56'57"	27.75'	27.73'	N87°49'09"E
C202	150.00'	17°41'52"	46.33'	46.15'	N76°12'42"E
C203	150.00'	6°34'59"	17.63'	17.62'	N88°25'38"E
C204	300.00'	6°34'35"	34.43'	34.41'	S88°30'20"W
C205	300.00'	9°43'47"	50.94'	50.88'	S80°21'09"W
C206	300.00'	7°33'41"	39.59'	39.56'	S71°42'25"W
C207	300.00'	7°33'41"	39.59'	39.56'	S64°08'44"W
C208	300.00'	7°33'41"	39.59'	39.56'	S56°35'03"W
C209	300.00'	7°33'41"	39.59'	39.56'	S49°01'23"W
C210	300.00'	7°33'41"	39.59'	39.56'	S41°27'42"W
C211	300.00'	7°33'41"	39.59'	39.56'	S33°54'01"W
C212	300.00'	7°33'41"	39.59'	39.56'	S26°20'20"W
C213	435.00'	74°32'52"	565.98'	526.89'	S38°12'50"W
C214	335.00'	15°45'53"	92.17'	91.88'	N83°54'41"E
C215	300.00'	7°33'41"	39.59'	39.56'	S18°46'39"W
C216	115.00'	90°51'14"	182.36'	163.84'	S46°22'01"W
C217	300.00'	7°33'41"	39.59'	39.56'	S11°12'58"W
C218	300.00'	6°29'44"	34.01'	33.99'	S04°11'16"W
C219	250.00'	5°02'06"	21.97'	21.96'	S89°16'34"W
C220	250.00'	24°23'28"	106.43'	105.62'	S74°33'47"W
C221	250.00'	20°15'16"	88.38'	87.92'	S52°14'25"W
C222	250.00'	20°15'16"	88.38'	87.92'	S31°59'09"W
C223	250.00'	20°15'16"	88.38'	87.92'	S11°43'54"W
C224	250.00'	0°39'52"	2.90'	2.90'	S01°16'20"W
C225	335.00'	11°00'26"	64.36'	64.26'	N67°20'01"E
C226	335.00'	11°00'26"	64.36'	64.26'	N78°20'27"E
C227	335.00'	7°56'57"	46.48'	46.44'	N87°49'09"E
C228	115.00'	5°02'06"	10.11'	10.10'	S89°16'34"W
C229	115.00'	24°23'28"	48.96'	48.59'	S74°33'47"W
C230	115.00'	20°15'16"	40.65'	40.44'	S52°14'25"W
C231	115.00'	20°15'16"	40.65'	40.44'	S31°59'09"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C232	115.00'	20°15'16"	40.65'	40.44'	S11°43'54"W
C233	115.00'	0°39'52"	1.33'	1.33'	S01°16'20"W
C234	435.00'	7°33'41"	57.41'	57.37'	S71°42'25"W
C235	435.00'	7°33'41"	57.41'	57.37'	S64°08'44"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C236	435.00'	7°33'41"	57.41'	57.37'	S56°35'03"W
C237	435.00'	7°33'41"	57.41'	57.37'	S49°01'23"W
C238	435.00'	7°33'41"	57.41'	57.37'	S41°27'42"W
C239	435.00'	7°33'41"	57.41'	57.37'	S33°54'01"W
C240	435.00'	7°33'41"	57.41'	57.37'	S26°20'20"W
C241	435.00'	7°33'41"	57.41'	57.37'	S18°46'39"W
C242	435.00'	7°33'41"	57.41'	57.37'	S11°12'58"W
C243	435.00'	6°29'44"	49.31'	49.29'	S04°11'16"W

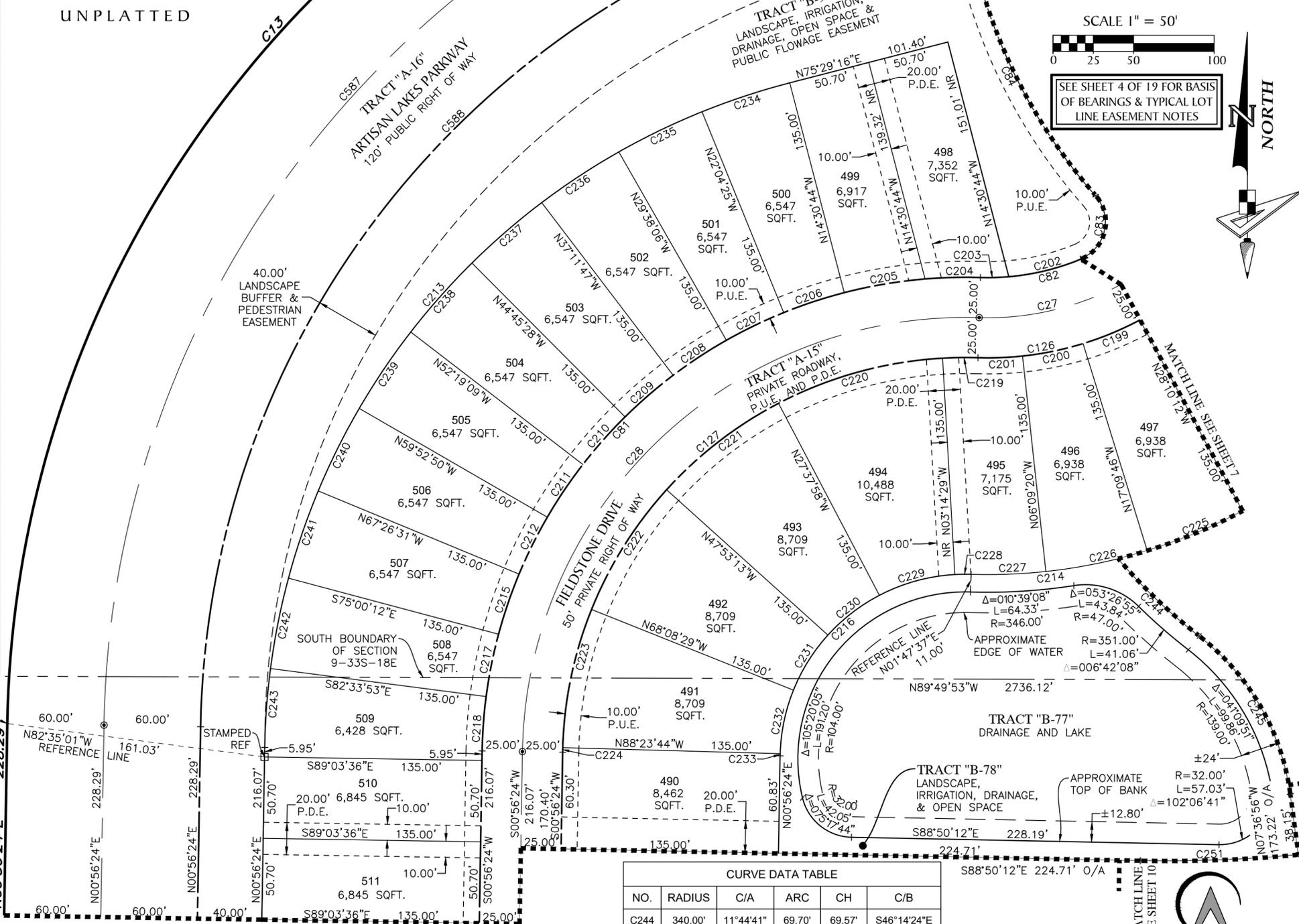
UNPLATTED

NO MONUMENTATION
SET OR FOUND
(FALLS IN WATER)

LEGEND:

- - - - - - (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
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- L - - - - - ARC LENGTH
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CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C244	340.00'	11°44'41"	69.70'	69.57'	S46°14'24"E
C245	150.00'	44°29'49"	116.49'	113.59'	N29°51'50"W
C251	840.00'	6°42'12"	98.28'	98.22'	N87°48'42"E
C586	35.00'	90°36'11"	55.35'	49.76'	N55°48'11"W
C587	600.00'	80°20'13"	841.29'	774.04'	S41°06'30"W
C588	540.00'	77°57'19"	734.71'	679.34'	S39°55'03"W

SCALE 1" = 50'

SEE SHEET 4 OF 19 FOR BASIS
OF BEARINGS & TYPICAL LOT
LINE EASEMENT NOTES

NORTH

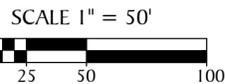
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UNPLATTED

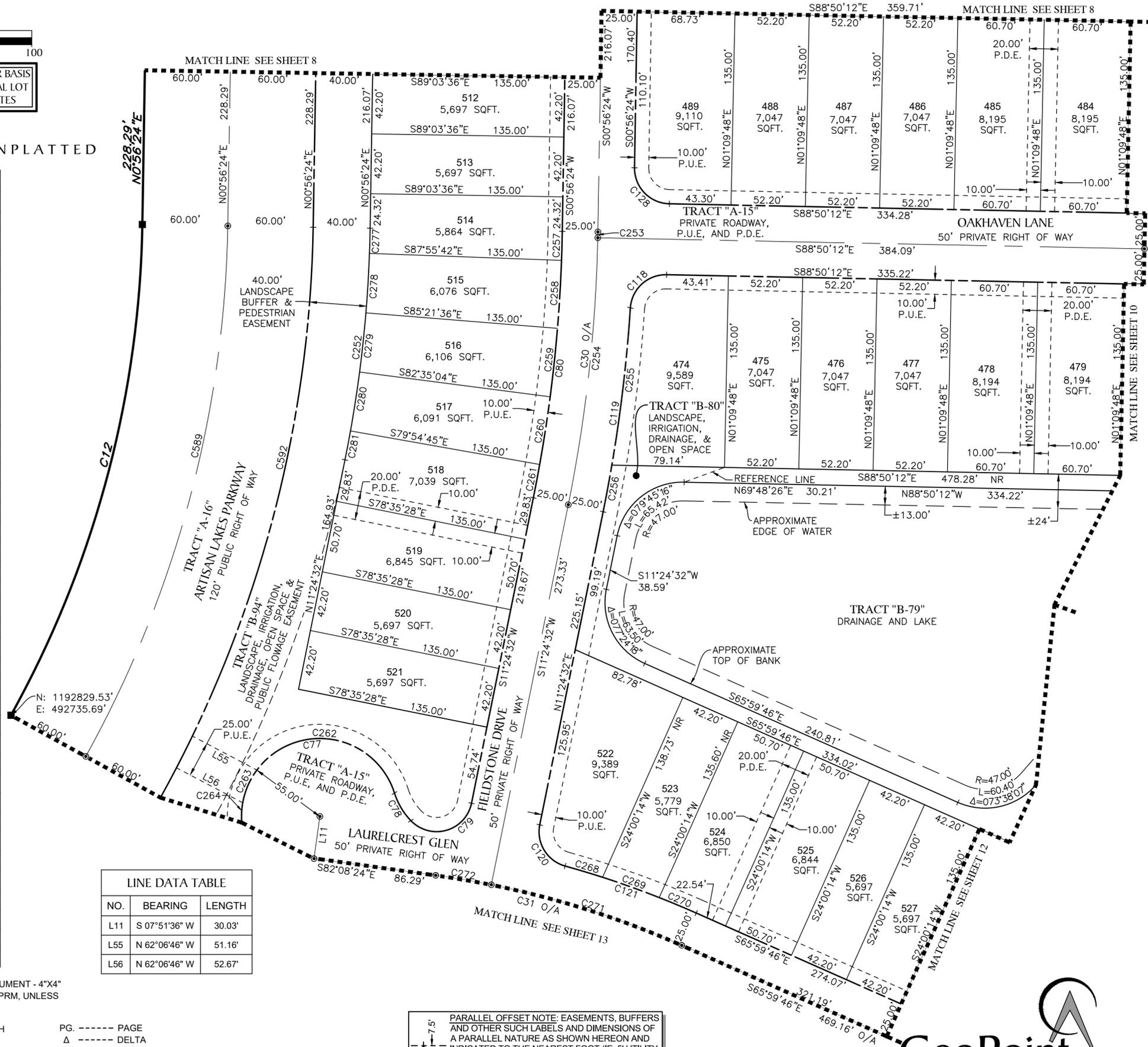
CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C12	740.00'	28°00'00"	361.63'	358.04'	N14°56'24"E
C30	1060.00'	10°28'08"	193.68'	193.41'	N06°10'28"E
C31	640.00'	16°08'38"	180.33'	179.73'	N74°04'05"W
C77	55.00'	244°36'52"	234.81'	92.97'	S40°11'34"W
C78	50.00'	26°09'53"	22.83'	22.64'	S30°34'57"E
C79	25.00'	124°55'35"	54.51'	44.34'	N73°52'19"E
C80	1035.00'	10°28'08"	189.11'	188.85'	N06°10'28"E
C84	340.00'	30°44'30"	182.43'	180.24'	S25°52'21"E
C118	25.00'	87°25'06"	38.14'	34.55'	S47°27'15"W
C119	1085.00'	7°39'50"	145.13'	145.02'	N07°34'37"E
C120	25.00'	85°50'40"	37.46'	34.05'	S31°30'48"E
C121	665.00'	8°26'22"	97.95'	97.86'	N70°12'57"W
C128	25.00'	89°46'36"	39.17'	35.29'	S43°56'54"E
C214	335.00'	15°45'53"	92.17'	91.88'	N83°54'41"E
C252	900.00'	10°28'08"	164.45'	164.22'	N06°10'28"E
C253	1060.00'	0°13'24"	4.13'	4.13'	N01°03'06"E
C254	1060.00'	10°14'44"	189.55'	189.30'	N06°17'10"E
C255	1085.00'	5°53'54"	111.70'	111.65'	N06°41'39"E
C256	1085.00'	1°45'56"	33.43'	33.43'	N10°31'34"E
C257	1035.00'	1°07'55"	20.45'	20.45'	N01°30'21"E
C258	1035.00'	2°39'32"	48.03'	48.03'	N03°24'04"E
C259	1035.00'	2°41'06"	48.50'	48.50'	N06°04'23"E
C260	1035.00'	2°40'19"	48.27'	48.26'	N08°45'06"E
C261	1035.00'	1°19'17"	23.87'	23.87'	N10°44'54"E
C262	55.00'	125°59'06"	120.94'	98.00'	N80°29'33"W
C263	55.00'	26°21'28"	25.30'	25.08'	S23°20'10"W
C264	55.00'	14°40'21"	14.08'	14.05'	S02°49'16"W
C268	665.00'	2°21'59"	27.46'	27.46'	N73°15'09"W
C269	665.00'	3°38'48"	42.32'	42.32'	N70°14'46"W
C270	665.00'	2°25'36"	28.16'	28.16'	N67°12'34"W
C271	640.00'	12°35'42"	140.69'	140.40'	N72°17'37"W
C272	640.00'	3°32'56"	39.64'	39.64'	N80°21'56"W
C277	900.00'	1°07'55"	17.78'	17.78'	N01°30'21"E
C278	900.00'	2°40'21"	41.98'	41.98'	N03°24'29"E
C279	900.00'	2°40'17"	41.96'	41.96'	N06°04'48"E
C280	900.00'	2°40'19"	41.97'	41.97'	N08°45'06"E
C281	900.00'	1°19'17"	20.75'	20.75'	N10°44'54"E
C589	800.00'	28°00'00"	390.95'	387.08'	N14°56'24"E
C592	860.00'	28°00'00"	420.28'	416.11'	N14°56'24"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L11	S 07°51'36" W	30.03'
L55	N 62°06'46" W	51.16'
L56	N 62°06'46" W	52.67'

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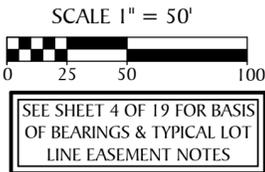
- PG. ----- PAGE
- Δ ----- DELTA
- O.R. ----- OFFICIAL RECORDS BOOK
- O/A ----- OVERALL
- CH ----- CHORD DISTANCE
- C/A ----- CENTRAL ANGLE
- CCR ----- CERTIFIED CORNER RECORDS
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LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C315	500.00'	9°24'37"	82.12'	82.03'	N19°55'05"E
C316	500.00'	9°06'08"	79.43'	79.35'	N29°10'27"E
C317	500.00'	5°59'53"	52.34'	52.32'	N36°43'28"E
C320	550.00'	5°22'30"	51.60'	51.58'	N04°55'41"W
C321	550.00'	6°15'19"	60.05'	60.02'	N00°53'14"E
C322	550.00'	6°15'19"	60.05'	60.02'	N07°08'33"E
C323	550.00'	6°15'19"	60.05'	60.02'	N13°23'53"E
C324	550.00'	7°06'41"	68.26'	68.22'	N20°04'53"E

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C325	550.00'	7°06'41"	68.26'	68.22'	N27°11'33"E
C329	685.00'	5°22'30"	64.26'	64.24'	N04°55'41"W
C330	685.00'	6°15'19"	74.79'	74.75'	N00°53'14"E
C331	685.00'	6°15'19"	74.79'	74.75'	N07°08'33"E
C332	685.00'	6°15'19"	74.79'	74.75'	N13°23'53"E
C333	685.00'	7°06'41"	85.02'	84.96'	N20°04'53"E
C334	685.00'	7°06'41"	85.02'	84.96'	N27°11'33"E

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C338	365.00'	10°11'33"	64.93'	64.84'	N02°01'36"E
C339	365.00'	8°05'24"	51.54'	51.49'	N11°10'04"E
C340	365.00'	9°24'37"	59.95'	59.88'	N19°55'05"E

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C341	365.00'	9°25'35"	60.05'	59.98'	N29°20'11"E
C342	365.00'	8°14'12"	52.47'	52.43'	N38°10'04"E

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C22	1375.00'	25°42'19"	616.88'	611.72'	N05°05'03"E
C29	1000.00'	7°22'15"	128.65'	128.56'	N87°28'40"E
C36	525.00'	55°44'21"	510.74'	490.83'	N20°15'15"E
C112	550.00'	55°44'21"	535.06'	514.21'	N20°15'15"E
C115	500.00'	48°53'42"	426.69'	413.86'	N23°40'34"E
C116	25.00'	95°26'10"	41.64'	36.99'	N48°29'22"W
C117	1025.00'	7°22'15"	131.86'	131.77'	N87°28'40"E
C122	25.00'	91°24'28"	39.88'	35.79'	N38°05'19"E
C173	1350.00'	25°42'19"	605.67'	600.60'	N05°05'03"E
C174	1215.00'	25°42'19"	545.10'	540.54'	N05°05'03"E
C245	150.00'	44°29'49"	116.49'	113.59'	N29°51'50"W
C250	150.00'	2°11'35"	5.74'	5.74'	N08°42'43"W
C251	840.00'	6°42'12"	98.28'	98.22'	N87°48'42"E
C282	525.00'	54°52'37"	502.84'	483.84'	N20°41'07"W
C283	525.00'	0°51'44"	7.90'	7.90'	N07°11'04"W
C284	975.00'	7°22'15"	125.43'	125.34'	N87°28'40"E
C287	685.00'	55°44'21"	666.39'	640.42'	N20°15'15"E
C294	1350.00'	2°51'04"	67.17'	67.17'	N10°23'53"E
C295	1350.00'	2°51'04"	67.17'	67.17'	N13°14'57"E
C296	1350.00'	2°27'06"	57.77'	57.76'	N15°54'02"E
C297	1350.00'	0°48'37"	19.09'	19.09'	N17°31'53"E
C304	1215.00'	2°51'04"	60.46'	60.45'	N10°23'53"E
C305	1215.00'	2°51'04"	60.46'	60.45'	N13°14'57"E
C306	1215.00'	2°27'06"	51.99'	51.99'	N15°54'02"E
C307	1215.00'	0°48'37"	17.18'	17.18'	N17°31'53"E
C308	365.00'	22°43'07"	144.73'	143.78'	N08°17'23"E
C310	1025.00'	2°08'47"	38.40'	38.39'	S89°54'36"E
C311	1025.00'	4°52'03"	87.08'	87.05'	N86°35'00"E

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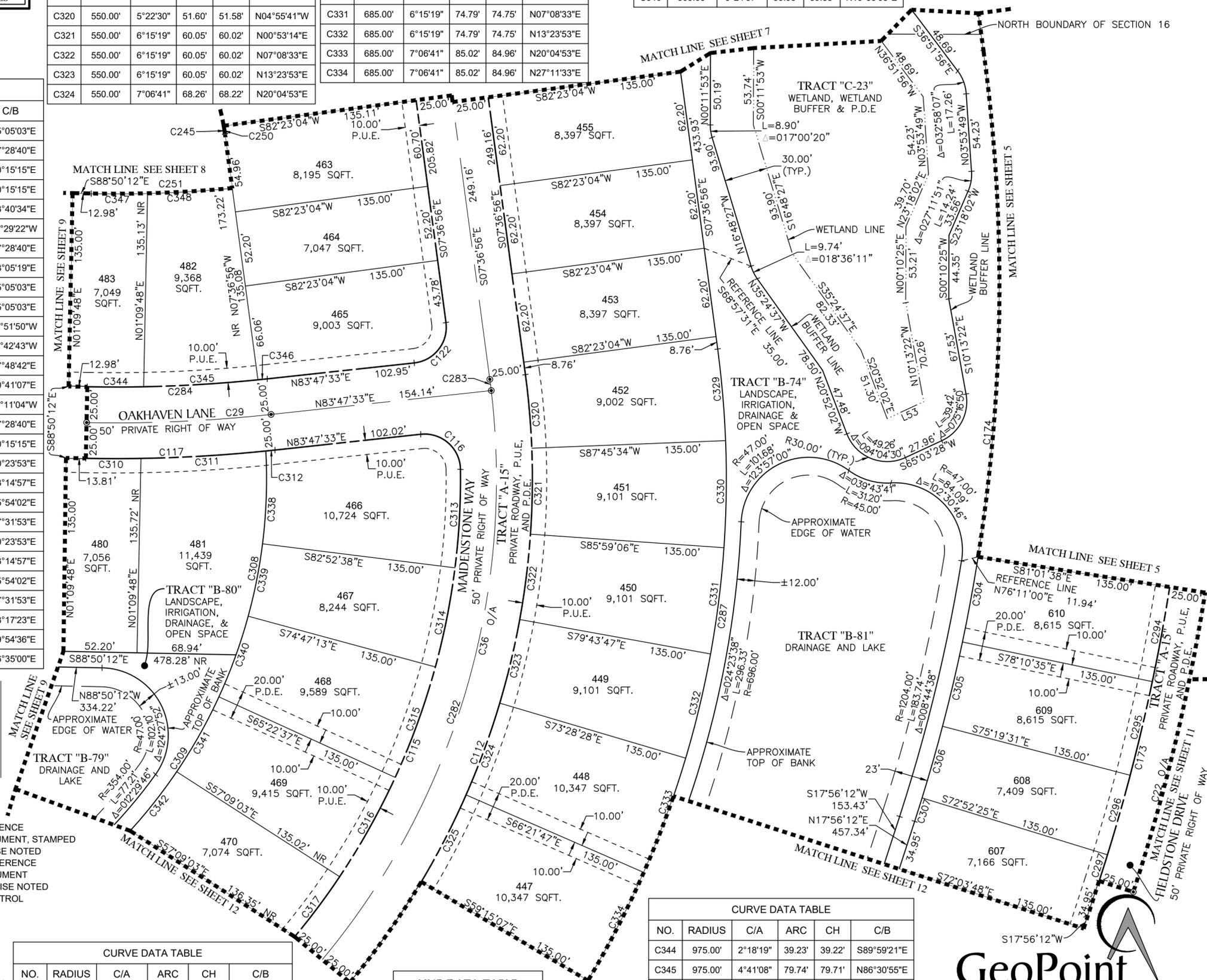
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- PG. ----- PAGE

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C309	365.00'	28°28'29"	181.40'	179.54'	N33°53'11"E
C312	1025.00'	0°21'25"	6.39'	6.39'	N83°58'15"E
C313	500.00'	7°53'39"	68.89'	68.84'	N03°10'33"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L53	N 65°03'28" E	27.96'

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C344	975.00'	2°18'19"	39.23'	39.22'	S89°59'21"E
C345	975.00'	4°41'08"	79.74'	79.71'	N86°30'55"E
C346	975.00'	0°22'48"	6.47'	6.47'	N83°58'57"E
C347	840.00'	2°40'33"	39.23'	39.23'	N89°49'31"E
C348	840.00'	4°01'39"	59.05'	59.03'	N86°28'25"E



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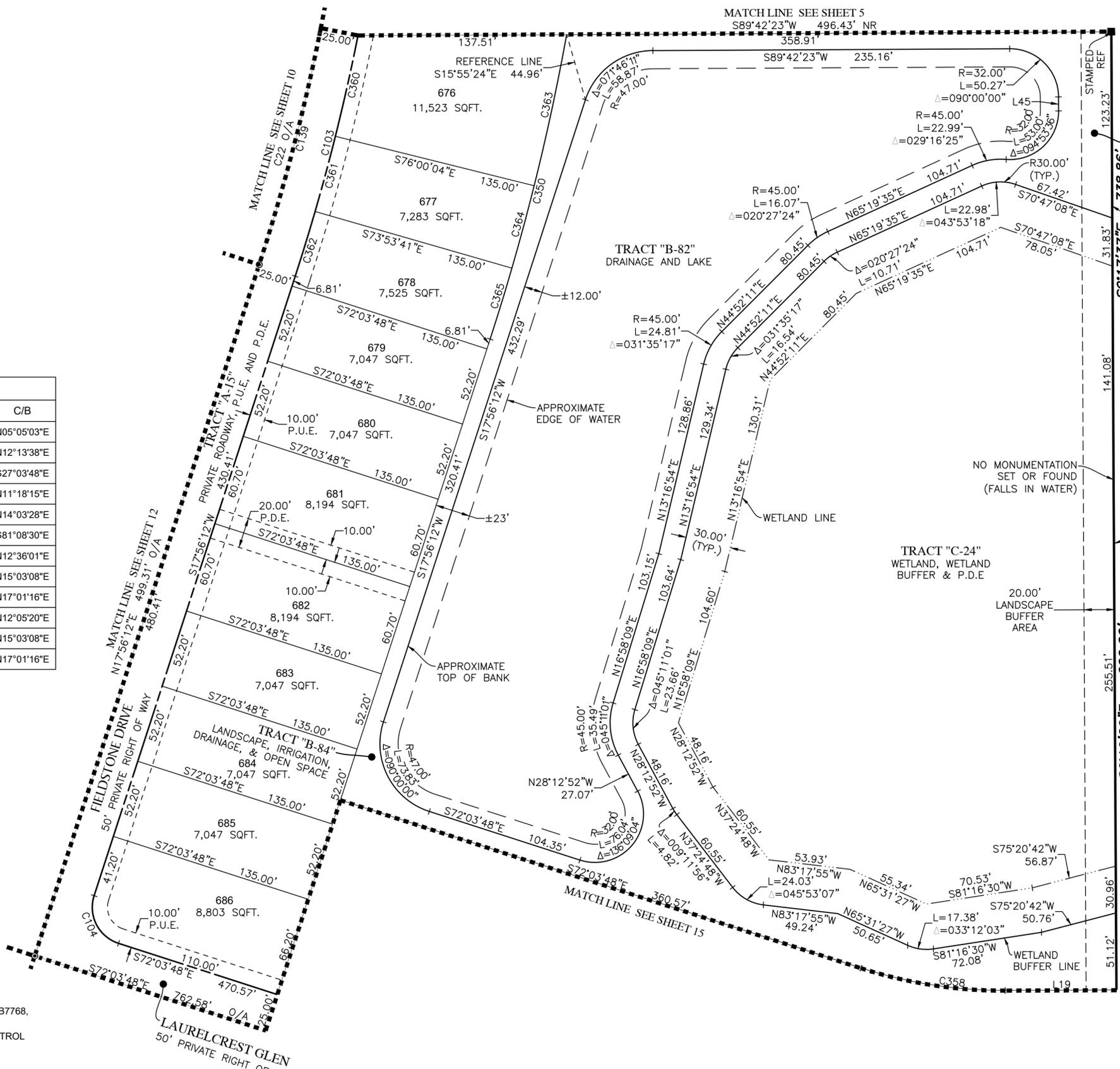


SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C22	1375.00'	25°42'19"	616.88'	611.72'	N05°05'03"E
C103	1400.00'	11°25'09"	279.02'	278.56'	N12°13'38"E
C104	25.00'	90°00'00"	39.27'	35.36'	S27°03'48"E
C139	1375.00'	13°15'55"	318.34'	317.63'	N11°18'15"E
C350	1535.00'	7°45'29"	207.84'	207.68'	N14°03'28"E
C358	305.00'	18°09'24"	96.65'	96.25'	S81°08'30"E
C360	1400.00'	2°47'50"	68.35'	68.34'	N12°36'01"E
C361	1400.00'	2°06'23"	51.47'	51.46'	N15°03'08"E
C362	1400.00'	1°49'53"	44.75'	44.75'	N17°01'16"E
C363	1535.00'	3°49'13"	102.35'	102.33'	N12°05'20"E
C364	1535.00'	2°06'23"	56.43'	56.43'	N15°03'08"E
C365	1535.00'	1°49'53"	49.06'	49.06'	N17°01'16"E

LINE DATA TABLE		
NO.	BEARING	LENGTH
L19	N 89°46'48" E	73.28'
L45	N 00°17'37" W	9.28'

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SCALE 1" = 50'



SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

NO.	RADIUS	C/A	ARC	CH	C/B
C32	500.00'	24°35'38"	214.62'	212.98'	S78°17'35"E
C33	500.00'	18°31'36"	161.68'	160.97'	N81°19'36"W
C36	525.00'	55°44'21"	510.74'	490.83'	N20°15'15"E
C37	600.00'	24°07'12"	252.58'	250.72'	S36°03'50"W
C110	25.00'	96°31'20"	42.12'	37.31'	S17°44'06"E
C111	575.00'	17°35'51"	176.60'	175.91'	S39°19'30"W
C112	550.00'	55°44'21"	535.06'	514.21'	N20°15'15"E
C113	25.00'	84°29'04"	36.86'	33.61'	N71°45'42"E
C114	625.00'	18°36'16"	202.94'	202.05'	S38°49'17"W
C115	500.00'	48°53'42"	426.69'	413.86'	N23°40'34"E
C170	475.00'	24°35'38"	203.89'	202.33'	S78°17'35"E
C171	525.00'	18°31'36"	169.76'	169.02'	N81°19'36"W
C172	25.00'	90°00'00"	39.27'	35.36'	N62°56'12"E
C282	525.00'	54°52'37"	502.84'	483.84'	N20°41'07"E
C286	760.00'	11°00'11"	145.95'	145.72'	S42°37'20"W
C287	685.00'	55°44'21"	666.39'	640.42'	N20°15'15"E
C309	365.00'	28°28'29"	181.40'	179.54'	N33°53'11"E
C318	500.00'	6°04'31"	53.02'	52.99'	N42°45'40"E
C319	500.00'	2°19'30"	20.29'	20.29'	N46°57'40"E
C326	550.00'	6°15'19"	60.05'	60.02'	N33°52'33"E
C327	550.00'	6°15'19"	60.05'	60.02'	N40°07'53"E
C328	550.00'	4°51'53"	46.70'	46.68'	N45°41'29"E

NO.	RADIUS	C/A	ARC	CH	C/B
C335	685.00'	6°15'19"	74.79'	74.75'	N33°52'33"E
C336	685.00'	6°15'19"	74.79'	74.75'	N40°07'53"E
C337	685.00'	4°51'53"	58.16'	58.14'	N45°41'29"E
C343	365.00'	5°50'15"	37.19'	37.17'	N45°12'18"E
C366	600.00'	22°55'43"	240.11'	238.51'	S36°39'34"W
C368	440.00'	19°12'33"	147.52'	146.83'	S38°31'09"W
C369	625.00'	3°04'11"	33.49'	33.48'	S46°35'20"W
C370	625.00'	5°01'51"	54.88'	54.86'	S42°32'18"W
C371	625.00'	10°30'13"	114.58'	114.42'	S34°46'16"W
C372	575.00'	1°25'37"	14.32'	14.32'	S47°24'37"W
C373	575.00'	8°00'54"	80.44'	80.37'	S42°41'21"W
C374	575.00'	8°09'20"	81.85'	81.78'	S34°36'14"W
C375	475.00'	1°37'48"	13.51'	13.51'	S66°48'40"E
C376	475.00'	22°57'50"	190.38'	189.11'	S79°06'29"E
C377	525.00'	13°36'41"	124.72'	124.43'	N83°47'04"W
C378	525.00'	4°54'55"	45.04'	45.03'	N74°31'16"W
C379	760.00'	1°14'17"	16.42'	16.42'	S47°30'17"W
C380	760.00'	4°01'28"	53.38'	53.37'	S44°52'24"W
C381	760.00'	5°44'25"	76.14'	76.11'	S39°59'27"W
C382	440.00'	1°25'37"	10.96'	10.96'	S47°24'37"W
C383	440.00'	8°00'54"	61.55'	61.50'	S42°41'21"W
C384	440.00'	9°46'01"	75.00'	74.91'	S33°47'53"W

NO.	BEARING	LENGTH
L20	N 00°41'57" W	22.88'
L46	S 00°41'57" E	15.69'

- LEGEND:**
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 - (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
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 - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 - SQFT. ----- SQUARE FEET
 - PG. ----- PAGE
 - NR ----- NON RADIAL
 - O/A ----- OVERALL
 - CCR ----- CERTIFIED CORNER RECORD
 - L ----- ARC LENGTH
 - R ----- RADIUS
 - Δ ----- DELTA
 - CH ----- CHORD DISTANCE
 - C/B ----- CHORD BEARING
 - C/A ----- CENTRAL ANGLE
 - O.R. ----- OFFICIAL RECORDS BOOK

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDRETH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

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ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SCALE 1" = 50'



SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

UNPLATTED



NO.	BEARING	LENGTH
L22	S 34°39'36" E	20.00'
L23	N 85°29'05" E	22.16'
L24	N 46°32'25" E	15.49'

NO.	RADIUS	C/A	ARC	CH	C/B
C11	1060.00'	25°16'08"	467.49'	463.71'	N16°18'20"E
C31	640.00'	16°08'38"	180.33'	179.73'	N74°04'05"W
C37	600.00'	24°07'12"	252.58'	250.72'	S36°03'50"W
C38	2000.00'	23°26'39"	818.36'	812.66'	S12°16'54"W
C40	320.00'	25°25'33"	142.00'	140.84'	N78°42'33"W
C71	55.00'	282°38'08"	271.31'	68.75'	S01°25'19"E
C72	25.00'	51°19'04"	22.39'	21.65'	S65°45'47"E
C73	345.00'	25°25'33"	153.10'	151.85'	N78°42'33"W
C74	25.00'	90°00'00"	39.27'	35.36'	N69°00'14"E
C75	25.00'	90°00'00"	39.27'	35.36'	N20°59'46"W
C76	615.00'	16°08'38"	173.28'	172.71'	N74°04'05"W
C77	55.00'	244°36'52"	234.81'	92.97'	S40°11'34"W
C265	55.00'	38°56'40"	37.38'	36.67'	S23°59'15"E
C266	55.00'	36°44'52"	35.28'	34.67'	S61°50'01"E
C267	55.00'	1°54'26"	1.83'	1.83'	S81°09'39"E
C271	640.00'	12°35'42"	140.69'	140.40'	N72°17'37"W
C272	640.00'	3°32'56"	39.64'	39.64'	N80°21'56"W
C367	600.00'	1°11'29"	12.47'	12.47'	S24°35'58"W
C394	900.02'	12°06'28"	190.19'	189.84'	S23°13'51"W
C401	615.00'	4°32'39"	48.77'	48.76'	N79°52'05"W
C402	615.00'	4°59'13"	53.53'	53.51'	N75°06'09"W
C403	615.00'	4°59'13"	53.53'	53.51'	N70°06'56"W

NO.	RADIUS	C/A	ARC	CH	C/B
C404	615.00'	1°37'34"	17.45'	17.45'	N66°48'33"W
C405	345.00'	4°59'10"	30.02'	30.01'	N68°29'21"W
C406	345.00'	8°44'31"	52.64'	52.59'	N75°21'11"W
C407	345.00'	9°01'14"	54.32'	54.26'	N84°14'04"W
C408	345.00'	2°40'38"	16.12'	16.12'	S89°55'00"W
C409	55.00'	32°35'51"	31.29'	30.87'	N56°24'11"W
C410	55.00'	51°57'30"	49.88'	48.18'	S81°19'09"W
C411	55.00'	82°39'14"	79.34'	72.64'	S14°00'47"W
C417	900.02'	3°16'11"	51.36'	51.35'	S27°39'00"W
C418	900.00'	8°50'17"	138.83'	138.69'	S21°35'46"W
C419	480.00'	4°32'39"	38.07'	38.06'	N79°52'05"W
C420	480.00'	4°59'13"	41.78'	41.76'	N75°06'09"W
C421	480.00'	4°59'13"	41.78'	41.76'	N70°06'56"W
C422	480.00'	1°37'34"	13.62'	13.62'	N66°48'33"W
C423	480.00'	4°15'29"	35.67'	35.66'	N68°07'31"W
C424	480.00'	6°15'28"	52.42'	52.40'	N73°22'59"W
C425	480.00'	5°37'41"	47.15'	47.13'	N79°19'34"W
C439	2000.00'	0°23'08"	13.46'	13.46'	S23°48'40"W
C590	1000.00'	25°16'08"	441.03'	437.46'	S16°18'20"W
C591	940.00'	25°16'08"	414.56'	411.21'	S16°18'20"W

- LEGEND:**
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 - PG. ----- PAGE
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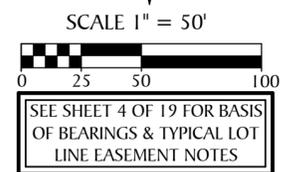
LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C21	1025.00'	10°10'33"	182.04'	181.80'	S12°50'56"W
C32	500.00'	24°35'38"	214.62'	212.98'	S78°17'35"E
C33	500.00'	18°31'36"	161.68'	160.97'	N81°19'36"W
C37	600.00'	24°07'12"	252.58'	250.72'	S36°03'50"W
C38	2000.00'	23°26'39"	818.36'	812.66'	S12°16'54"W
C54	1050.00'	8°31'03"	156.09'	155.95'	S12°01'11"W
C55	25.00'	88°20'31"	38.55'	34.84'	N27°53'33"W
C56	475.00'	18°31'36"	153.59'	152.92'	N81°19'36"W
C57	525.00'	24°35'38"	225.35'	223.63'	S78°17'35"E
C58	25.00'	90°00'00"	39.27'	35.36'	S69°00'14"W
C59	1975.00'	23°26'39"	808.13'	802.50'	S12°16'54"W
C143	32.00'	79°58'38"	44.67'	41.13'	N23°38'57"E
C175	32.00'	46°04'50"	25.74'	25.05'	N40°35'51"E
C176	32.00'	33°53'48"	18.93'	18.66'	N00°36'32"E
C177	27.00'	75°09'21"	35.42'	32.93'	S31°41'40"W
C273	27.00'	23°36'28"	11.12'	11.05'	S05°55'14"W
C285	27.00'	7°59'02"	3.76'	3.76'	S65°16'50"W
C349	30.00'	54°29'44"	28.53'	27.47'	S71°52'17"E
C442	1840.00'	23°26'39"	752.89'	747.65'	S12°16'54"W
C443	1185.00'	9°46'39"	202.22'	201.97'	S12°38'59"W
C444	30.00'	64°23'39"	33.72'	31.97'	S51°53'00"W
C445	30.00'	105°55'13"	55.46'	47.89'	S41°10'23"W
C461	525.00'	1°17'54"	11.90'	11.90'	S66°38'43"E
C462	525.00'	23°17'44"	213.46'	211.99'	S78°56'32"E
C463	475.00'	13°05'45"	108.57'	108.33'	N84°02'31"W
C464	475.00'	5°25'51"	45.02'	45.01'	N74°46'43"W
C465	1050.00'	2°28'27"	45.34'	45.34'	S15°02'29"W
C466	1050.00'	2°47'44"	51.23'	51.22'	S12°24'24"W
C467	1050.00'	2°47'13"	51.07'	51.07'	S09°36'56"W
C468	1050.00'	0°27'40"	8.45'	8.45'	S07°59'29"W
C469	1975.00'	0°25'33"	14.68'	14.68'	S23°47'27"W
C470	1975.00'	1°55'54"	66.59'	66.58'	S22°36'44"W
C471	1975.00'	1°55'54"	66.59'	66.58'	S20°40'50"W
C472	1975.00'	1°55'54"	66.59'	66.58'	S18°44'56"W
C473	1975.00'	2°07'05"	73.01'	73.00'	S16°43'26"W
C474	1975.00'	2°22'55"	82.11'	82.10'	S14°28'27"W
C475	1840.00'	0°25'33"	13.67'	13.67'	S23°47'27"W
C476	1840.00'	1°55'54"	62.03'	62.03'	S22°36'44"W

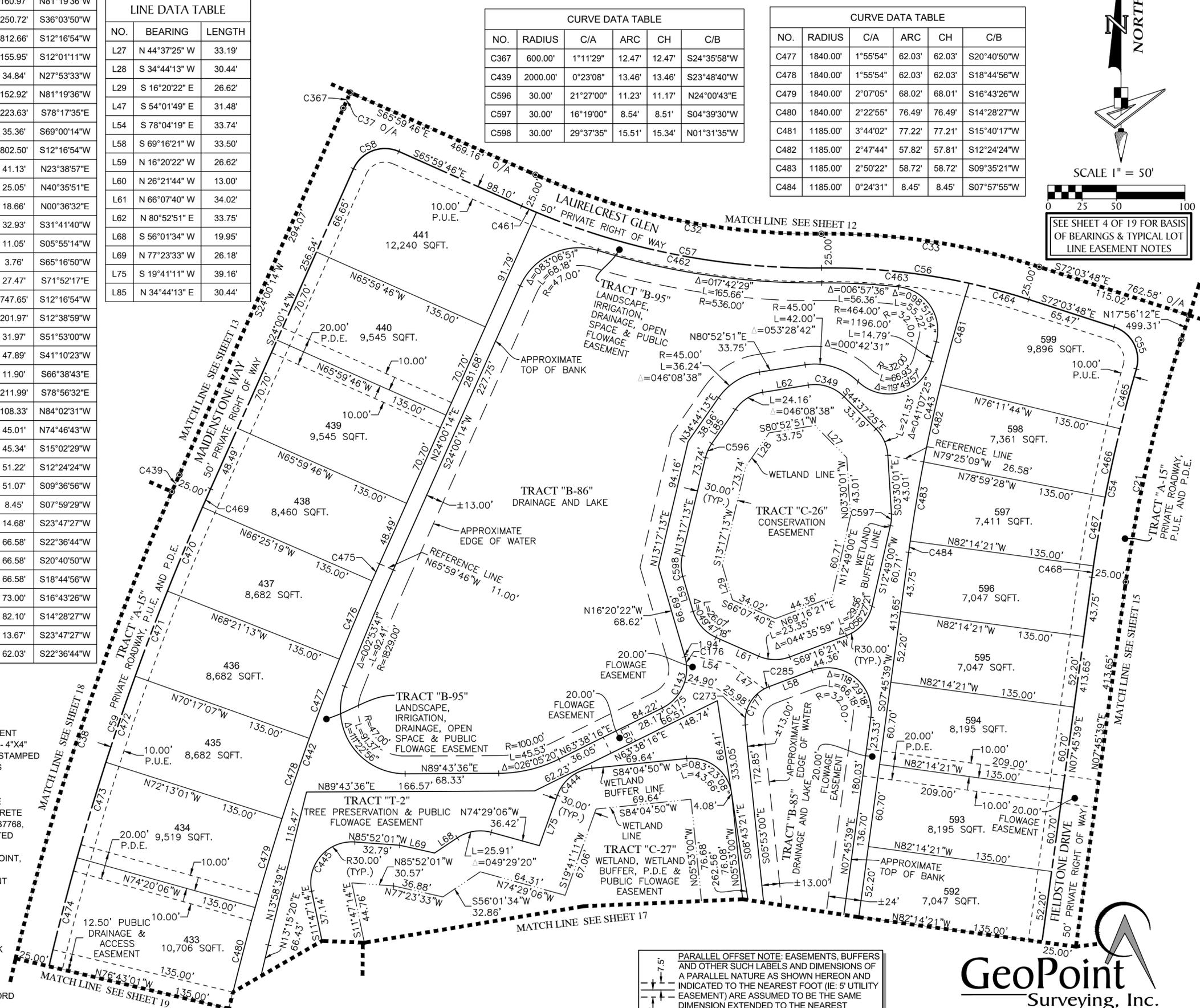
LINE DATA TABLE		
NO.	BEARING	LENGTH
L27	N 44°37'25" W	33.19'
L28	S 34°44'13" W	30.44'
L29	S 16°20'22" E	26.62'
L47	S 54°01'49" E	31.48'
L54	S 78°04'19" E	33.74'
L58	S 69°16'21" W	33.50'
L59	N 16°20'22" W	26.62'
L60	N 26°21'44" W	13.00'
L61	N 66°07'40" W	34.02'
L62	N 80°52'51" E	33.75'
L68	S 56°01'34" W	19.95'
L69	N 77°23'33" W	26.18'
L75	S 19°41'11" W	39.16'
L85	N 34°44'13" E	30.44'

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C367	600.00'	1°11'29"	12.47'	12.47'	S24°35'58"W
C439	2000.00'	0°23'08"	13.46'	13.46'	S23°48'40"W
C596	30.00'	21°27'00"	11.23'	11.17'	N24°00'43"E
C597	30.00'	16°19'00"	8.54'	8.51'	S04°39'30"W
C598	30.00'	29°37'35"	15.51'	15.34'	N01°31'35"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C477	1840.00'	1°55'54"	62.03'	62.03'	S20°40'50"W
C478	1840.00'	1°55'54"	62.03'	62.03'	S18°44'56"W
C479	1840.00'	2°07'05"	68.02'	68.01'	S16°43'26"W
C480	1840.00'	2°22'55"	76.49'	76.49'	S14°28'27"W
C481	1185.00'	3°44'02"	77.22'	77.21'	S15°40'17"W
C482	1185.00'	2°47'44"	57.82'	57.81'	S12°24'24"W
C483	1185.00'	2°50'22"	58.72'	58.72'	S09°35'21"W
C484	1185.00'	0°24'31"	8.45'	8.45'	S07°57'55"W



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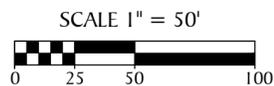
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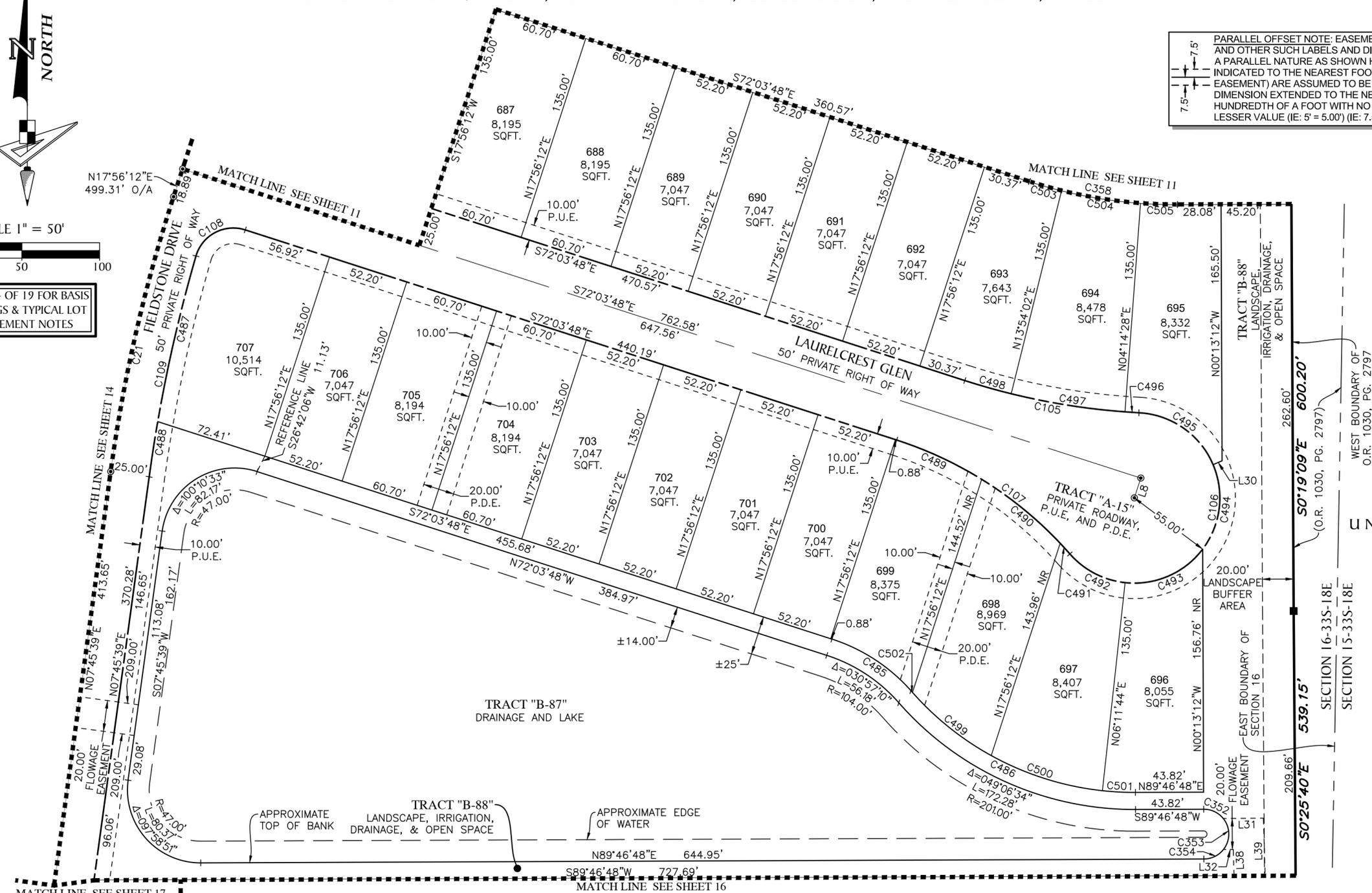
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LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

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NO.	RADIUS	C/A	ARC	CH	C/B
C352	16.06'	51°17'28"	14.38'	13.90'	N64°34'28"W
C353	16.06'	77°00'07"	21.59'	20.00'	N00°25'40"W
C354	16.06'	51°42'25"	14.50'	14.01'	N63°55'36"E

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 - CH ----- CHORD DISTANCE
 - L ----- ARC LENGTH
 - R ----- RADIUS
 - Δ ----- DELTA
 - CCR ----- CERTIFIED CORNER RECORD
 - TYP. ----- TYPICAL
 - O.R. ----- OFFICIAL RECORDS BOOK
 - PG ----- PAGE

NO.	RADIUS	C/A	ARC	CH	C/B
C21	1025.00'	10°10'33"	182.04'	181.80'	S12°50'56"W
C105	440.00'	14°51'53"	114.15'	113.83'	S79°29'44"E
C106	55.00'	225°49'03"	216.77'	101.32'	N25°58'51"E
C107	250.00'	30°57'10"	135.06'	133.42'	N56°35'13"W
C108	25.00'	91°49'42"	40.07'	35.91'	S62°01'21"W
C109	1000.00'	8°20'51"	145.69'	145.56'	S11°56'05"W
C358	305.00'	18°09'24"	96.65'	96.25'	S81°08'30"E
C485	115.00'	30°57'10"	62.13'	61.37'	N56°35'13"W
C486	190.00'	49°06'34"	162.85'	157.91'	S65°39'55"E
C487	1000.00'	6°17'01"	109.67'	109.61'	S12°58'00"W
C488	1000.00'	2°03'50"	36.02'	36.02'	S08°47'34"W
C489	250.00'	13°50'41"	60.41'	60.26'	N65°08'27"W
C490	250.00'	14°58'39"	65.35'	65.17'	N50°43'47"W
C491	250.00'	2°07'50"	9.30'	9.30'	N42°10'33"W

NO.	RADIUS	C/A	ARC	CH	C/B
C492	55.00'	42°41'38"	40.98'	40.04'	S62°27'27"E
C493	55.00'	59°14'01"	56.86'	54.36'	N66°34'44"E
C494	55.00'	59°55'15"	57.52'	54.93'	N07°00'06"E
C495	55.00'	63°58'09"	61.41'	58.27'	N54°56'36"W
C496	440.00'	1°10'09"	8.98'	8.98'	S86°20'36"E
C497	440.00'	9°39'33"	74.18'	74.09'	S80°55'45"E
C498	440.00'	4°02'10"	31.00'	30.99'	S74°04'53"E
C499	190.00'	19°41'12"	65.28'	64.96'	S51°11'27"E
C500	190.00'	22°46'12"	75.51'	75.01'	S72°25'10"E
C501	190.00'	6°24'56"	21.27'	21.26'	S87°00'44"E
C502	190.00'	0°14'13"	0.79'	0.79'	S41°13'44"E
C503	305.00'	4°02'10"	21.49'	21.48'	S74°04'53"E
C504	305.00'	9°39'33"	51.42'	51.36'	S80°55'45"E
C505	305.00'	4°27'40"	23.75'	23.74'	S87°59'22"E

NO.	BEARING	LENGTH
L8	S 17°56'12" W	13.43'
L30	S 67°02'29" W	6.27'
L31	N 89°34'20" E	25.85'
L32	N 89°34'20" E	6.31'
L38	S 01°45'19" E	98.65'
L39	S 01°45'19" E	110.91'

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ARTISAN LAKES EAVES BEND, PHASE II, SUBPHASES A, B & C

LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SCALE 1" = 50'

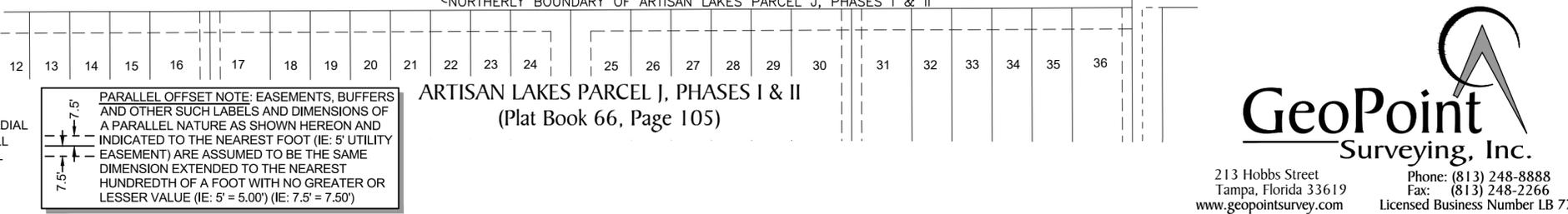
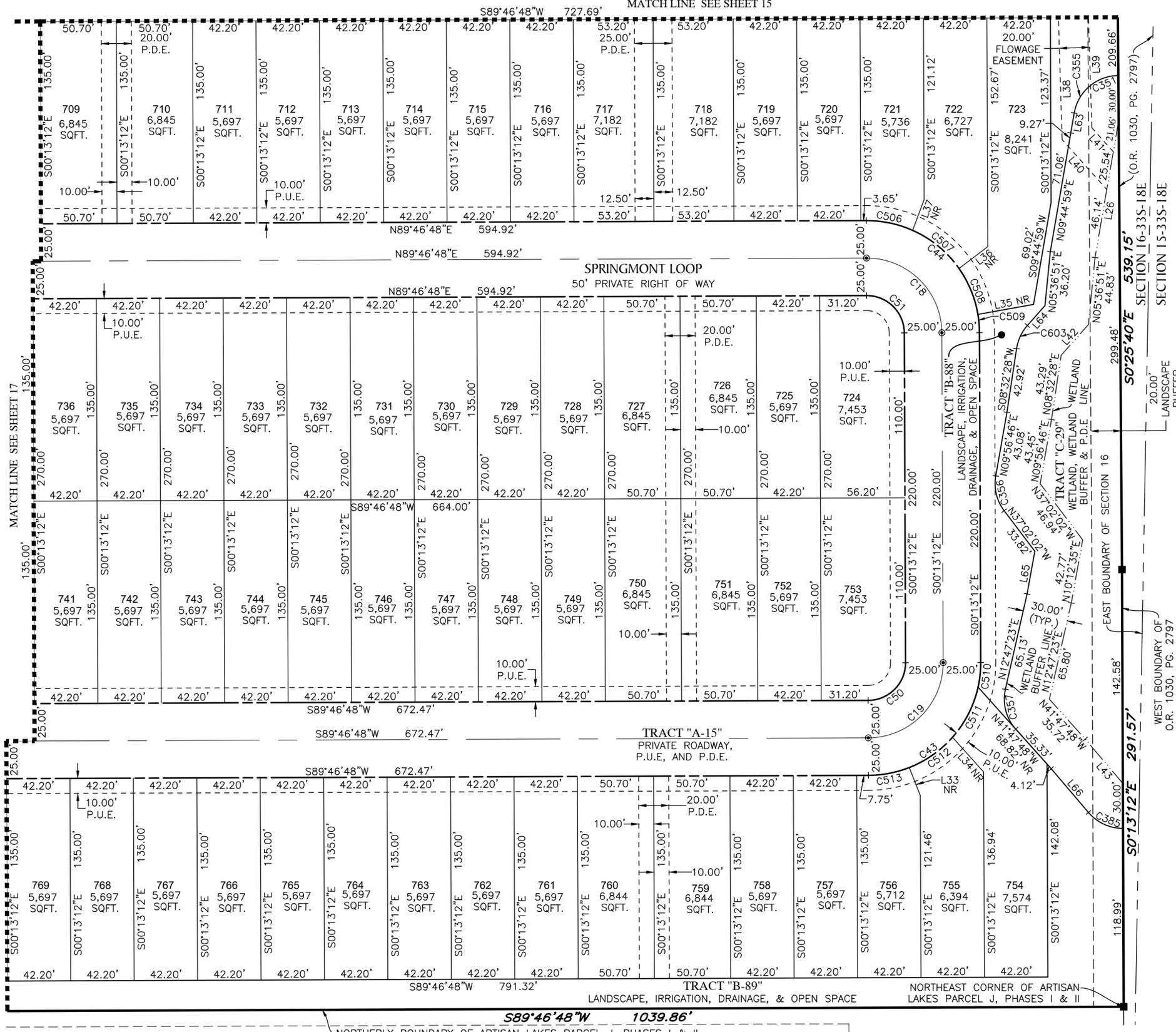


SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

LINE DATA TABLE		
NO.	BEARING	LENGTH
L26	N 09°44'59" E	79.24'
L33	N 21°28'45" W	20.00'
L34	N 41°47'48" W	31.04'
L35	S 79°47'48" W	37.56'
L36	S 52°39'43" W	24.05'
L37	S 20°27'44" W	21.91'
L38	S 01°45'19" E	98.65'
L39	S 01°45'19" E	110.91'
L40	S 41°47'01" E	44.59'
L41	S 41°47'01" E	21.41'
L42	N 41°30'28" E	27.43'
L43	N 40°18'36" W	38.73'
L63	N 09°44'59" E	13.50'
L64	S 41°30'28" W	17.71'
L65	N 10°12'35" E	28.97'
L66	N 40°18'36" W	38.34'

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C18	50.00'	90°00'00"	78.54'	70.71'	N45°13'12"W
C19	50.00'	90°00'00"	78.54'	70.71'	N44°46'48"E
C43	75.00'	90°00'00"	117.81'	106.07'	N44°46'48"E
C44	75.00'	90°00'00"	117.81'	106.07'	N45°13'12"W
C50	25.00'	90°00'00"	39.27'	35.36'	N44°46'48"E
C51	25.00'	90°00'00"	39.27'	35.36'	N45°13'12"W
C351	30.00'	38°07'56"	19.97'	19.60'	S70°30'21"W
C355	30.00'	41°41'24"	21.83'	21.35'	S30°35'41"W
C356	30.00'	46°58'47"	24.60'	23.92'	N13°32'38"W
C357	30.00'	54°35'11"	28.58'	27.51'	N14°30'12"W
C385	30.00'	49°54'36"	26.13'	25.31'	N65°15'54"W
C506	75.00'	24°15'29"	31.75'	31.52'	N78°05'27"W
C507	75.00'	30°55'47"	40.49'	40.00'	N50°29'50"W
C508	75.00'	25°29'28"	33.37'	33.09'	N22°17'12"W
C509	75.00'	9°19'17"	12.20'	12.19'	N04°52'50"W
C510	75.00'	12°39'44"	16.57'	16.54'	N06°06'40"E
C511	75.00'	28°58'52"	37.94'	37.53'	N26°55'58"E
C512	75.00'	27°05'51"	35.47'	35.14'	N54°58'20"E
C513	75.00'	21°15'33"	27.83'	27.67'	N79°09'02"E
C603	30.00'	32°58'01"	17.26'	17.02'	S25°01'28"W

- LEGEND:**
- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
 - INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
 - INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
 - P.U.E. ----- PUBLIC UTILITY EASEMENT
 - P.D.E. ----- PRIVATE DRAINAGE EASEMENT
 - SQFT. ----- SQUARE FEET
 - C/B ----- CHORD BEARING
 - C/A ----- CENTRAL ANGLE
 - CH ----- CHORD DISTANCE
 - L ----- ARC LENGTH
 - CCR ----- CERTIFIED CORNER RECORD
 - O.R. ----- OFFICIAL RECORDS BOOK
 - NR ----- NON RADIAL
 - O/A ----- OVERALL
 - TYP ----- TYPICAL
 - PG ----- PAGE
 - R ----- RADIUS
 - Δ ----- DELTA



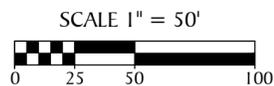
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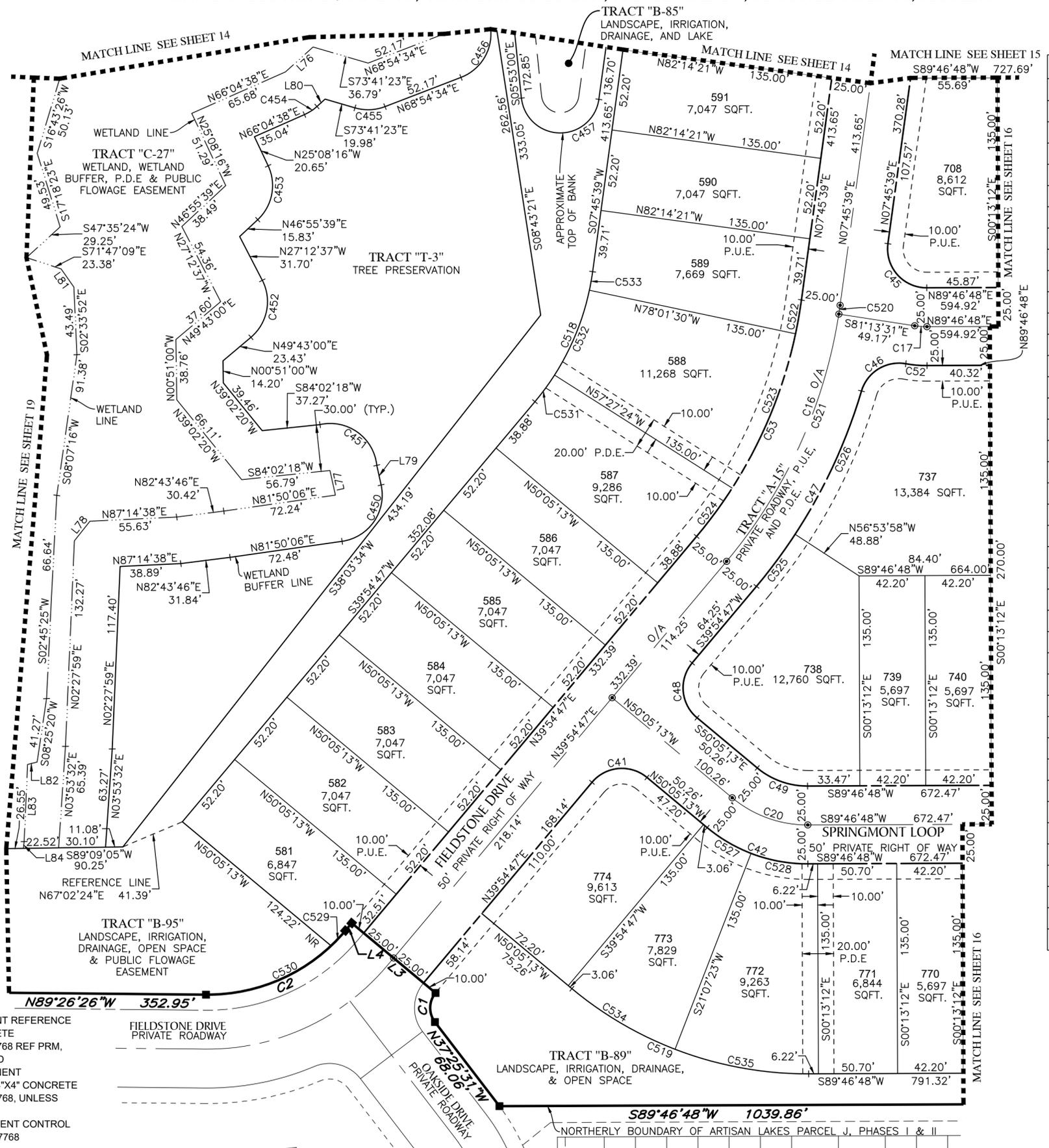
LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

NO.	BEARING	LENGTH
L3	N 50°05'13" W	70.00'
L4	S 39°54'47" W	6.32'
L76	N 47°47'34" E	23.84'
L77	N 12°32'04" W	16.21'
L78	N 38°24'12" E	16.05'
L79	N 12°32'04" W	12.95'
L80	N 47°47'34" E	7.04'
L81	S 35°00'56" E	14.23'
L82	S 75°56'07" W	6.33'
L83	S 02°30'23" W	49.62'
L84	S 06°07'04" W	4.37'

- LEGEND:**
- ----- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
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 - CH ----- CHORD DISTANCE
 - O.R. ----- OFFICIAL RECORDS BOOK
 - NR ----- NON RADIAL
 - O/A ----- OVERALL
 - PG. ----- PAGE
 - L ----- ARC LENGTH
 - R ----- RADIUS
 - Δ ----- DELTA



NO.	RADIUS	C/A	ARC	CH	C/B
C1	15.00'	77°20'18"	20.25'	18.74'	N01°14'38"E
C2	115.00'	50°38'47"	101.65'	98.38'	S65°14'11"W
C16	325.00'	32°09'08"	182.38'	179.99'	N23°50'13"E
C17	50.00'	8°59'41"	7.85'	7.84'	S85°43'21"E
C20	75.00'	40°07'59"	52.53'	51.47'	S70°09'12"E
C41	25.00'	90°00'00"	39.27'	35.36'	S84°54'47"W
C42	100.00'	40°07'59"	70.05'	68.62'	S70°09'12"E
C45	25.00'	97°58'51"	42.75'	37.73'	S41°13'46"E
C46	25.00'	83°47'07"	36.56'	33.39'	S58°19'30"W
C47	350.00'	23°28'51"	143.44'	142.44'	N28°10'21"E
C48	25.00'	90°00'00"	39.27'	35.36'	S05°05'13"E
C49	50.00'	40°07'59"	35.02'	34.31'	S70°09'12"E
C52	75.00'	10°26'15"	13.66'	13.64'	S85°00'04"E
C53	300.00'	32°09'08"	168.35'	166.15'	N23°50'13"E
C450	30.00'	94°22'11"	49.41'	44.01'	N34°39'01"E
C451	30.00'	96°34'22"	50.57'	44.79'	N54°14'53"W
C452	30.00'	76°55'37"	40.28'	37.32'	N11°15'11"E
C453	30.00'	72°03'55"	37.73'	35.29'	N10°53'42"E
C454	30.00'	18°17'04"	9.57'	9.53'	N56°56'06"E
C455	30.00'	37°24'03"	19.58'	19.24'	N87°36'35"E
C456	30.00'	74°47'34"	39.16'	36.44'	N31°30'47"E
C457	25.00'	166°21'21"	72.59'	49.65'	S89°03'40"E
C518	165.00'	32°09'08"	92.59'	91.38'	N23°50'13"E
C519	235.00'	40°07'59"	164.61'	161.26'	S70°09'12"E
C520	325.00'	1°00'50"	5.75'	5.75'	N08°16'04"E
C521	325.00'	31°08'18"	176.63'	174.46'	N24°20'38"E
C522	300.00'	4°12'51"	22.07'	22.06'	N09°52'05"E
C523	300.00'	20°34'06"	107.69'	107.12'	N22°15'33"E
C524	300.00'	7°22'11"	38.59'	38.56'	N36°13'42"E
C525	350.00'	6°48'45"	41.61'	41.59'	N36°30'25"E
C526	350.00'	16°40'06"	101.82'	101.46'	N24°45'59"E
C527	100.00'	18°47'24"	32.79'	32.65'	S59°28'55"E
C528	100.00'	21°20'35"	37.25'	37.04'	S79°32'54"E
C529	115.00'	6°40'42"	13.40'	13.40'	N43°15'08"E
C530	115.00'	43°58'06"	88.25'	86.10'	N68°34'32"E
C531	165.00'	7°22'11"	21.22'	21.21'	N36°13'42"E
C532	165.00'	20°34'06"	59.23'	58.91'	N22°15'33"E
C533	165.00'	4°12'51"	12.14'	12.13'	N09°52'05"E
C534	235.00'	18°47'24"	77.07'	76.72'	S59°28'55"E
C535	235.00'	21°20'35"	87.54'	87.03'	S79°32'54"E

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

ARTISAN LAKES PARCEL J, PHASES I & II
(Plat Book 66, Page 105)

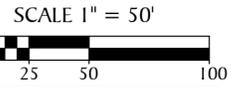
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LYING IN SECTIONS 9 AND 16, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA



SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

UNPLATTED

NORTHWEST CORNER OF ARTISAN LAKES PARCEL J, PHASES I & II

PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.00') (IE: 7.5' = 7.50')

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C10	940.00'	4°43'52"	77.62'	77.60'	N01°18'20"E
C11	1060.00'	25°16'08"	467.49'	463.71'	N16°18'20"E
C38	2000.00'	23°26'39"	818.36'	812.66'	S12°16'54"W
C39	1000.00'	10°04'45"	175.92'	175.69'	S78°24'20"E
C40	320.00'	25°25'33"	142.00'	140.84'	N78°42'33"W
C64	55.00'	237°25'16"	227.91'	96.48'	S12°04'35"E
C65	975.00'	10°04'45"	171.52'	171.30'	S78°24'20"E
C66	25.00'	88°48'52"	38.75'	34.99'	N52°08'52"E
C67	2025.00'	14°29'22"	512.10'	510.74'	S14°59'07"W
C68	25.00'	88°13'34"	38.50'	34.80'	N21°52'59"W
C69	295.00'	25°25'33"	130.91'	129.84'	N78°42'33"W
C70	25.00'	51°19'04"	22.39'	21.65'	S62°55'09"W
C71	55.00'	282°38'08"	271.31'	68.75'	S01°25'19"E
C386	30.00'	21°10'16"	11.09'	11.02'	S78°13'31"W
C387	15.00'	146°59'38"	38.48'	28.76'	S40°30'25"W
C388	32.00'	84°34'40"	47.24'	43.06'	N54°15'58"E
C390	829.00'	0°17'21"	4.18'	4.18'	S83°18'02"E
C391	2036.00'	0°15'39"	9.26'	9.26'	S12°06'27"W
C392	940.00'	2°02'48"	33.58'	33.58'	S00°02'12"E
C393	940.00'	2°41'04"	44.04'	44.04'	S02°19'44"W
C395	902.09'	9°51'31"	155.22'	155.02'	S05°56'00"W
C397	195.00'	24°52'59"	84.69'	84.02'	N78°32'43"E
C398	200.00'	22°28'28"	78.45'	77.95'	S77°20'27"W
C399	160.00'	25°25'33"	71.00'	70.42'	N78°42'33"W
C412	55.00'	70°26'39"	67.62'	63.44'	S62°32'09"E
C413	55.00'	44°58'54"	43.18'	42.08'	N59°45'04"E
C414	295.00'	6°50'21"	35.21'	35.19'	N88°00'08"W
C415	295.00'	18°12'10"	93.72'	93.33'	N75°28'53"W
C416	295.00'	0°23'02"	1.98'	1.98'	N66°11'17"W
C426	195.00'	4°11'32"	14.27'	14.26'	N88°53'26"E
C427	195.00'	18°14'24"	62.08'	61.82'	N77°40'28"E
C428	195.00'	2°27'02"	8.34'	8.34'	N67°19'44"E
C429	200.00'	15°43'08"	54.87'	54.70'	S73°57'47"W
C430	200.00'	6°45'20"	23.58'	23.57'	S85°12'01"W
C431	160.00'	6°50'21"	19.10'	19.09'	N88°00'08"W
C432	160.00'	18°12'10"	50.83'	50.62'	N75°28'53"W
C433	160.00'	0°23'02"	1.07'	1.07'	N66°11'17"W
C434	2025.00'	3°08'24"	110.98'	110.96'	S20°39'36"W
C435	2025.00'	5°27'12"	192.73'	192.66'	S16°21'48"W
C436	2025.00'	0°42'26"	25.00'	25.00'	S13°16'59"W
C437	2025.00'	2°03'28"	72.73'	72.73'	S11°54'02"W
C438	2025.00'	3°07'52"	110.66'	110.64'	S09°18'22"W
C440	2000.00'	17°16'50"	603.21'	600.93'	S14°58'41"W
C536	190.00'	17°41'40"	58.68'	58.44'	N82°12'47"W

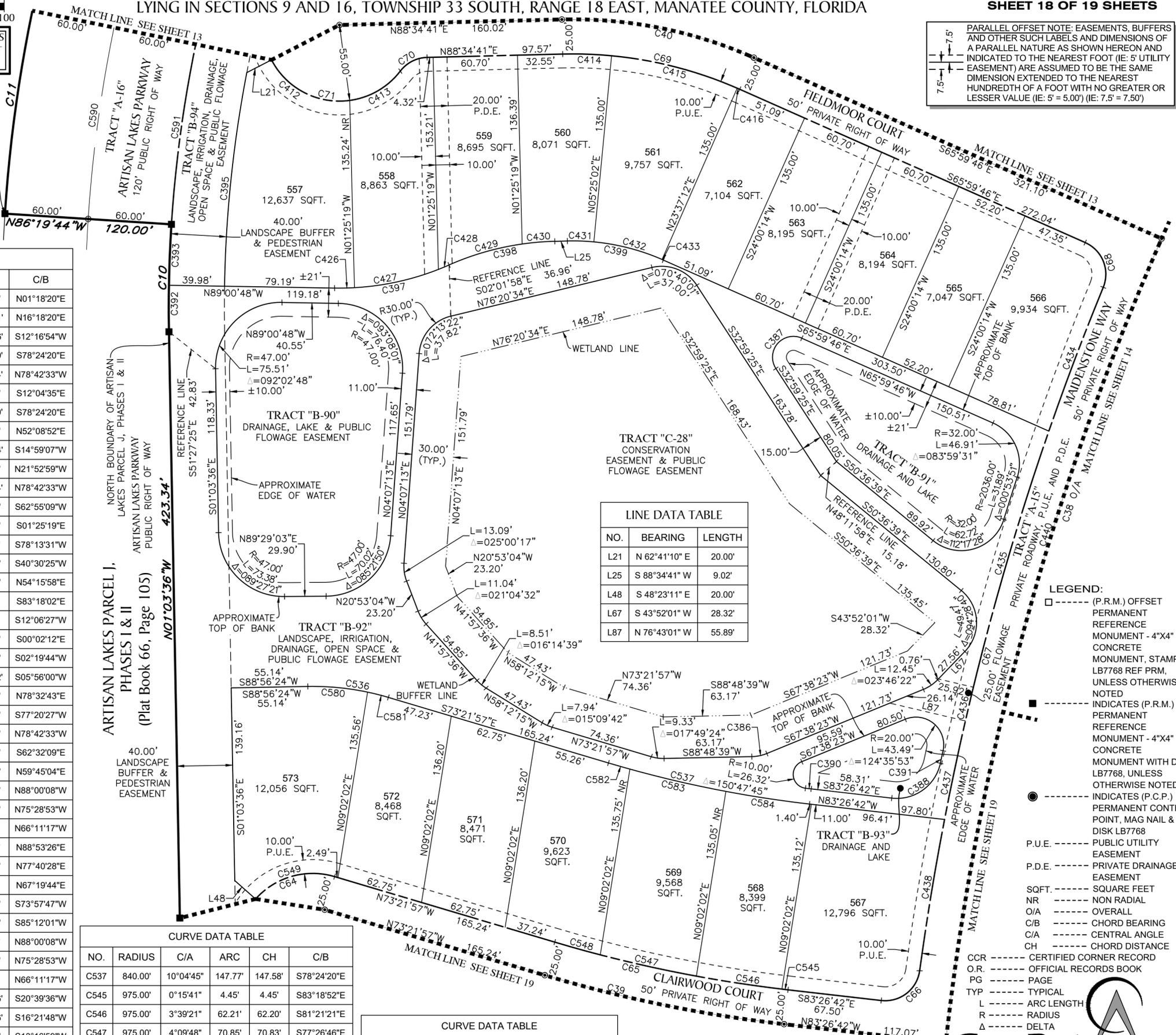
CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C537	840.00'	10°04'45"	147.77'	147.58'	S78°24'20"E
C545	975.00'	0°15'41"	4.45'	4.45'	S83°18'52"E
C546	975.00'	3°39'21"	62.21'	62.20'	S81°21'21"E
C547	975.00'	4°09'48"	70.85'	70.83'	S77°26'46"E
C548	975.00'	1°59'55"	34.01'	34.01'	S74°21'54"E
C549	55.00'	65°01'14"	62.42'	59.12'	S74°07'26"W
C580	190.00'	13°01'58"	43.22'	43.13'	N84°32'37"W
C581	190.00'	4°39'42"	15.46'	15.45'	N75°41'48"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C582	840.00'	1°05'41"	16.05'	16.05'	S73°54'47"E
C583	840.00'	4°50'10"	70.90'	70.88'	S76°52'43"E
C584	840.00'	4°08'55"	60.82'	60.81'	S81°22'15"E

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C590	1000.00'	25°16'08"	441.03'	437.46'	S16°18'20"W
C591	940.00'	25°16'08"	414.56'	411.21'	S16°18'20"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L21	N 62°41'10" E	20.00'
L25	S 88°34'41" W	9.02'
L48	S 48°23'11" E	20.00'
L67	S 43°52'01" W	28.32'
L87	N 76°43'01" W	55.89'

- LEGEND:**
- --- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
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SCALE 1" = 50'



SEE SHEET 4 OF 19 FOR BASIS OF BEARINGS & TYPICAL LOT LINE EASEMENT NOTES

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C446	30.00'	34°01'48"	17.82'	17.56'	S00°17'29"E
C447	30.00'	5°08'08"	2.69'	2.69'	S05°33'13"W
C448	30.00'	119°22'34"	62.51'	51.80'	S12°05'52"E
C563	1160.00'	1°05'04"	21.95'	21.95'	S76°06'41"E
C564	200.00'	14°01'40"	48.97'	48.84'	N82°34'59"W
C565	200.00'	17°54'23"	62.51'	62.25'	S81°27'00"W
C566	1975.00'	2°11'44"	75.68'	75.68'	S12°11'07"W

LINE DATA TABLE		
NO.	BEARING	LENGTH
L5	N 89°26'26" W	70.00'
L6	N 50°36'05" W	10.79'
L7	N 75°31'27" W	10.00'
L12	S 16°38'03" W	30.00'
L49	N 50°01'23" E	20.00'
L50	S 72°29'48" W	13.00'
L70	S 47°35'24" W	10.17'
L71	S 71°47'09" E	10.85'
L72	S 02°33'52" E	29.10'
L73	S 06°07'04" W	4.96'
L74	S 75°56'07" W	8.65'

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C567	1975.00'	1°55'54"	66.59'	66.58'	S10°07'18"W
C568	1975.00'	1°55'54"	66.59'	66.58'	S08°11'24"W
C569	1975.00'	1°55'54"	66.59'	66.58'	S06°15'30"W
C570	1975.00'	1°55'54"	66.59'	66.58'	S04°19'36"W
C571	1975.00'	2°11'45"	75.69'	75.68'	S02°15'46"W
C572	1975.00'	0°36'20"	20.87'	20.87'	S00°51'44"W
C573	1840.00'	2°11'44"	70.51'	70.51'	S12°11'07"W
C574	1840.00'	1°55'54"	62.03'	62.03'	S10°07'18"W
C575	1840.00'	1°55'54"	62.03'	62.03'	S08°11'24"W
C576	1840.00'	1°55'54"	62.03'	62.03'	S06°15'30"W
C577	1840.00'	1°55'54"	62.03'	62.03'	S04°19'36"W
C578	1840.00'	2°11'45"	70.51'	70.51'	S02°15'46"W
C579	1840.00'	0°36'20"	19.44'	19.44'	S00°51'44"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C458	1178.00'	8°10'47"	168.18'	168.03'	S79°21'19"E
C460	187.00'	30°17'58"	98.89'	97.74'	S89°35'06"W
C515	208.00'	2°07'37"	7.72'	7.72'	N75°29'55"E
C516	40.00'	132°22'10"	92.41'	73.19'	S10°22'38"W
C517	565.00'	3°03'45"	30.20'	30.20'	N54°16'34"W
C538	435.00'	12°08'55"	92.24'	92.06'	S58°49'09"E
C539	435.00'	5°40'03"	43.03'	43.01'	S67°43'38"E
C540	435.00'	18°52'46"	143.34'	142.69'	S80°00'03"E
C541	45.00'	91°12'54"	71.64'	64.31'	N44°57'07"E
C593	45.00'	82°47'23"	65.02'	59.51'	N42°03'01"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C3	15.00'	90°00'00"	23.56'	21.21'	N44°26'26"W
C4	15.00'	90°00'00"	23.56'	21.21'	S45°33'34"W
C5	490.00'	34°49'23"	297.81'	293.25'	N72°01'44"W
C6	123.00'	15°33'39"	33.41'	33.30'	N54°21'57"W
C7	397.50'	5°46'28"	40.06'	40.04'	N65°02'00"W
C8	25.00'	82°23'47"	35.95'	32.93'	N26°43'21"W
C9	760.00'	15°32'09"	206.08'	205.44'	N06°42'28"E
C38	2000.00'	23°26'39"	818.36'	812.66'	S12°16'54"W
C39	1000.00'	10°04'45"	175.92'	175.69'	S78°24'20"E
C59	1975.00'	23°26'39"	808.13'	802.50'	S12°16'54"W
C60	2025.00'	4°23'09"	155.01'	154.97'	S02°45'09"W
C61	25.00'	88°23'25"	38.57'	34.86'	N39°15'00"W

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C62	1025.00'	10°04'45"	180.31'	180.08'	S78°24'20"E
C63	75.00'	57°25'16"	75.16'	72.06'	S77°55'25"W
C64	55.00'	237°25'16"	227.91'	96.48'	S12°04'35"E
C400	800.00'	9°20'14"	130.37'	130.23'	N08°44'42"E
C441	2000.00'	5°46'41"	201.70'	201.61'	S03°26'55"W
C442	1840.00'	23°26'39"	752.89'	747.65'	S12°16'54"W
C542	100.00'	30°55'01"	53.96'	53.31'	N87°57'18"E
C543	200.00'	31°56'03"	111.47'	110.03'	S88°27'49"W
C544	1160.00'	7°52'33"	159.46'	159.33'	S79°30'26"E
C550	55.00'	81°35'26"	78.32'	71.87'	S00°49'06"W
C551	55.00'	59°44'43"	57.35'	54.79'	S69°50'58"E

CURVE DATA TABLE					
NO.	RADIUS	C/A	ARC	CH	C/B
C552	55.00'	31°03'53"	29.82'	29.46'	N64°44'44"E
C553	75.00'	34°47'56"	45.55'	44.85'	S66°36'45"W
C554	75.00'	22°37'20"	29.61'	29.42'	N84°40'37"W
C555	1025.00'	2°43'06"	48.63'	48.63'	S74°43'30"E
C556	1025.00'	3°57'28"	70.80'	70.79'	S78°03'47"E
C557	1025.00'	3°24'11"	60.88'	60.87'	S81°44'37"E
C558	2025.00'	3°08'15"	110.89'	110.87'	S03°22'36"W
C559	2025.00'	1°14'54"	44.12'	44.12'	S01°11'01"W
C560	1160.00'	0°13'21"	4.51'	4.51'	S83°20'02"E
C561	1160.00'	3°04'22"	62.21'	62.20'	S81°41'10"E
C562	1160.00'	3°29'46"	70.78'	70.77'	S78°24'06"E

LEGEND:

- ----- (P.R.M.) OFFSET PERMANENT REFERENCE MONUMENT - 4"x4" CONCRETE MONUMENT, STAMPED LB7768 REF PRM, UNLESS OTHERWISE NOTED
- ----- INDICATES (P.R.M.) PERMANENT REFERENCE MONUMENT WITH DISK LB7768, UNLESS OTHERWISE NOTED
- ----- INDICATES (P.C.P.) PERMANENT CONTROL POINT, MAG NAIL & DISK LB7768
- P.U.E. ----- PUBLIC UTILITY EASEMENT
- P.D.E. ----- PRIVATE DRAINAGE EASEMENT
- SQFT. ----- SQUARE FEET
- CCR ----- CERTIFIED CORNER RECORD
- NR ----- NON RADIAL
- O/A ----- OVERALL
- O.R. ----- OFFICIAL RECORDS BOOK
- C/B ----- CHORD BEARING
- C/A ----- CENTRAL ANGLE
- CH ----- CHORD DISTANCE
- PG. ----- PAGE
- L ----- ARC LENGTH
- R ----- RADIUS
- Δ ----- DELTA

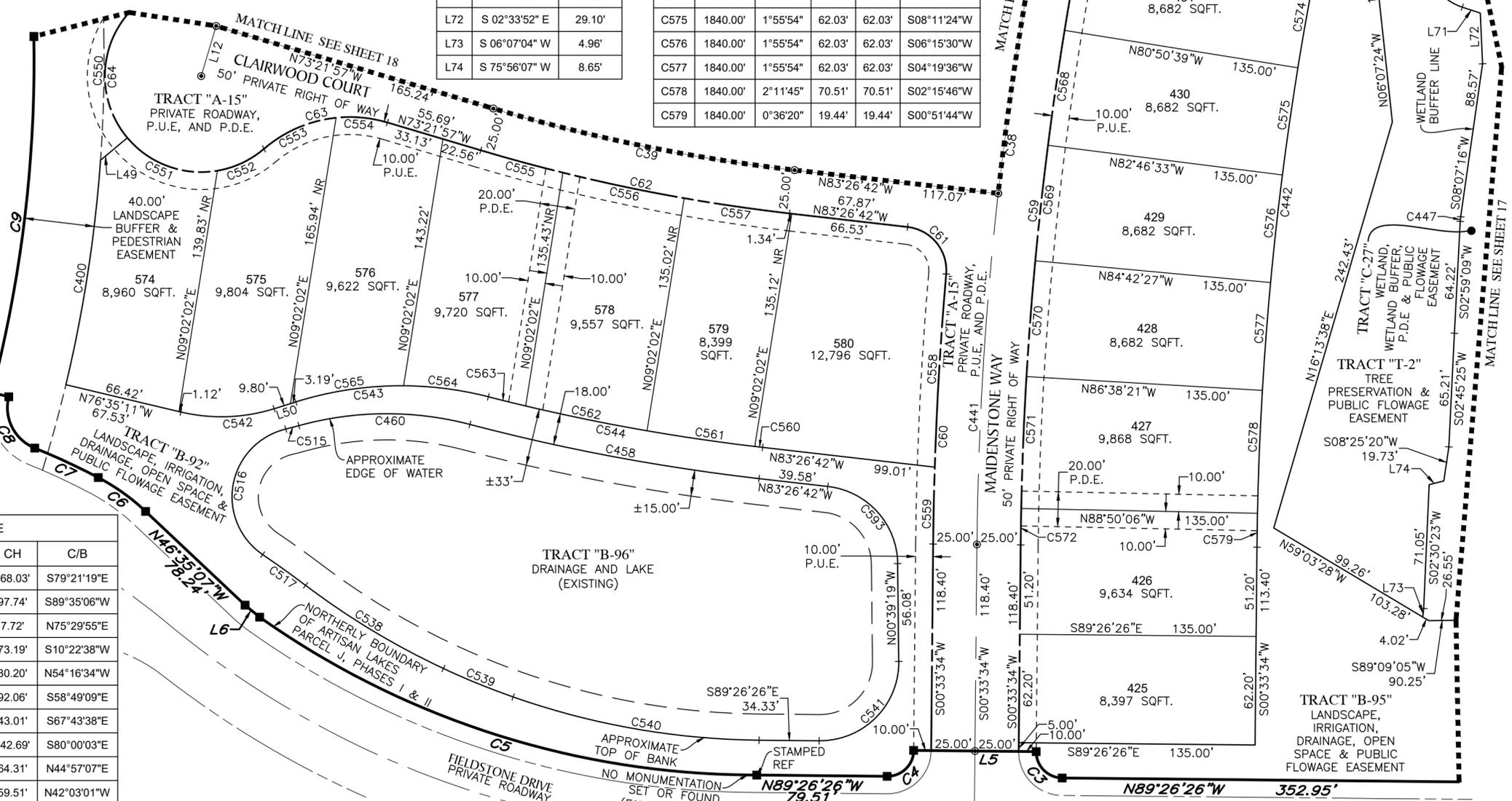
PARALLEL OFFSET NOTE: EASEMENTS, BUFFERS AND OTHER SUCH LABELS AND DIMENSIONS OF A PARALLEL NATURE AS SHOWN HEREON AND INDICATED TO THE NEAREST FOOT (IE: 5' UTILITY EASEMENT) ARE ASSUMED TO BE THE SAME DIMENSION EXTENDED TO THE NEAREST HUNDREDTH OF A FOOT WITH NO GREATER OR LESSER VALUE (IE: 5' = 5.000') (IE: 7.5' = 7.500')

GeoPoint
Surveying, Inc.

213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com

Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business Number LB 7768

ARTISAN LAKES
PARCEL J, PHASES I & II
(Plat Book 66, Page 105)



RESOLUTION 2021-11

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT DIRECTING DISTRICT STAFF TO FILE A PETITION WITH MANATEE COUNTY, FLORIDA, REQUESTING THE PASSAGE OF AN ORDINANCE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AUTHORIZING A FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Artisan Lakes East Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"), and Manatee County Ordinance No. 18-31 ("**Ordinance**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadways, stormwater facilities, street lighting and conduit, water and sewer facilities, landscaping and hardscaping, and other infrastructure; and

WHEREAS, the District presently consists of 429.920 acres, more or less, as more fully described in the Ordinance; and

WHEREAS, Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company ("**Developer**"), has approached the District and requested the District petition to amend its boundaries to add the parcel identified as the Expansion Parcel and remove the parcel identified as the Contraction Parcel on the map attached hereto as **Exhibit A**; and

WHEREAS, the proposed boundary amendment is in the best interest of the District to account for changes in the District's development plan, and the area of land within the remaining amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the proposed boundary amendment of the District is the best alternative available for delivering community development services and facilities to the remaining amended boundaries; and

WHEREAS, the addition of the Expansion Parcel and removal of the Contraction Parcel is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“**Board**”); and

WHEREAS, the Developer has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to petition to amend its boundaries in accordance with Chapter 190, *Florida Statutes*, by filing a petition with Manatee County, Florida, and taking such other actions as are necessary in furtherance of the boundary amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE ARTISAN LAKES COMMUNITY DEVELOPMENT DISTRICT:

- 1. RECITALS.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.
- 2. AUTHORIZATION FOR BOUNDARY AMENDMENT.** The Board hereby authorizes the District Staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with Manatee County, Florida, to seek the amendment of the District’s boundaries to add the Expansion Parcel and remove the Contraction Parcel as depicted in **Exhibit A**, pursuant to Chapter 190, *Florida Statutes*, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the amendment of the District’s boundaries.
- 3. AUTHORIZATION FOR AGENTS.** The Board hereby authorizes the District Manager, District Engineer, and District Counsel to act as agents of the District with regard to any and all matters pertaining to the petition to Manatee County, Florida to amend the boundaries of the District, including, but not limited to the creation of legal descriptions and other exhibits necessary to prepare the petition.

4. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 6th day of May 2021.

ATTEST:

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

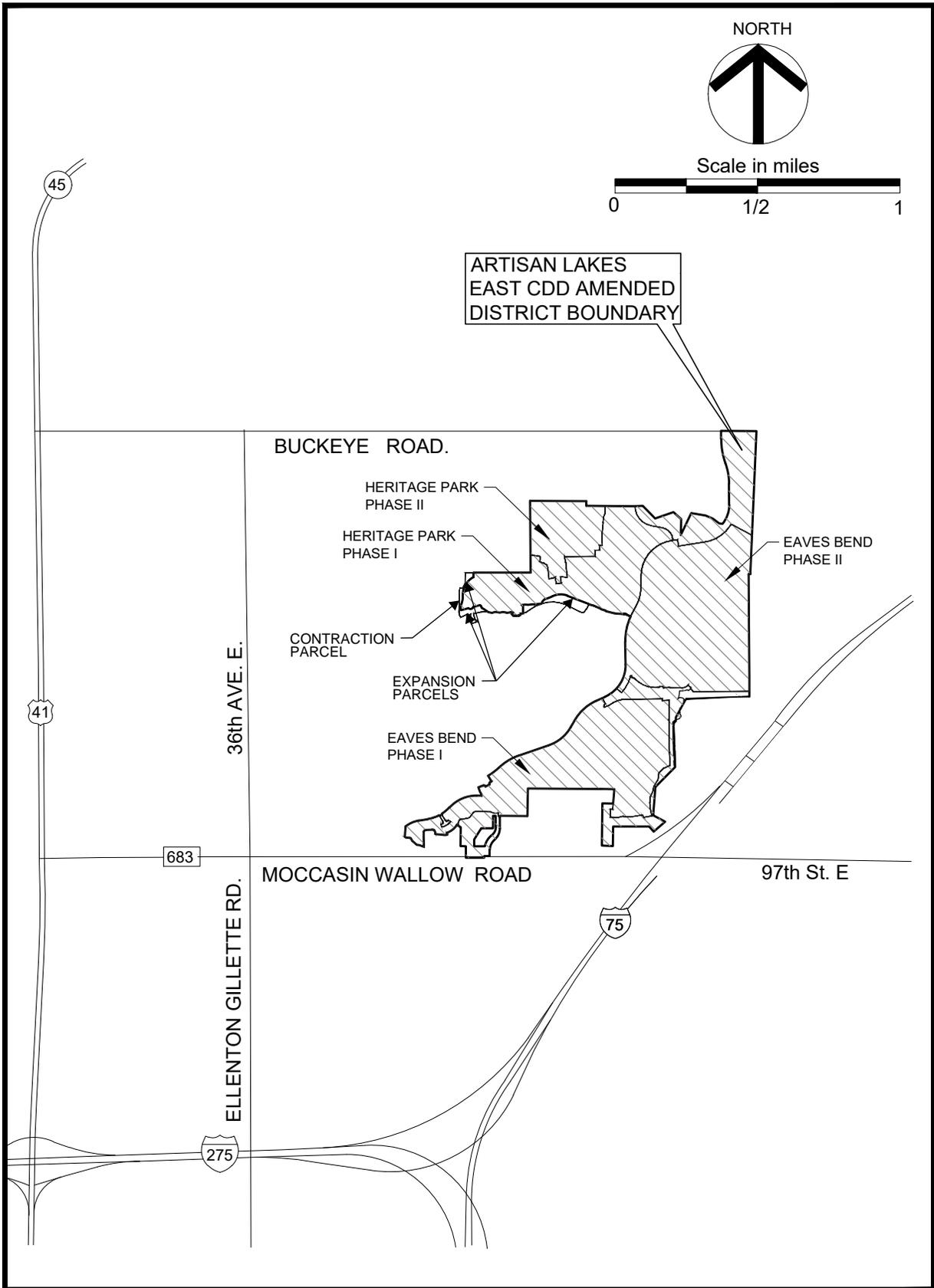
Travis Stagnitta, Chairman

Exhibit A: Boundary Amendment Map

EXHIBIT A

Boundary Amendment Map

T:\Projects\223-35 (Artisan Lakes) CDD East\Drawings-Exhibits\223-35-E01 CDD Neighborhood Layout\Current Plans\22335E0101.dwg



DATE: 2019-05-02

ARTISAN LAKES EAST CDD VICINITY MAP

PREPARED FOR:
TAYLOR MORRISON OF FLORIDA, INC.
 551 NORTH CATTLEMEN ROAD
 SARASOTA, FLORIDA 34232
 PHONE: (941) 317-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:
 9, 16 & 17 T33S R18E
 SARASOTA COUNTY, FLORIDA
 FILE NAME: 22335E0101.dwg
 SHEET: 1 OF 1

FLORIDA CERTIFICATE OF AUTHORIZATION #8636
 JEREMY FIRELINE, P.E.
 FL LICENSE NO. 63987



551 NORTH CATTLEMEN ROAD - SUITE 100,
 SARASOTA, FL 34232
 P: 941-379-8400 F: 941-379-7788
 EMAIL: info@waldropengineering.com

BOUNDARY AMENDMENT FUNDING AGREEMENT

This Agreement is made and entered into this 6th day of May, 2021, by and between:

Artisan Lakes East Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Manatee County, Florida whose address is 2900 Northeast 12th Terrace, Suite 1, Oakland Park, Florida 33334 ("**District**"); and

Taylor Woodrow Communities at Artisan Lakes, L.L.C., a Florida limited liability company, and whose local address is 3922 Coconut Palm Drive, Suite 108, Tampa, Florida 33619 ("**Landowner**").

RECITALS

WHEREAS, the District was established pursuant to Chapter 190, *Florida Statutes* ("**Act**") and by Ordinance No. 18-31, adopted by the Board of County Commissioners for Manatee County, Florida, for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure ("**Ordinance**"); and

WHEREAS, pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, the District presently consists of approximately 429.920 acres of land; and

WHEREAS, the District desires to amend its boundaries ("**Boundary Amendment**") to add certain lands to the District's boundaries, of which Landowner is the sole landowner; and

WHEREAS, pursuant to Resolution 2021-11, the District has authorized the Boundary Amendment, and, in consideration, the Landowner has agreed to fund all managerial, engineering, legal and other fees and costs that the District incurs in connection with the Boundary Amendment ("**Amendment Expenses**"); and

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **PROVISION OF FUNDS.** The Landowner agrees to make available to the District such monies as are necessary to fund the Amendment Expenses and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Amendment Expenses separate from other services provided to the District.

2. **DISTRICT USE OF FUNDS.** The District agrees to use the Amendment Expenses solely for the Boundary Amendment. The District agrees to use its good faith best efforts to proceed in an expeditious manner to effect the Boundary Amendment. The District shall not have any obligation to reimburse or repay the Landowner for funds made available to the District under this Agreement.

3. **DEFAULT.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of actual damages (but not consequential, special or punitive damages), injunctive relief and/or specific performance.

4. **ENFORCEMENT OF AGREEMENT.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' and paralegals' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

5. **AGREEMENT.** This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

6. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both of the parties hereto.

7. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties to this Agreement, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

8. **NOTICES.** All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the parties. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addresses set forth in this Agreement.

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

10. **ASSIGNMENT.** Neither party may assign this Agreement or any monies to become due hereunder without the prior written approval of the other party.

11. **CONTROLLING LAW.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida.

12. **TERMINATION.** Either party may terminate this Agreement upon a breach by the other party, notice of which breach shall be provided to all parties at the addresses noted above, and only after the breaching party is provided fifteen (15) calendar day's period to cure said breach.

13. **PUBLIC RECORDS.** Landowner understands and agrees that all documents of any kind provided to the District or to District Staff in connection with the work contemplated under this Agreement may be public records and will be treated as such in accord with Florida law.

14. **ARM'S LENGTH TRANSACTION.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and doubtful language will not be interpreted or construed against any party.

15. **SOVEREIGN IMMUNITY.** Landowner agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

16. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

17. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

18. **EFFECTIVE DATE.** The Agreement shall be effective after execution by both parties to this Agreement and shall remain in effect unless terminated by either of the parties.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

IN WITNESS WHEREOF, the parties execute this Agreement the day and year first written above.

**ARTISAN LAKES EAST COMMUNITY
DEVELOPMENT DISTRICT**

Travis Stagnitta
Chairman, Board of Supervisors

**TAYLOR WOODROW COMMUNITIES AT
ARTISAN LAKES, L.L.C.**

By: _____
Its: _____

MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946
PO Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • VoteManatee.com • Info@VoteManatee.com

April 15, 2021

Artisan Lakes East Community Development District
Attn: Cori A. Dissinger
J.P. Ward & Associates, LLC
2301 NE 37th St
Fort Lauderdale FL 33308

Dear Cori Dissinger:

We are in receipt of your request for the number of registered voters in the Artisan Lakes East Community Development District as of April 15, 2021. According to our records, there were 425 persons registered in the Artisan Lakes East Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bennett". The signature is fluid and cursive.

Michael Bennett
Supervisor of Elections

MB/sas

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - FEBRUARY 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending February 28, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 331,973	\$ -	\$ -	\$ -	\$ 331,973
Debt Service Fund					
Interest Account					
Series 2018	-	0	-	-	0
Sinking Account					
Series 2018	-	-	-	-	-
Reserve Account					
Series 2018		198,817	-	-	198,817
Revenue					
Series 2018	-	13,819	-	-	13,819
Prepayment Account					
Series 2018	-	-	-	-	-
Capitalized Interest Account		-	-	-	-
Construction Account			148,651		148,651
Cost of Issuance Account			-		-
Due from Other Funds					
General Fund	-	279,049	-	-	279,049
Debt Service Fund(s)	-	-	-	-	-
Accounts Receivable					
Assessments Receivable					
Amount Available in Debt Service Funds	-	-	-	491,684	491,684
Amount to be Provided by Debt Service Funds	-	-	-	5,378,316	5,378,316
Total Assets	\$ 331,973	\$ 491,684	\$ 148,651	\$ 5,870,000	\$ 6,842,308

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending February 28, 2021**

	Governmental Funds				Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018	Account Groups General Long Term Debt	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-
General Fund	-	-	-	-	-
Debt Service Fund(s)	279,049	-	-	-	279,049
Due to Developer	-	-	-	-	-
Bonds Payable					
Current Portion					
Series 2018				\$95,000	95,000
Long Term					
Series 2018				\$5,775,000	5,775,000
Total Liabilities	\$ 279,049	\$ -	\$ -	\$ 5,870,000	\$ 6,149,049
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-	-	-	-
Fund Balance					
Restricted					
Beginning: October 1, 2020 (Unaudited)	-	343,356	148,648	-	492,003
Results from Current Operations	-	148,329	3	-	148,332
Unassigned					
Beginning: October 1, 2020 (Unaudited)	33,165	-	-	-	33,165
Results from Current Operations	19,760	-	-	-	19,760
Total Fund Equity and Other Credits	\$ 52,924	\$ 491,684	\$ 148,651	\$ -	\$ 693,259
Total Liabilities, Fund Equity and Other Credits	\$ 331,973	\$ 491,684	\$ 148,651	\$ 5,870,000	\$ 6,842,308

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest								
Interest - General Checking	-	-	-	-	-	-	-	N/A
Special Assessment Revenue								
Special Assessments - On-Roll	258	1,644	36,477	1,547	787	40,713	55,335	74%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	N/A
Developer Contribution								
	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In								
	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	\$ 36,477	\$ 1,547	\$ 787	40,713	\$ 55,335	74%
Expenditures and Other Uses								
Executive								
Professional Management	1,806	1,806	1,806	1,806	1,806	9,028	20,000	45%
Financial and Administrative								
Audit Services	-	-	-	-	-	-	4,300	0%
Accounting Services	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
Other Contractual Services								
Legal Advertising	324	-	-	-	-	324	3,000	11%
Trustee Services	-	-	-	-	4,031	4,031	5,800	70%
Dissemination Agent Services	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	24	24	7	-	76	360	21%
Communications & Freight Services								
Postage, Freight & Messenger	-	-	-	34	44	78	750	10%

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	-	-	100	2,000	5%
Insurance	5,381	-	-	-	-	5,381	5,200	103%
Printing & Binding			191		117	308	750	41%
Subscription & Memberships	175	-	-	-	-	175	175	100%
Legal Services								
Legal - General Counsel	-	221	634	330	268	1,452	7,500	19%
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	N/A
Other General Government Services								
Engineering Services	-	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	N/A
Reserves								
Operational Reserves (Future Years)						-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees						-	-	
Sub-Total:	7,757	2,100	2,655	2,176	6,265	20,953	55,335	38%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 6,265	\$ 20,953	\$ 55,335	38%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	(5,478)	19,760	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	58,402	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	\$ 52,924	52,924	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income								
Interest Account	-	0	0	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	4	-	N/A
Prepayment Account	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments								
Special Assessments - On Roll	1,855	11,822	262,269	11,122	5,657	292,725	397,823	74%
Special Assessments - Off Roll	5,668	-	-	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	N/A
Debt Proceeds								
Intragovernmental Transfer In	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 11,123	\$ 5,658	\$ 298,399	\$ 397,823	N/A
Expenditures and Other Uses								
Debt Service								
Principal Debt Service - Mandatory								
Series 2018	-	-	-	-	-	-	95,000	N/A
Principal Debt Service - Early Redemptions								
Series 2018	-	-	-	-	-	-	-	N/A
Interest Expense								
Series 2018	-	150,070	-	-	-	150,070	304,130	N/A
Due to Developer								
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	\$ -	\$ -	\$ -	150,070	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	262,270	11,123	5,658	148,329	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	486,026	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	\$ 491,684	491,684	\$ (1,307)	

Prepared by:

JPWARD and Associates, LLC

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through February 28, 2021

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources								
Carryforward	-	-	-	-	-	-	\$ -	N/A
Interest Income								
Construction Account	1	1	1	1	1	3	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds								
	-	-	-	-	-	-	\$ -	N/A
Operating Transfers In (From Other Funds)								
	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	N/A
Expenditures and Other Uses								
Executive								
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services								
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Printing & Binding								
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services								
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other General Government Services								
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay								
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Cost of Issuance								
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount								
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)								
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 3	\$ -	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ -	

Prepared by:

JPWARD and Associates, LLC

ARTISAN LAKES EAST COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - MARCH 2021

FISCAL YEAR 2021

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Artisan Lakes East Community Development District

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JPWard & Associates LLC

2301 Northeast 37th Street

Fort Lauderdale, Florida 33308

Phone: (954) 658-4900

Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 31, 2021

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	Debt Service Funds		Capital Project Fund			
	General Fund	Series 2018	Series 2018	Series 2018		
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 61,379	\$ -	\$ -	\$ -	\$ -	\$ 61,379
Debt Service Fund						
Interest Account						
Series 2018	-	0	-	-	-	0
Sinking Account						
Series 2018	-	-	-	-	-	-
Reserve Account						
Series 2018		198,954	-	-	-	198,954
Revenue						
Series 2018	-	396,511	-	-	-	396,511
Prepayment Account						
Series 2018	-	-	-	-	-	-
Capitalized Interest Account						
Construction Account				148,651		148,651
Cost of Issuance Account						
Due from Other Funds						
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Accounts Receivable						
	-	-	-	-	-	-
Assessments Receivable						
	-	-	-	-	-	-
Amount Available in Debt Service Funds						
	-	-	-	595,465		595,465
Amount to be Provided by Debt Service Funds						
	-	-	-	5,274,535		5,274,535
Total Assets	\$ 61,379	\$ 595,465	\$ 148,651	\$ 5,870,000		\$ 6,675,495

**Artisan Lakes East Community Development District
Balance Sheet
for the Period Ending March 31, 2021**

	Governmental Funds				Account Groups General Long Term Debt	Totals (Memorandum Only)
	General Fund	Debt Service Funds Series 2018	Capital Project Fund Series 2018			
Liabilities						
Accounts Payable & Payroll Liabilities	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Due to Other Funds	-	-	-	-	-	-
General Fund	-	-	-	-	-	-
Debt Service Fund(s)	-	-	-	-	-	-
Due to Developer	-	-	-	-	-	-
Bonds Payable						
Current Portion						
Series 2018				\$95,000		95,000
Long Term						
Series 2018				\$5,775,000		5,775,000
Total Liabilities	\$ -	\$ -	\$ -	\$ 5,870,000		\$ 5,870,000
Fund Equity and Other Credits						
Investment in General Fixed Assets	-	-	-	-	-	-
Fund Balance						
Restricted						
Beginning: October 1, 2020 (Unaudited)	-	343,356	148,648	-		492,003
Results from Current Operations	-	252,109	4	-		252,113
Unassigned						
Beginning: October 1, 2020 (Unaudited)	33,165	-	-	-		33,165
Results from Current Operations	28,214	-	-	-		28,214
Total Fund Equity and Other Credits	\$ 61,379	\$ 595,465	\$ 148,651	\$ -		\$ 805,495
Total Liabilities, Fund Equity and Other Credits	\$ 61,379	\$ 595,465	\$ 148,651	\$ 5,870,000		\$ 6,675,495

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest									
Interest - General Checking	-	-	-	-	-	-	-	-	N/A
Special Assessment Revenue									
Special Assessments - On-Roll	258	1,644	36,477	1,547	787	14,434	55,147	55,335	100%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	N/A
Developer Contribution									
	-	-	-	-	-	-	-	-	N/A
Intragovernmental Transfer In									
	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 258	\$ 1,644	\$ 36,477	\$ 1,547	\$ 787	\$ 14,434	55,147	\$ 55,335	100%
Expenditures and Other Uses									
Executive									
Professional Management	1,806	1,806	1,806	1,806	1,806	1,806	10,833	20,000	54%
Financial and Administrative									
Audit Services	-	-	-	-	-	-	-	4,300	0%
Accounting Services	-	-	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
Other Contractual Services									
Legal Advertising	324	-	-	-	-	-	324	3,000	11%
Trustee Services	-	-	-	-	4,031	-	4,031	5,800	70%
Dissemination Agent Services	-	-	-	-	-	-	-	5,000	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	N/A
Bank Service Fees	21	24	24	7	-	-	76	360	21%
Communications & Freight Services									
Postage, Freight & Messenger	-	-	-	34	44	-	78	750	10%

Artisan Lakes East Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Computer Services - Website Development	50	50	-	-	-	-	100	2,000	5%
Insurance	5,381	-	-	-	-	-	5,381	5,200	103%
Printing & Binding			191		117	-	308	750	41%
Subscription & Memberships	175	-	-	-	-	-	175	175	100%
Legal Services									
Legal - General Counsel	-	221	634	330	268	-	1,452	7,500	19%
Legal - Series 2018 Bonds	-	-	-	-	-	-	-	-	N/A
Legal - Boundary Amendment	-	-	-	-	-	-	-	-	N/A
Other General Government Services									
Engineering Services	-	-	-	-	-	4,174	4,173.75	-	N/A
Contingencies	-	-	-	-	-	-	-	-	N/A
Other Current Charges	-	-	-	-	-	-	-	-	N/A
Reserves									
Operational Reserves (Future Years)							-	-	N/A
Other Fees and Charges	-	-	-	-	-	-	-	-	N/A
Discounts/Collection Fees							-	-	
Sub-Total:	7,757	2,100	2,655	2,176	6,265	5,979	26,932	55,335	49%
Total Expenditures and Other Uses:	\$ 7,757	\$ 2,100	\$ 2,655	\$ 2,176	\$ 6,265	\$ 5,979	\$ 26,932	\$ 55,335	49%
Net Increase/ (Decrease) in Fund Balance	(7,499)	(456)	33,822	(630)	(5,478)	8,455	28,214	-	
Fund Balance - Beginning	33,165	25,666	25,210	59,032	58,402	52,924	33,165	-	
Fund Balance - Ending	\$ 25,666	\$ 25,210	\$ 59,032	\$ 58,402	\$ 52,924	\$ 61,379	61,379	\$ -	

Artisan Lakes East Community Development District
Debt Service Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	-	-	N/A
Interest Income									
Interest Account	-	0	0	-	-	-	0	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-	-	N/A
Reserve Account	1	1	1	1	1	1	5	-	N/A
Prepayment Account	-	-	-	-	-	-	-	-	N/A
Revenue Account	1	1	0	0	0	0	1	-	N/A
Capitalized Interest Account	-	-	-	-	-	-	-	-	N/A
Special Assessments - Prepayments									
Special Assessments - On Roll	1,855	11,822	262,269	11,122	5,657	103,779	396,505	397,823	100%
Special Assessments - Off Roll	5,668	-	-	-	-	-	5,668	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	N/A
Debt Proceeds									
Intragovernmental Transfer In	-	-	-	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 7,524	\$ 11,824	\$ 262,270	\$ 11,123	\$ 5,658	\$ 103,780	\$ 402,179	\$ 397,823	N/A
Expenditures and Other Uses									
Debt Service									
Principal Debt Service - Mandatory									
Series 2018	-	-	-	-	-	-	-	95,000	N/A
Principal Debt Service - Early Redemptions									
Series 2018	-	-	-	-	-	-	-	-	N/A
Interest Expense									
Series 2018	-	150,070	-	-	-	-	150,070	304,130	N/A
Due to Developer									
Operating Transfers Out (To Other Funds)	-	-	-	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 150,070	\$ -	\$ -	\$ -	\$ -	150,070	\$ 399,130	N/A
Net Increase/ (Decrease) in Fund Balance	7,524	(138,246)	262,270	11,123	5,658	103,780	252,109	(1,307)	
Fund Balance - Beginning	343,356	350,880	212,633	474,904	486,026	491,684	343,356	-	
Fund Balance - Ending	\$ 350,880	\$ 212,633	\$ 474,904	\$ 486,026	\$ 491,684	\$ 595,465	595,465	\$ (1,307)	

Artisan Lakes East Community Development District
Capital Projects Fund - Series 2018
Statement of Revenues, Expenditures and Changes in Fund Balance
Through March 31, 2021

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources									
Carryforward	-	-	-	-	-	-	-	\$ -	N/A
Interest Income									
Construction Account	1	1	1	1	1	1	4	\$ -	N/A
Cost of Issuance	-	-	-	-	-	-	-	\$ -	N/A
Debt Proceeds									
Operating Transfers In (From Other Funds)	-	-	-	-	-	-	-	\$ -	N/A
Total Revenue and Other Sources:	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 4	\$ -	N/A
Expenditures and Other Uses									
Executive									
Professional Management	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other Contractual Services									
Trustee Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Printing & Binding	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Legal Services									
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Other General Government Services									
Stormwater Mgmt-Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Capital Outlay									
Construction - Capital Outlay	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Cost of Issuance									
Legal - Series 2018 Bonds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Underwriter's Discount	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Operating Transfers Out (To Other Funds)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Net Increase/ (Decrease) in Fund Balance	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 4	-	
Fund Balance - Beginning	\$ 148,648	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,648	\$ -	
Fund Balance - Ending	\$ 148,648	\$ 148,649	\$ 148,649	\$ 148,650	\$ 148,651	\$ 148,651	\$ 148,651	\$ -	