



Rizzetta & Company

NatureWalk Community Development District

**Board of Supervisors'
Special Meeting
February 9, 2023**

**District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
850-334-9055**

www.naturewalkcdd.org

NATUREWALK

COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton County Coastal Branch Library 437 Greenway Trail, Santa Rosa Beach, FL 32459

District Board of Supervisors	Jonette Coram Todd Egizii Mike Grubbs Danell Head Skylar Lee	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Kimberly O'Mera	Rizzetta & Company, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	James Martelli, P.E.	Innerlight Engineering Corporation
Bond Counsel	Cynthia E. Wilhelm	Nabors, Giblin & Nickerson, P.A.

**All Cellular phones and pagers must be turned off while in the meeting room.
The District Agenda is comprised of five different sections:**

The **special** meeting will begin promptly at **12:00 p.m.** with the first section which is called **Agenda Items**. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to three (3) minutes for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. **IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT MANAGER OUTSIDE THE CONTEXT OF THIS MEETING.** The second section is called **Business Administration**. The Business Administration section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The third section is called **Staff Reports**. This section allows the District Manager, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The fourth section is called **Business Items**. The business items section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Manager prior to the presentation of that agenda item. Occasionally, certain items for decision within this section are required by Florida Statute to be held as a Public Hearing. During the Public Hearing portion of the agenda item, each member of the public will be permitted to provide one comment on the issue, prior to the Board of Supervisors' discussion, motion and vote. Agendas can be reviewed by contacting the Manager's office at (904) 436-6270 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The final section is called **Supervisor Requests and Audience Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs and provides members of the audience the opportunity to comment on matters of concern to them that were not addressed during the meeting.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (904) 436-6270, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

District Office • 120 Richard Jackson Blvd, Suite 220, Panama City Beach, FL 32407

Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

www.NatureWalkCDD.org

February 2, 2023

**Board of Supervisors
NatureWalk Community
Development District**

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, February 9, 2023, at 12:00 p.m. (CDT)**, at the Walton County Coastal Branch Library located at 437 Greenway Trail, Santa Rosa Beach, FL 32459. The following is the agenda for this meeting:

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT**
3. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Meeting held on January 12, 2023 Tab 1
4. **STAFF REPORTS**
 - A. District Landscaper
 1. Presentation of District Landscaping Report..... Tab 2
 2. Consideration of Proposal for Arbor Work Tab 3
 3. Consideration of Proposal for Tree Removal and Replacement..... Tab 4
 - B. District Counsel
 - C. District Engineer
 - D. District Manager
 1. Presentation of District Manager Report *(Under Separate Cover)*
5. **BUSINESS ITEMS**
 - A. Discussion of Watercolor Fence Replacement Project
 - B. Consideration of and Response to Cushing Morgan Payton Encroachment Letter of December 2, 2022..... Tab 5
 - C. Consideration of HOA CAG Pet Waste Fido Station Request... Tab 6
 - D. Discussion and Consideration of Adding and Maintaining a Completed Projects List on the District Website
 - E. Continued Discussion and Consideration of Action Item List
6. **SUPERVISOR REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (850) 334-9055.

Sincerely,

Kim O'Mera

Kim O'Mera
District Manager

1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**NATUREWALK
COMMUNITY DEVELOPMENT DISTRICT**

The special meeting of the Board of Supervisors of the NatureWalk Community Development District was held on **Thursday, January 12, 2023, at 12:00 p.m.** at the Walton County Coastal Branch Library located at 437 Greenway Trail, Santa Rosa Beach, FL 32459.

Present and constituting a quorum:

Jonette Coram	Board Supervisor, Chairman
Mike Grubbs	Board Supervisor, Assistant Secretary
Danell Head	Board Supervisor, Assistant Secretary

Also present were:

Joe Brown	District Counsel, Kutak Rock, LLP <i>(Via Speakerphone)</i>
Jim Martelli	District Engineer, InnerLight Engineering <i>(Via Speakerphone)</i>
Kimberly O'Mera	District Manager, Rizzetta & Company, Inc.
Jess Smith	GreenEarth
Audience	One audience member present.

FIRST ORDER OF BUSINESS

Call to Order

Ms. O'Mera called the meeting to order at 12:03 p.m.

SECOND ORDER OF BUSINESS

**Audience Comments on Agenda
Items**

There we no audience comments.

45 **THIRD ORDER OF BUSINESS** **Consideration of the Minutes of the**
46 **Board of Supervisors Meeting held on**
47 **December 8, 2022**
48

49 Ms. O'Mera presented the Minutes of the Board of Supervisors Meeting held on
50 December 8, 2022, to review.
51

On a Motion by Ms. Coram, seconded by Mr. Grubbs, with all in favor, the Board of Supervisors approved the Minutes of the Board of Supervisors' Meeting held on December 8, 2022, for NatureWalk Community Development District.

52
53 **FOURTH ORDER OF BUSINESS** **STAFF REPORTS**
54

55
56 **A. District Landscape Providers**

57 1. Presentation of District Landscaping Report

58 Ms. Smith reviewed the District Landscaping Report with the Board and
59 provided dates for upcoming services. Ms. Smith stated that with the trail
60 maintenance being a new service for the District, she will be walking those
61 areas to verify the completion of the maintenance.
62

63 2. Consideration of Proposals for Grading at Pond Drain Overflow. Ms. Smith
64 presented two proposal options in detail. Ms. Coram inquired if the existing
65 sprinkler head would adequately water new sod. Ms. Smith confirmed that it
66 would.
67

On a Motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board of Supervisors approved Option Number 1 with GreenEarth in the amount of \$3,883.00, for NatureWalk Community Development District.

68
69 Ms. Smith stated that arbor work should be performed between February and
70 March. GreenEarth would be meeting on site the following Monday with an
71 arborist. MS. Coram reviewed the funds budgeted for arborist work, and asked
72 that they identify as much as possible within that amount. General discussions
73 ensued amongst the Board regarding locations and timelines for arbor work.
74

75 **B. District Engineer**

76 Mr. Martelli had no report.
77

78 **C. District Counsel**

79 Ms. Brown had no specific updates and asked the Board for question.
80

81 Ms. Coram shared that the District's towing company has not provided the
82 District with the Certificate of Insurance and asked for guidance.

83 Mr. Brown would want to discuss this with the District's insurance. Ms.
84 O'Mera asked about the current language in the contract and Mr. Brown
85 agreed that it would need some revisions.

86
87 Mr. Grubbs had questions related to progress with Tract E. General
88 discussion ensued. Questions arose regarding parcel for Lily Lane and if
89 there are options for preserving access there. Mr. Brown explained there had
90 been some discussions in the past and it seemed there had been general
91 agreement to discuss an easement. Mr. Brown stated we would get notice if it
92 went to tax deed sell. General discussion ensued.

93
94
95

96 **D. District Manager**

97 Ms. O'Mera presented updates on business items, and general discussion
98 ensued.

99

100 **FIFTH ORDER OF BUSINESS**

**Consideration of Year Two Bridge
Repair Proposal**

101
102

103 Ms. O'Mera turned the presentation over to Ms. Coram. Ms. Coram provided an overview on
104 proposal for year two (2) bridge repairs. Sealant would be needed next year which would
105 require a larger budget. Ms. Coram stated that timbers are included in the proposal, although
106 not specified. Mr. Grubbs had questions on sealant and insurance. Work would begin on the
107 pedestrian walkways then move to other areas if paver repairs are not complete by
108 January 23rd.

109

On a Motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board of Supervisors' approved Year Two Bridge Repair Proposal- NatureBridges in the amount of \$89,800.00, for the NatureWalk Community Development District.

110

111 **SIXTH ORDER OF BUSINESS**

**Consideration of Paver Repair
Proposal**

112
113

114 Ms. O'Mera turned the presentation over to Ms. Coram. Ms. Coram reviewed the
115 proposals received for paver repairs. There was a total of six (6) companies that came
116 out and four (4) proposals were submitted.

117

On a Motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the Board Ratified Acceptance of Proposal from On Demand Pavers, in the amount of \$4,050,00, for the NatureWalk Community Development District.
--

118

119

120 **SEVENTH ORDER OF BUSINESS**

**Consideration of District Sign
Relocation- Children at Play Sign at
the Gathering Place**

121
122
123
124
125
126
127

Ms. O'Mera presented the business item and turned over to the Board. Ms. Coram stated that she would relocate the sign via volunteer effort. Discussion ensued regarding the exact location to place the sign and owner trash containers left out in the area.

On a Motion by Mr. Grubbs, seconded by Ms. Head, with all in favor, the Board of Supervisors' Approved Relocation of the Children at Play Sign from the Gathering Place to a location to be determined at the Chairman's discretion based on field evaluation, for the NatureWalk Community Development District.

128
129
130
131
132
133
134
135
136
137
138
139

EIGHTH ORDER OF BUSINESS

**Consideration of Proposal for
Composite Drawing**

Ms. O'Mera presented the proposal from GeoPoint Surveying, Inc. She stated that they estimate work to take approximately ten (10) business days. Mr. Martelli stated that Emerald Coast Associates would have database of drawings to pull from. He expressed His concerns about wording of the scope of work. General discussion ensued. Mr. Martelli will consult with Geo Point Surveying, Inc. to clarify the scope of work and request a CAD file.

On a Motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board of Supervisors' approved not-to-exceed in the amount of \$5,000.00 for final revisions to the proposal for a Composite Drawing with GeoPoint Surveying, Inc., for the NatureWalk Community Development District.

140
141
142
143
144
145
146
147
148
149
150
151
152

NINTH ORDER OF BUSINESS

**Discussion and Consideration of FY22/23
Greenspace Development**

Ms. O'Mera presented the business item and turned discussion over to the Board. Ms. Coram provided an overview of historical information, past challenges, and budget availability. Mr. Grubbs stated that while he enjoys seeing the grass on Sandgrass Boulevard, he is concerned about the smell of the well water that would be used to irrigate any grass brought in, as well as attracting near the pond. General discussion ensued. The Board will monitor funding and revisit this business item in the future.

153 **TENTH ORDER OF BUSINESS**

**Continued Discussion and Consideration
of Action Item List**

154
155
156

157 Ms. Coram provided updates on the Action Item List
158

- 159 • Waste Management landscaping repair- Waste Management completed the
160 repair, the District will monitor the issues.
- 161 • 52 Beargrass Way Sidewalk – The owner was sent a letter on January 9, 2023.
- 162 • One-Way Sign Post at Sage Circle- Per audience member at a prior meeting
163 about the post being too tall, the issue was resolved.
- 164 • 10 Salamander Circle Repair- This item is still outstanding per the lack of vendor
165 response.
- 166 • Fence proposals- There were no updated. Ms. Coram will engage closer to the
167 time funds will allow the work to be completed. The damaged fencing behind
168 residence does not appear to be safety issues. The repair across from Sports
169 Courts was addressed partially by HOA. FL Fence & Play has previously advised
170 we'd need to have part fabricated. Since poor arbor work is seasonally
171 dependent, thinking we should prioritize the arbor work.
- 172
- 173 • Adding Pest Control to GreenEarth contract. This item was tabled upon review of
174 prior correspondence, associated costs, and budget funds. The Board discussed
175 the ability to reallocate \$10,000.00 from the Landscaping Maintenance line to
176 arbor work.
- 177
- 178 • January Lighting Audit- Three (3) outages found. One (1) is out again after a
179 recent repair. The vendor will address the outage at no cost as long as it isn't a
180 wiring issue, it will be corrected at no cost.
- 181
- 182 • Sidewalks- Ms. Coram informed the Board of the site visit with Gulf Coast
183 Concrete and Masonry. Ms. Coram stated that although the Board did not decide
184 to use them for paver repair, she may reach out to them for a proposal for the
185 sidewalk.
- 186
- 187 • Permeable Concrete Repairs- The Board discussed the funds not used for
188 additional parking may be able to be reallocated to permeable concrete repairs.
- 189
- 190 • Fire Hydrants- Ms. Coram stated that the District has been approved to paint the
191 fire hydrants at their own expense. She is waiting on a written approval with
192 information regarding the type of paint to use and where to possibly purchase.
- 193
- 194
- 195

196
197 **ELEVENTH ORDER OF BUSINESS**

Supervisor Requests and Comments

198
199 Ms. Head had questions on the street signs as to who is responsible for cleaning them. Ms.
200 Coram explained that those are District responsibility. Ms. Coram thought that the District

201 would have used Eddie Diaz for this work, but he did not work out. Pressure washing is on
202 hold pending funds.

203 There was an audience comment on the Lily Lane discussion.

204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245

DRAFT

246
247
248
249
250
251
252
253
254
255

TWELFTH ORDER OF BUSINESS

Adjournment

On a Motion by Ms. Head, seconded by Mr. Grubb, with all in favor, the Board of Supervisors' adjourned the meeting at 1:28 pm, for the NatureWalk Community Development District.

256
257
258
259
260
261
262

Secretary/Assistant Secretary

Chairman/ Vice Chairman

DRAFT

2



January Completed Services

Nature Walk CDD

Chemical:

- Monitor weed control in beds/ponds/common areas

General Maintenance: Bi - Weekly

- Jan 9th
- Jan 23rd
 - Maint cut/trimmed all dead plants from the freeze. Some can not be trimmed back yet due to temperature. Could possibly damage the plant/tree.

Trails Maintenance

- Jan 9th

3 Focal Pond Cleanup (Salamander, Sunset and Gathering Place)

- Planned to start on Jan 30th – but this was pushed to February 1st.

19 Non-Focal Pond Cleanup

- This was pushed to middle of February. These were just trimmed in December. We are wanting for it to get a bit more growth before we cleanup again.

Irrigation:

- No audits were performed this month due to only having 10 in the new agreement. There will be an audit in February.





February Monthly Anticipated Nature Walk CDD

Chemical:

- Monitor weed control in beds/ponds/common areas.
- Monitoring turf for any signs of fungus – Any findings will be reported up to Kim.

General Maintenance: Bi - Weekly

- February 8th
- February 22nd

*Weather dependent – Grasses (not muhly) will be cut back

Trails Maintenance

- February 13th

19 Non-Focal Pond Cleanup

- Anticipated Start Date - February 13th.

Irrigation:

- February 6th

3



Proposal #29801

Date: 1/27/2023

Nature Walk CDD
Santa Rosa Beach, FL 32459

Landscape Service Provider:
GreenEarth Southeast, LLC
15167 Highway 331 Business
Suite B
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD
Santa Rosa Beach, FL 32459

CDD Arbor Work And Coordination

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope:


Arbor work: Anytime Arbor Tree Removal will limbs up to 15 feet from the ground around the entire circumference of each tree, pocket pruning included. GreenEarth will assist in facilitating the scope of work. We will be onsite at the start of the job and will review at the end to ensure proper work has been done.



Total: \$14,445.00 Plus Applicable Taxes

Your and Our Acceptance:

This Agreement will become effective only after acceptance as evidenced by the respective signatures of the parties' authorized representatives. This Agreement includes all of your and our obligations. No person has authority to make any claim, representation, promise or condition on our behalf that is not documented within this Agreement.

By
 

 Jessica Smith

Date
 1/27/2023

 GreenEarth Southeast, LLC

By

Date

Nature Walk CDD

4



Proposal #29866

Date: 2/2/2023

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

GreenEarth Southeast, LLC
15167 Highway 331 Business
Suite B
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Live Oak Tree - Cut Down ONLY

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope: GreenEarth will cut 3 declining liveoaks at the below locations. Tree stump will not be removed but cut as close to the ground as possible.

Median at 65 Cinnamon Fern

Median at 806 Sandgrass

Median at 76 Prairie Pass (tree closest to driveway)

Total: \$600.00

Plus Applicable Taxes



Proposal #29865

Date: 2/2/2023

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

GreenEarth Southeast, LLC
15167 Highway 331 Business
Suite B
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Live Oak Tree Removal Plus Rootball

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope: GreenEarth will remove liveoak plus rootball at the below locations.

Median at 65 Cinnamon Fern

Median at 806 Sandgrass

Median at 76 Prairie Pass (tree closest to driveway)

Total: \$1,800.00

Plus Applicable Taxes

Your and Our Acceptance:

This Agreement will become effective only after acceptance as evidenced by the respective signatures of the parties' authorized representatives. This Agreement includes all of your and our obligations. No person has authority to make any claim, representation, promise or condition on our behalf that is not documented within this Agreement.

By  _____

Jessica Smith

Date 2/2/2023

GreenEarth Southeast, LLC

By _____

Date _____

Nature Walk CDD



Proposal #29805

Date: 2/2/2023

Nature Walk CDD

Santa Rosa Beach, FL 32459

Landscape Service Provider:

GreenEarth Southeast, LLC
15167 Highway 331 Business
Suite B
Freeport, FL 32439

Constitutes the entire agreement between the aforementioned parties and includes the scope of service, guarantees, terms and conditions, pricing, and payment responsibilities for landscape services provided at:

Nature Walk CDD

Santa Rosa Beach, FL 32459

Live Oak Tree Removal & Replacement

*Pricing is subject to change at any time during the course of the Project/Enhancement due to price of material and supply/demand.

Any necessary irrigation modifications are not included in this work order and will be billed time and materials at our current irrigation labor rate.

Work order scope: GreenEarth will remove liveoak plus rootball and replace with a 30gal Live Oak Tree

Median at 65 Cinnamon Fern

Median at 806 Sandgrass

Median at 76 Prairie Pass (tree closest to driveway)

Median at Salamander Circle pond (install new oak to match spacing of 3 existing trees)



Total: \$5,146.00 Plus Applicable Taxes

Your and Our Acceptance:

This Agreement will become effective only after acceptance as evidenced by the respective signatures of the parties' authorized representatives. This Agreement includes all of your and our obligations. No person has authority to make any claim, representation, promise or condition on our behalf that is not documented within this Agreement.

By 

Jessica Smith

Date 2/2/2023

GreenEarth Southeast, LLC

By _____

Date _____

Nature Walk CDD

5

NATUREWALK HOMEOWNERS' ASSOCIATION, INC.

NATUREWALK *not signed*

ALTERATION APPLICATION

OWNER'S NAME: Michael Cushing
ADDRESS: 319 Flatwoods Forest Loop
E-MAIL: mcushing10@gmail.com

DATE: 5/28/19
PHONE: 678 633 4675

DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED:
fence in backyard with same fence the neighbor used. pavers for a patio + walkway and zoysia sod.

(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM. THANK YOU)

An application requesting approval for any alteration which occurs outside the exterior walls of the building MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH A SKETCH INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION AND MATERIAL LISTING FROM THE CONTRACTOR, IF APPLICABLE. Applications are submitted to the Architectural Review Committee on the last Friday of the month for planned review by the 10th or 11th of the following month.

If approval is granted, it is not to be construed to cover approval of any County Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Association shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED THAT THE NATUREWALK HOMEOWNERS' ASSOCIATION, INC. AND RIZZETTA & COMPANY, INC., ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

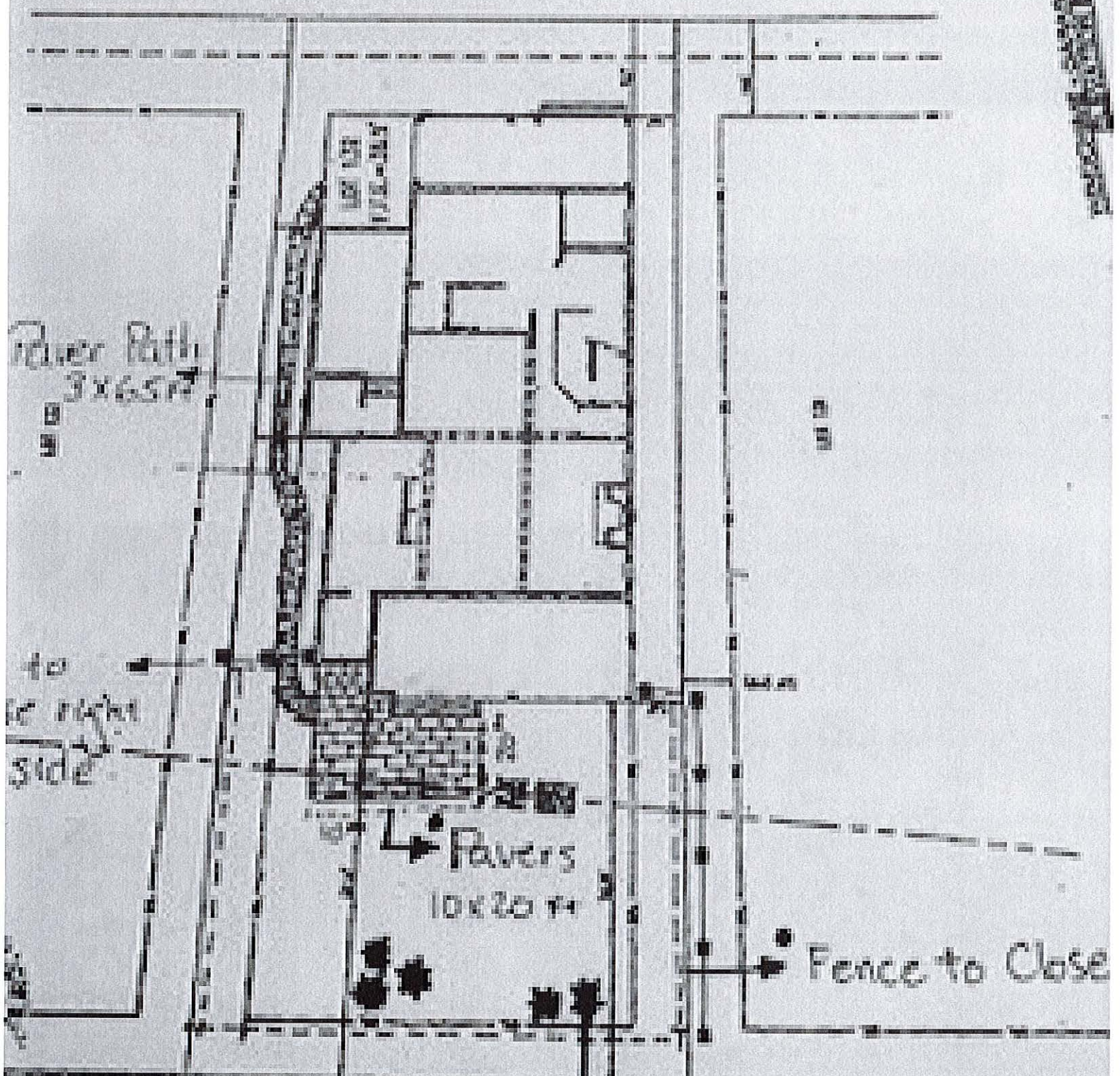
DATE: 5/28/19 OWNER'S SIGNATURE: [Signature]

ACTION TAKEN BY THE ASSOCIATION:

DATE: 6/10/19 APPROVED: NOT APPROVED:

[Signature]
AUTHORIZED SIGNATURE FOR THE ASSOCIATION

CONDITIONS OF APPROVAL, IF APPLICABLE.



River Path
3x65ft

to
the right
side

Favers
10x20 ft

Fence to Close

Palm Trees (5)
Cabbage Palms



NATUREWALK HOMEOWNERS' ASSOCIATION, INC.

ALTERATION APPLICATION

OWNER'S NAME: Christine + Mike Cushing DATE: 8/14/19
ADDRESS: 319 Flatwoods Forest Loop PHONE: 908 633 4396
E-MAIL: Christine_cushing_mde@gmail.com

DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED:
Extend existing fence to end of house at the garage or a few feet back from the garage to meet the house at a point approved by homeowners

(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM. THANK YOU)

An application requesting approval for any alteration which occurs outside the exterior walls of the building MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH A SKETCH INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION AND MATERIAL LISTING FROM THE CONTRACTOR, IF APPLICABLE.

If approval is granted, it is not to be construed to cover approval of any County Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition.

DATE: 8/14/19 OWNER'S SIGNATURE: Christine Cushing

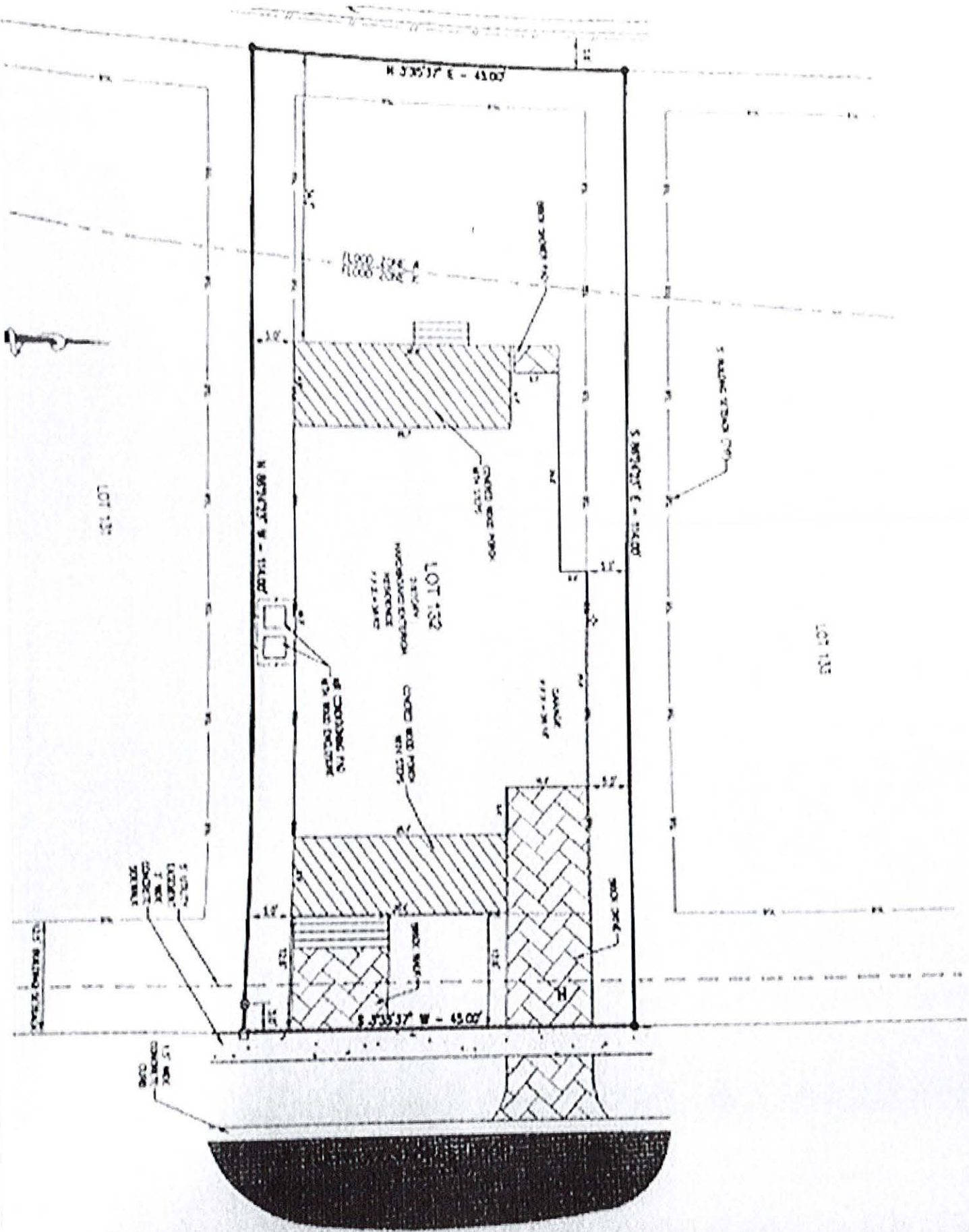
ACTION TAKEN BY THE ASSOCIATION:
DATE: 8/21/2019 APPROVED: NOT APPROVED:

Justin Croom
AUTHORIZED SIGNATURE FOR THE ASSOCIATION

CONDITIONS OF APPROVAL, IF APPLICABLE.
fencing may not pass front corner of the garage.
paver pathway may remain gray as long as the color contrast to community standard paver color is not visible from the street.

Rizzetta & Company, Inc. • 120 Richard Jackson Boulevard, Suite 220 • Panama City Beach, FL
32407 Telephone: 850-334-9055 • Fax: 850-257-8101 • jrcroom@rizzetta.com

PLAN OF LOTS 131, 132 & 133



LOT 131

LOT 132

LOT 133

N 535.37' E - 45.00'

N 80.00' E - 134.00'

S 80.00' E - 134.00'

S 535.37' W - 45.00'

5' CONC. SIDE WALK
1' CONC. DRIVE
CONCRETE DRIVE

15' CONC. DRIVE

CONCRETE SIDE WALK
ASPHALT DRIVE
CONCRETE DRIVE

ASPHALT DRIVE
CONCRETE DRIVE
CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE

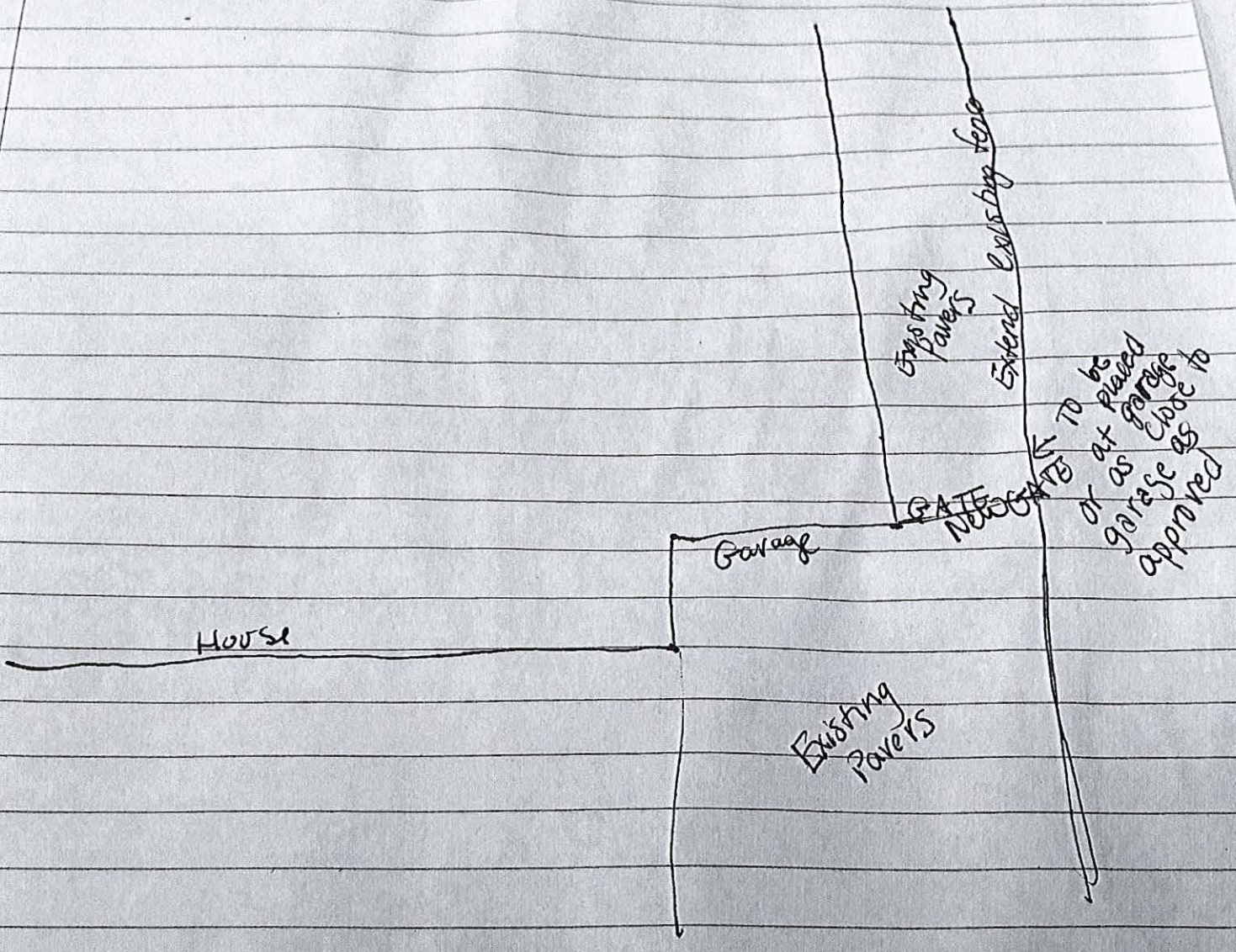
CONCRETE DRIVE

CONCRETE DRIVE

CONCRETE DRIVE



OW
AN
E



Kim O'Mera

From: John Morgan <morgan5595@bellsouth.net>
Sent: Tuesday, February 7, 2023 7:42 AM
To: Kim O'Mera
Cc: dkpayton@comcast.net; mcushing10@gmail.com
Subject: [EXTERNAL]Flatwoods Pond Matter - Payton, Cushing, Morgan Homes
Attachments: Morgan Fence - 2017.pdf; 311 Flatwoods Forest Loop- Fence-approved_05-29-2020.pdf

NOTICE: This email originated from outside of the organization.

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Kim...Good morning. The below is for the upcoming CDD meeting.

As you and I discussed recently, attached are the fence approvals for both the Morgan and Payton fence projects. I am including Mike Cushing on this email too as I think all you need is his "ok" to look up his approval.

I do want to point out a few comments about these approvals.

- The first attachment is the Morgan fence approval from late 2017 - as we sought approval of our fence construction the week we closed on the purchase of our home from Kolter. The Rizzetta property manager at the time specifically noted "Homeowner knows not to tie into HOA fence". This aligns with my previous comments that my wife Catherine and I acted in good faith in the approval and construction process. Also, I find it interesting that even the Rizzetta point of contact (who explicitly notes in the approval that she was representing the ARC) claimed that the owner of the pond fence was the HOA (as opposed to the CDD). My reason for pointing this out is to emphasize how the management company/Kolter was representing the backyard to new homeowners.
- The Payton fence approval is the second attachment. Despite being approved 2.5 years after the Morgan fence was approved, Rizzetta again notes approval of the fence, with the stipulation that the fence "cannot directly tie...into existing back fence". This again demonstrates that the fence approval/construction process was done in good faith

Thanks

NatureWalk Homeowners Association, Inc.
120 Richard Jackson Blvd
Suite 220
Panama City Beach, FL 32407
(850) 334-9055

May 29, 2020

David K Payton
2969 Sycamore View Rd
Bartlett, TN 38134

Architectural Approval Notice: 311 Flatwoods Forest Loop

Dear David K Payton:

The architectural change request for the following: Fence has been approved by the Architectural Committee based on the following conditions.

☆☆ Cannot directly tie the new fence section into existing back fence.

This approval is based on the aesthetics of your proposed change and should not be taken as any certification to the construction worthiness or structural integrity of the change you requested. You must follow all local building codes and setback requirements when making this change. A building permit or utility locates may also be required. Please check with all County ordinances prior to commencement.

This approval does not grant you access use to any Association, CDD or County property for purposes of making this modification. If access is required for your modification, you must obtain approval from the landowner in advance.

The Association board reserves the right to make a final inspection of the change to make sure it matches the request you submitted for approval. Please follow the plan you submitted or submit an additional request form if the original plan is modified.

Sincerely,

Rizzetta & Company, Inc. Panama City
As Agent for the NatureWalk Homeowners Association, Inc.



NATUREWALK HOMEOWNERS' ASSOCIATION, INC.

ALTERATION APPLICATION

OWNER'S NAME: David Payton DATE: 5-22-20
ADDRESS: 311 Flatwoods Forest Loop PHONE: 901-293-5727
E-MAIL: dkpayton@comcast.net

DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED:
White wooden picket fence to be installed on south side of back yard to match existing fence on north side. Attachments: 1) Photo of existing fence on north side; 2) quote listing building materials; 3) boundary survey
(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM. THANK YOU)

An application requesting approval for any alteration which occurs outside the exterior walls of the building MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH A SKETCH INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION AND MATERIAL LISTING FROM THE CONTRACTOR, IF APPLICABLE. Applications are submitted to the Architectural Review Committee on the last Friday of the month for planned review by the 10th or 11th of the following month.

If approval is granted, it is not to be construed to cover approval of any County Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements. The Association shall have no liability or obligation to determine whether such improvement, alteration or addition complies with any applicable law, rule, regulation, code or ordinance.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition. IT IS UNDERSTOOD AND AGREED THAT THE NATUREWALK HOMEOWNERS' ASSOCIATION, INC. AND RIZZETTA & COMPANY, INC., ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION OR ADDITION, OR ANY STRUCTURE OR ANY OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION OR CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE.

DATE: 5-22-2020 OWNER'S SIGNATURE: David Payton

ACTION TAKEN BY THE ASSOCIATION:
DATE: 5/29/20 APPROVED: x NOT APPROVED:

Roxanne Turnipseed
AUTHORIZED SIGNATURE FOR THE ASSOCIATION

CONDITIONS OF APPROVAL, IF APPLICABLE. - see notes on Approval letter
Approval for fence is subject to improvements being installed on the applicant's fee simple property. Access shall be provided for the HOA and service providers, and improvements shall not trigger any hardships or extra fees.

DESCRIPTION:
 LOT 131, NATUREWALK AT SEAGROVE THIRD REPLAT, PLAT BOOK 18, PAGES 10-10C OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.

BOUNDARY SURVEY

LEGEND:

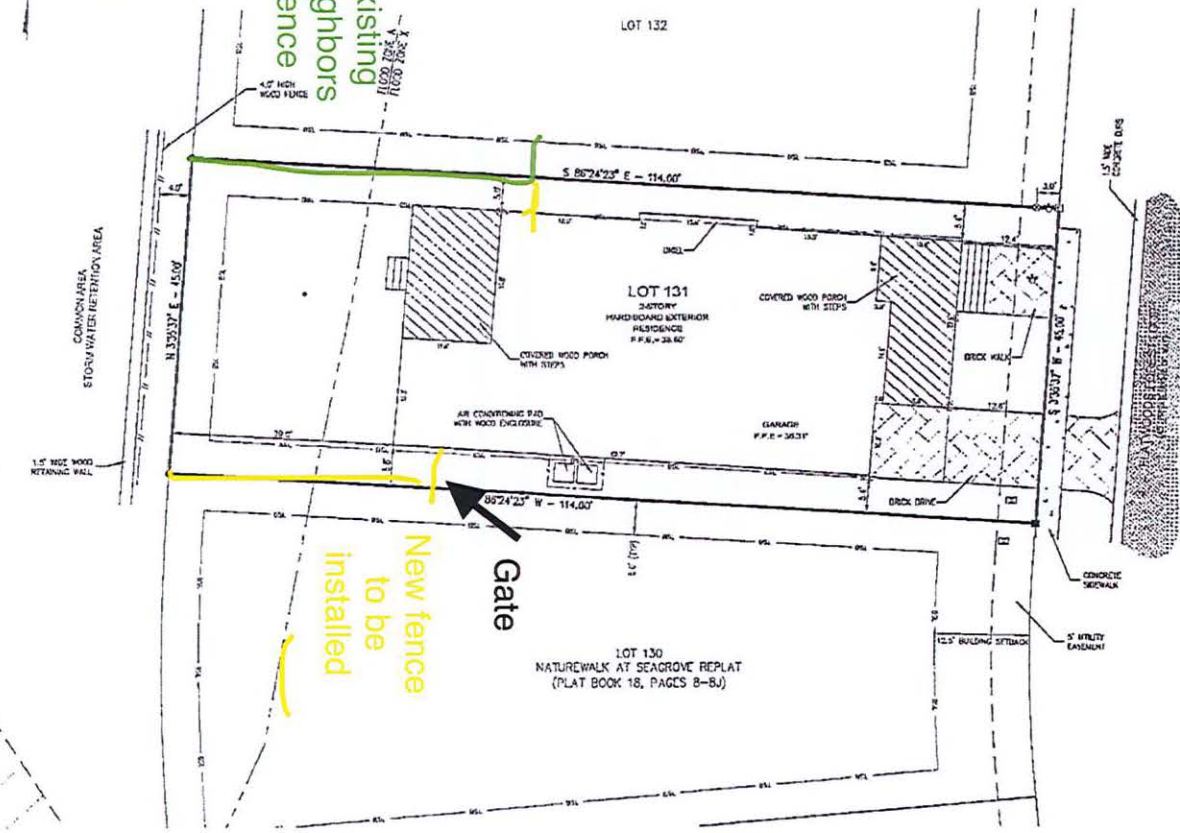
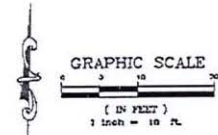
- No. - NUMBER
- # - NUMBER
- L.B. - LICENSED BUSINESS
- L.S. - LICENSED SURVEYOR
- F.F.E. - FINISHED FLOOR ELEVATION
- = - MORE OR LESS
- (F) - FIELD MEASUREMENT
- (P) - PLAT DATA
- A - ARC LENGTH
- R - RADIUS
- D - DELTA ANGLE
- B - CHORD BEARING
- C - CHORD LENGTH
- R/W - RIGHT OF WAY
- (TYP.) - TYPICAL
- M.S.L. - BUILDING SETBACK LINE
- - - - DISTANCE NOT TO SCALE
- P.C.P. - PERMANENT CONTROL POINT
- ⊙ - FOUND 1/2" CAPPED IRON ROD L.B. #3724
- ⊙ - FOUND 4" BY 4" CONCRETE MONUMENT L.B. #3724
- ⊙ - SET 1/2" CAPPED IRON ROD L.B. #3724 WITNESS MONUMENT
- ⊙ - SET 1/2" CAPPED IRON ROD L.B. #3724
- ⊙ - SENEER CLEAN OUT
- ⊙ - WATER METER
- ⊙ - ELECTRIC BOX
- ▨ - ASPHALT
- ▨ - CONCRETE
- ▨ - WOOD
- ▨ - BRICK PAVERS

CERTIFICATIONS:

ROMIE R. PENDLETON III
 A TITLE GUARANTEE, LLC
 OLD MORGAN NATIONAL TITLE INSURANCE COMPANY
 CFC MORTGAGE COMPANY, LLC ATMY/AGDA

SURVEY REPORT:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE NORTH LINE OF LOT 131, NATUREWALK AT SEAGROVE THIRD REPLAT AS BEING S 86°24'23" E (PLAT PLAT).
2. THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO BASE FLOOD ELEVATION REQUIRED AND FLOOD ZONE A, 23.5' COMMUNITY DETERMINED BASE FLOOD ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM F.E.M.A. MAP NUMBER 17131C0703 G, PANEL 703 OF TULSA DATED SEPTEMBER 25, 2016, WALTON COUNTY, FLORIDA.
3. NO ENVIRONMENTAL JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE OR TITLE INSURANCE POLICY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY EMERALD COAST ASSOCIATES, INC. NO CERTIFICATION IS GIVEN THAT ENCUMBRANCES, UNDERGROUND ENCROACHMENTS OR OTHER MATTERS OF RECORD DO NOT EXIST.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
6. APPARENT USES ARE AS SHOWN.
7. NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
8. GRAPHIC SYMBOLISM OF CORNER MONUMENTATION, UTILITIES, SIGNS, ETCETERA, ARE DIACRITICATED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINT OF WHICH IS ACCURATELY PLOTTED TO SCALE AND/OR DIMENSIONED THERE TO.
9. NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).



www.eca-il.com
 337 COUNTY HIGHWAY 283 SOUTH
 SANTA ROSA BEACH, FLORIDA 32459
 PH: (904) 267-0472, FAX: (904) 267-0979

Emerald Coast Associates Inc.
 Land Planning • Engineering • Surveying
 Since 1979

SCALE: 1" = 10'	DWG. DATE: 10-3-17
DRAWN BY: JAG	FIELD DATES: 10-3-17
PROJECT: 18-278	FIELD BOOK(S): 2107, PAGES 69-71 (RL); 2127, PAGES 42-43 (LG); 2153, PAGES 71-72 (DR)
ORDER: 17-1189	
FILE: 18-2789-049	

BOUNDARY SURVEY ON LOT 131, NATUREWALK AT SEAGROVE THIRD REPLAT LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

FOR: ROMIE R. PENDLETON III
 BY: KOLTER SIGNATURE HOMES, LLC

18-3-17	FINAL SURVEY - NC		
DATE	REVISION	BY	

THE SURVEY SHOWN HEREON, PREPARED IN ACCORDANCE WITH SECTION 472.027 FLORIDA STATUTES AND CHAPTER 34-17.001 AND 34-17.002, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Daniel G. Ross 06 APR 2017
 DANIEL G. ROSS FLORIDA LICENSED SURVEYOR & MAPPER #3724
 EMERALD COAST ASSOCIATES, INC., L.B. # 3724 16-278B

C:\Users\1812\OneDrive\Documents\Reports\18-2789-049\18-2789-049_Accept1.dwg, Acad11.dwg, Nov 08, 2017, 3:42:04 PM

Coastal Waters Property Services

ESTIMATE	#275
ESTIMATE DATE	May 19, 2020
TOTAL	\$1,584.05

David Payton
311 Flatwoods Forest Loop
Santa Rosa Beach, FL 32459

(901) 293-5727
Dkpayton@comcast.net

CONTACT US

15 Marsh Landing S
Freeport, FL 32439

(850) 714-1776
Dan@coastalwatersproperty.com

ESTIMATE

Services	qty	unit price	amount
Install Fence	50.0	\$9.50	\$475.00
38' middle-split payment from Scott to Dave \$501.49 (materials and labor included)			
6' with gate			
6' with no gate			
Fill, Sand, Paint	50.0	\$2.01	\$100.50
1 Gate	1.0	\$150.00	\$150.00
Materials	qty	unit price	amount
4x4x12	6.0	\$17.28	\$103.68
1x4x8	28.0	\$4.54	\$127.12
42" Baluster	200.0	\$1.13	\$226.00
2x6x8 Treated	9.0	\$10.85	\$97.65
Gate Hardware	1.0	\$67.85	\$67.85
Filler Material	1.0	\$78.69	\$78.69
Primer & Paint	2.0	\$78.78	\$157.56
Subtotal			\$1,584.05
Total			\$1,584.05

If this is an estimate, then the final invoice may be higher or lower based on material costs and service costs.
100% of estimated material costs and 50% of estimated service costs are due before work will be scheduled to be started.
A 2.5% Fee will be added to every transaction amount paid with a credit card.
Thank you for choosing Coastal Waters Property Services.

fence sample



existing neighbor
fence

neighbors gate



sample

NATUREWALK

NATUREWALK HOMEOWNERS' ASSOCIATION, INC.

ALTERATION APPLICATION

OWNER'S NAME: Catherine & JOHN MORGAN DATE: 11/14/17
ADDRESS: 331 FLATWOODS FOREST LOOP PHONE: 770-317-5248
E-MAIL: SANTA ROSA BEACH 32459

DESCRIBE IN DETAIL, TYPE OF ALTERATION AND MATERIALS TO BE USED: *BROWN PAINT STAIN
FENCE AROUND BACKYARD PERIMETER
material: Pressure treated wood
4 FT TALL FENCE with (2) 30 inch gate.

(IF MORE SPACE IS REQUIRED, PLEASE ATTACH TO THIS FORM. THANK YOU)

An application requesting approval for any alteration which occurs outside the exterior walls of the building MUST BE ACCOMPANIED BY A COPY OF YOUR LOT SURVEY WITH A SKETCH INDICATING LOCATION, SIZE AND TYPE OF CONSTRUCTION AND MATERIAL LISTING FROM THE CONTRACTOR, IF APPLICABLE.

If approval is granted, it is not to be construed to cover approval of any County Code Requirements. A building permit from the appropriate building department is needed on most property alterations and/or improvements.

As a condition precedent to granting approval of any request for a change, alteration or addition to an existing basic structure, the applicant, their heirs and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration or addition.

DATE: 11/14/17 OWNER'S SIGNATURE: [Signature]

ACTION TAKEN BY THE ASSOCIATION: DATE: 12-1-17 APPROVED: [check] NOT APPROVED: []

AUTHORIZED SIGNATURE FOR THE ASSOCIATION: [Signature]

CONDITIONS OF APPROVAL, IF APPLICABLE.

Approval for fence is subject to improvements being installed on the applicant's fee simple property. Access shall be provided for the HOA and service providers, and improvements shall not trigger any hardships or extra fees. Homeowner knows not to tie into HOA fence.

Fence

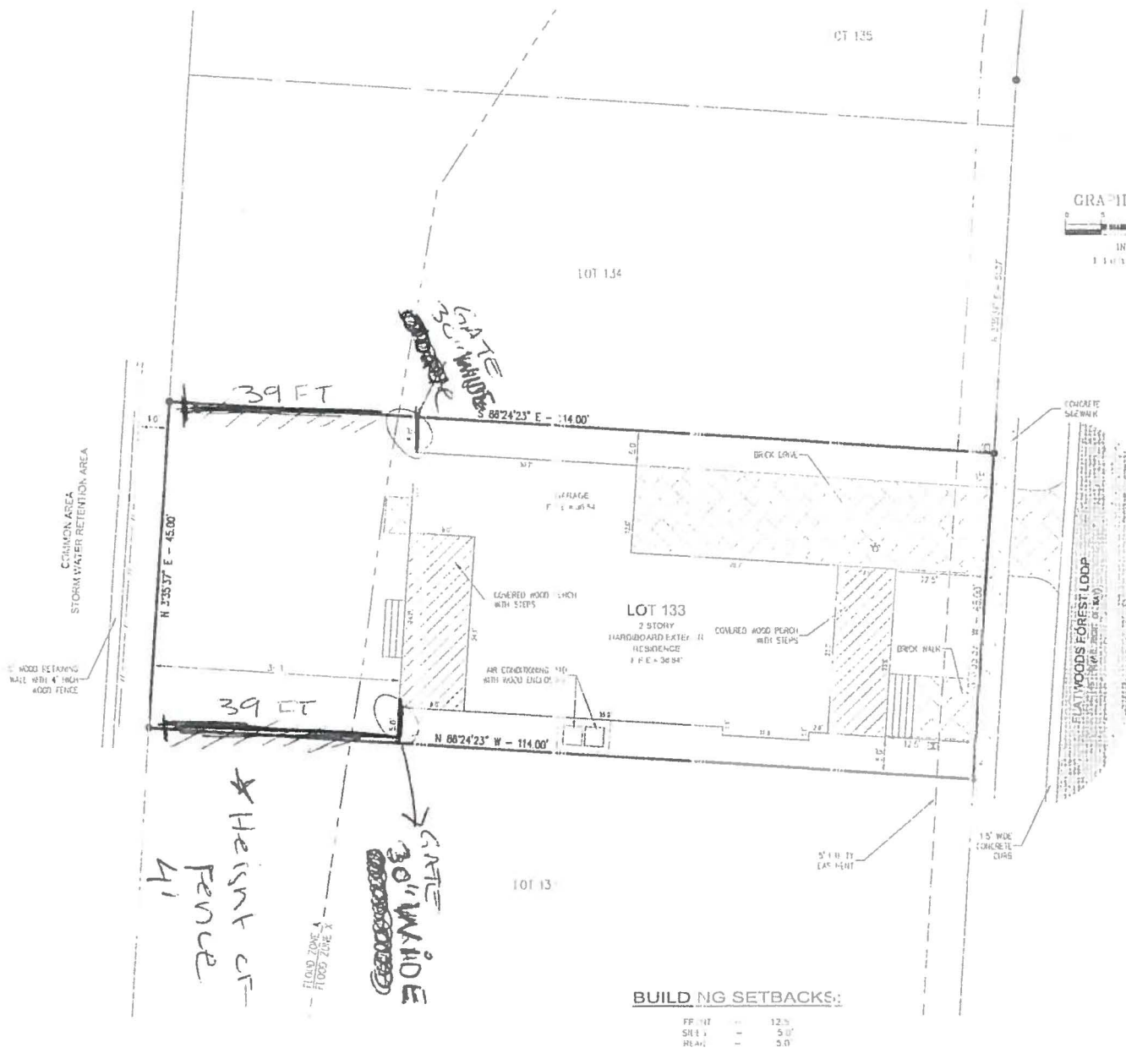
DESCRIPTION:

LOT 133, NATUREWALK AT SEAGROVE THIRD REPLAT, PLAT BOOK 19, PAGES 13-10C OF THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA

BOUNDARY SURVEY

LEGEND:

- # = NUMBER
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- FFF = FINISHED FLOOR ELEVATION
- + = MORE OR LESS
- (H) = FIELD MEASUREMENT
- (P) = PLAT DATA
- R/R = RIGHT OF WAY
- (TYP) = TYPICAL
- B.S.L. = BUILDING TRACK LINE
- - - = DISTANCE TO SCALE
- PCP = PERMANENT CONTROL POINT
- = FOUND 1/2" CHIPPED IRON ROD L.B. #3724
- = FOUND 4" DIA 4" CONCRETE MONUMENT L.B. #3724
- ⊙ = SET 1/2" CHIPPED IRON ROD L.B. #3724
- = SET 1/2" CHIPPED IRON ROD L.B. #3724
- ⊕ = SEWER CLEAN OUT
- ⊖ = WATER METER
- ⊗ = ELECTRIC E.C.
- ⊙ = SEWER MANHOLE
- ⊕ = FIRE HYDRANT
- ▨ = ASPHALT
- ▩ = CONCRETE
- ▧ = WOOD
- ▦ = BRICK PAVING



CERTIFICATIONS:

JOHN THEODORE MORGAN AND CATHERINE F. GAMMON
K TILL COMPANY, LLC
OLD REPUBLIC NATIONAL LIFE INSURANCE COMPANY
FRANCHISING & PLAINS - TX, COMPANY

SURVEY REPORT:

1. BEARINGS SHOWN HEREON ARE REFERRED TO THE NORTH LINE OF LOT 133, NATUREWALK AT SEAGROVE THIRD REPLAT, BEING S 85°42'2" E (PER PLAT).
2. THIS PARCEL IS LOCATED IN FLOOD ZONE X, NO BASE FLOOD ELEVATION REQUIRED AND FLOOD ZONE A, 33.5' COMMUNITY DETERMINED BASE FLOOD ELEVATION REQUIRED, AS DETERMINED BY SCALE FROM FEMA MAP NUMBER 12131-0703 G, PANEL 703 40-738, DATED SEPTEMBER 29, 2010, WALTON COUNTY, FLORIDA.
3. NO EMBAYMENT JURISDICTION LINES HAVE BEEN DETERMINED BY EMERALD COAST ASSOCIATES, INC.
4. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT AD EJECT OF TITLE OR TITLE INSURANCE POLICY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY EMERALD COAST ASSOCIATES, INC. NO CERTIFICATION IS GIVEN THAT EASEMENTS, UNDERGROUND ENCROACHMENTS, OR OTHER MATTERS OF RECORD DO NOT EXIST.
5. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF WALTON COUNTY, FLORIDA.
6. APPARENT UTILITIES ARE AS SHOWN.
7. NO STRUCTURAL FOUNDATIONS BELOW THE SURFACE OF THE GROUND WERE LOCATED.
8. GRAPHIC SYNTHESIS OF CORNER MONUMENTATION, UTILITIES, SIGNS, ETC., ARE EXAGGERATED FOR CLARITY AND ARE NOT TO SCALE. THE CENTER POINTS WHICH IS ACCURATE, IS PLOTTED TO SCALE AND/OR DIMENSIONED THEREON.
9. NO UNDERGROUND UTILITIES OR UTILITY LINES WERE LOCATED.
10. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
11. BUILDING TIES SHOWN HEREON ARE TO EXISTING WOOD FOUNDATION.

10-5-17	FINAL SURVEY - 02		
DATE	REVISED		BY

THE SURVEY SHOWN HEREON, PREPARED IN ACCORDANCE WITH SECTION 472.02, FLORIDA STATUTES AND CHAPTER 53-27.051 AND 53-17.052, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL UNSEAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David G. Ross 18 MAY 2017
DAVID G. ROSS FLORIDA LICENSED SURVEYOR & MAPPER #5856
EMERALD COAST ASSOCIATES, INC., L.B. # 3724

Emerald Coast Associates Inc.
Land Planning • Engineering • Surveying
Since 1979

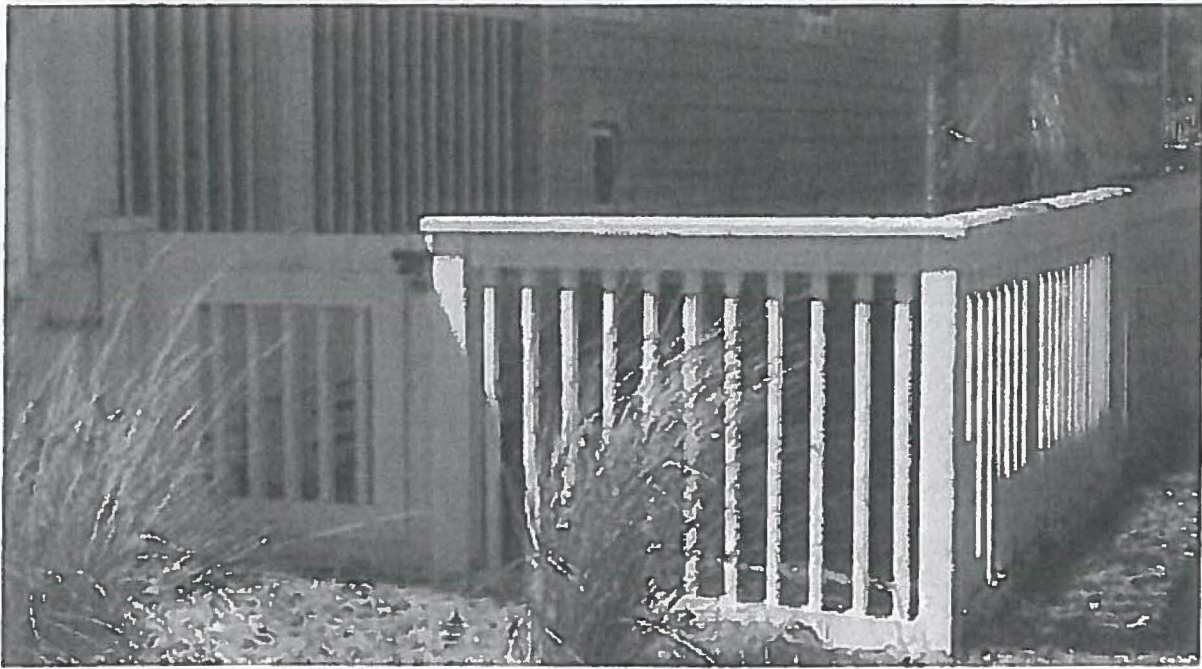
www.ecai.com
337 COUNTY HIGHWAY 391 SOUTH
SANTA ROSA BEACH, FLORIDA 32456
PH: (850) 267-6473, FAX: (850) 267-0879

SCALE 1" = 10'	DWG. DATE: 10-5-17
DRAWN BY: WJL	FIELD DATE: 10-5-17
PROJECT: 16-324	FIELD BOOK(S): 2128, PAGES 22-24 (RB) 2132, PAGES 43-44 (RB) 2153, PAGES 75-76 (RB)
ORDER: 17-1220	
FILE: 16-32521.dwg	

BOUNDARY SURVEY ON LOT 133, NATUREWALK AT SEAGROVE THIRD REPLAT LOCATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 19 WEST, WALTON COUNTY, FLORIDA

FOR: JOHN THEODORE MORGAN AND CATHERINE F. GAMMON
BY: KOLTER SIGNATURE HOMES LLC

Only approved fence style



6

The CAG is putting together a recommendation for the HOA BOD that involves relocating two pet waste (Fido) stations and purchasing a third, all to be installed on CDD property. They are asking for District permission:

1. Fido station #2 is located near the Sandgrass-Iris Trace intersection and is partially obscured by foliage. The CAG proposes that it be moved forward to allow better accessibility.
2. Fido station #10 will be equipped with a receptacle and relocated to Phase 3, near the Prairie Pass cul-de-sac, north of the sidewalk, either left/right of the gravel road to Tract H (construction entrance).



3. CAG is proposing to purchase and place new Fido station #12 adjacent to Pond 25 on Prairie Pass, between the fence corner post & sidewalk.



KEY



Station w/Receptacle



Station w/o Receptacle



Proposed New Station



Recommendation: Purchase Receptacles for #2, 3, and #10.

Recommendation: Purchase New Station for #12

Recommendation: Move #10 with New Receptacle to new #10.