



Rizzetta & Company

# **NatureWalk Community Development District**

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**Board of Supervisors' Meeting  
April 2, 2026**

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

[www.naturewalkcdd.org](http://www.naturewalkcdd.org)

# NATUREWALK

## COMMUNITY DEVELOPMENT DISTRICT AGENDA

Walton Area Chamber of Commerce, 63 South Centre Trail, Santa Rosa Beach, FL 32459

District Board of Supervisors	Jonette Coram Mike Grubbs Skylar Lee Danell Head Mike Duffey	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Stephanie DeLuna	Rizzetta & Company, Inc.
District Counsel	Joseph Brown	Kutak Rock LLP
District Engineer	Jim Martelli, P.E.	Innerlight Engineering Corporation
Bond Counsel	Cynthia E. Wilhelm	Nabors, Giblin & Nickerson, P.A.

**All cellular phones must be placed on mute while in the meeting room.**

The Public Comment portion of the agenda is where individuals may make comments on any matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (239) 936-0913. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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 · Panama City Beach, Florida · (850) 334-9055  
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
www.naturewalkcdd.org

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March 31, 2026

**Board of Supervisors  
NatureWalk Community  
Development District**

**REVISED AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the NatureWalk Community Development District will be held on **Thursday, April 2, 2026, at 11 a.m. (CT)** at the **Walton Chamber of Commerce** located at **63 South Centre Trail, Santa Rosa Beach, Florida 32459**.

**BOS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors Meeting held on March 12, 2026 ..... Tab 1
  - B. Ratification of Operation & Maintenance Expenditures For February 2025 ..... Tab 2
- 4. STAFF REPORTS**
  - A. District Engineer
    1. Lift Station #3 Control Panel Installation Update..... Tab 3
    2. Sitex Earth Works Stormwater Updates
  - B. District Landscape Provider
    1. Presentation of Landscape Reports..... Tab 4
    2. Presentation of Landscape Proposals
      - a. Consideration of March 2026 Irrigation Repairs for WA#26-04..... Tab 5
      - b. Consideration of Pine Straw Removal Proposal ..... Tab 6
  - C. District Counsel
  - D. District Manager
    1. Discussion of Towing
      - a. Presentation of the PBA Monthly Towing Report.... Tab 7
      - b. Discussion of Resident Concerns Pertaining to Towing

- 2. District Encroachment Notice Updates
  - a. Ratification of Encroachment Improvement Application Letter ..... Tab 8
- 3. Rizzetta LIS Landscape Contract Development Updates
- E. District Chair
- 5. BUSINESS ITEMS**
  - A. Ratification of Tract L Draft Settlement Documents ..... Tab 9
  - B. Discussion and Consideration of Virgin Brothers Project Proposals ..... Tab 10
  - C. Discussion and Consideration of SouthEast Straw Spring 2026 Pine Strat Installation ..... Tab 11
  - D. Consideration of Parking Pad Repair Proposal ..... Tab 12
  - E. Consideration of District Management Proposal for Fiscal Year 2026/2027 ..... Tab 13
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

Sincerely,  
*Stephanie DeLuna*  
Stephanie DeLuna  
District Manager

# Tab 1

1 **MINUTES OF MEETING**

2  
3 *Each person who decides to appeal any decision made by the Board with respect to any*  
4 *matter considered at the meeting is advised that the person may need to ensure that a*  
5 *verbatim record of the proceedings is made, including the testimony and evidence upon*  
6 *which such appeal is to be based.*  
7

8 **NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**

9  
10 The meeting of the Board of Supervisors (BOS) of NatureWalk Community Development  
11 District was held on **Thursday, March 12, 2026, at 12:00 p.m.** at the Walton Area  
12 Chamber of Commerce, located at 63 South Centre Trail, Santa Rosa Beach, FL 32459.  
13

14 Present and constituting a quorum:

15	Jonette Coram	<b>Board Supervisor, Chairman</b>
16	Mike Grubbs	<b>Board Supervisor, Vice-Chairman</b>
17	Danell Head	<b>Board Supervisor, Assistant Secretary</b>
18	Mike Duffey	<b>Board Supervisor, Assistant Secretary</b>

19  
20 Also present were:

21	Stephanie DeLuna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
22	Jim Martelli	<b>District Engineer, Innerlight Engineering</b> <i>(via phone)</i>
23	Joseph Brown	<b>District Counsel, Kutak Rock</b> <i>(via phone)</i>
24	Spencer Gonzales	<b>LIS, Rizzetta &amp; Company, Inc.</b> <i>(via phone)</i>
25	Bert Tony Smith	<b>Sitex Earth Works</b> <i>(via phone)</i>
26	Matt Weinrich	<b>Landscape Provider, GreenEarth</b>
27	Carlos Alladyce	<b>Landscape Provider, GreenEarth</b>
28	Chris Cope	<b>PBA Towing</b>
29	Justin Powell	<b>PBA Towing</b>

30  
31 Audience No audience was present.

32  
33 **FIRST ORDER OF BUSINESS**

**CALL TO ORDER**

34 Ms. DeLuna confirmed quorum and called the meeting to order at 12:00 PM.  
35

36 **SECOND ORDER OF BUSINESS**

**AUDIENCE COMMENTS**

37 No audience was present.  
38

39 **THIRD ORDER OF BUSINESS**

**BUSINESS ADMINISTRATION**

40 **1. Consideration of the Minutes of the BOS Meeting held on February 5, 2026**

41 Ms. DeLuna requested feedback on the minutes. There was none.  
42

On a motion by Mr. Grubbs, seconded by Mr. Duffey with all in favor, the BOS approved the Minutes of the Board of Supervisors Meeting held on February 5, 2026 for NatureWalk Community Development District.

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**2. Ratification of the Operations and Maintenance Expenditures for the Month of January 2026**

Ms. DeLuna requested feedback on the January Expenditures.

On a motion by Mr. Grubbs, seconded by Mr. Duffey with all in favor, the BOS ratified Operations and Maintenance Expenditures for the Month of January 2026, in the amount of \$78,080.90, for NatureWalk Community Development District.

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Ms. Coram asked if Rizzetta has oversight of invoice processing by Avid Billing. Significant delays in multiple vendor payments have occurred since October (Virgin Brothers and SouthEast Straw) plus a large premature payment of \$81,668.70 was made in February prior to project completion (Tightline). This is unacceptable.

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Ms. DeLuna replied that vendors who submit invoices that are considered non-standard will be handled in-house going forward as Avid Billing's Artificial Intelligence (AI) is unable to process them. This includes billing from a number of vendors: Virgin Brothers, Green Earth, Tightline and SouthEast Straw. Other vendors such as Sitex Earth Works, Gulf Coast Electric and The Lake Doctors are not experiencing any issues receiving payment as their invoices are able to be read by the AI billing platform. NatureWalk is not the only District that has submitted complaints regarding the new system.

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**FOURTH ORDER OF BUSINESS**

**STAFF REPORTS**

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**A. District Engineer**

**1. Lift Station #3 Control Panel Installation Update**

Mr. Martelli will contact Gulf Coast Electric next week as Kenny Strange Electric has not yet provided a proposal.

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**2. Sitex Earth Works Stormwater Updates**

Mr. Smith noted that Sitex will be onsite March 22-27 to remove vegetation for Ponds # 7, 12, 13, 14, 15, 16. Pond #13 ducks will be relocated to a farm per insurance, legal and FWC directives.

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Ms. Coram asked that equipment be stored overnight on Turkey Oak; she will notify the adjacent homeowner at 351 Flatwoods Forest Loop as a courtesy.

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**B. District Landscape Provider**

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All February services were completed as scheduled. Green Earth is proactively addressing weed control via application of pre-emergent chemical application. Muhly grasses are being trimmed currently; pruning and fertilization of drift roses has begun.

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An intake conference call with Mr. Weinrich, Spencer Gonzales of Rizzetta Landscape Inspection Services and the District Chair will be scheduled for Thursday, March 19, followed by a site visit during the week of March 23-27, 2026.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**  
**March 12, 2026 - Minutes of Meeting**

86 A Draft contract will be presented for Supervisor input at a Workshop to be held in  
87 April, 2026; FY26-27 budget preparation also will begin that date. A Final contract will be  
88 presented for BOS approval at the May, 2026 Business meeting.  
89

90 Ms. Coram asked that Green Earth provide proposals for FY26-27 Replacement  
91 Plants and Trees at the April Landscape Workshop for budgeting purposes.  
92

93 **C. District Counsel**

94 Mr. Brown recommends approving the draft settlement documents for Tract K-1 / L  
95 in substantial form, allowing the Chair to sign on behalf of the District when finalized.  
96

97 The Development Order for Tract H was issued in February and conveyed to a  
98 separate LLC; Mr. Brown will contact the new developer.  
99

100 Mr. Brown previously provided Mr. Hemmings with the New Developer Licensing  
101 agreement and the District's requests regarding limited parking, access to Lift Station #1  
102 and construction zone safety, but he has not had any further conversations with the owner.  
103

104 **D. District Manager**

105 1. Presentation of the PBA Towing Reports

106 Ms. DeLuna noted that the BOS temporarily suspended towing of vehicles  
107 parked on the landscaping from February 5 to March 12 due to feedback from NatureWalk  
108 residents in order for PBA Towing to collect pictorial data between the hours of 12:00AM  
109 midnight and 6:00AM when Roam Towing is in force.  
110

111 PBA Towing reported that five (5) vehicles had been towed from the street since  
112 February 5, 2026: three (3) vehicles, one (1) Low Speed Vehicle, and one (1) truck with  
113 an attached trailer.  
114

115 Mr. Cope presented the NatureWalk Landscaping Report which shows twelve  
116 (12) vehicles parked improperly on the landscaping during the last five weeks. One (1)  
117 was towed as it had an attached trailer, also prohibited by District policy.  
118

119 The Board agreed that parameters should be set to define "on the landscaping"  
120 via a directive to PBA Towing rather than changing the District's *Rules Related to Parking*  
121 *Enforcement* policy.  
122

123 District Counsel confirmed that amendment of the PBA Towing Agreement is  
124 only necessary if the directive which defines "on the landscaping" contradicts language in  
125 the existing contract; it does not.  
126

127 Per Florida Statute 715.07, and at no cost to the District, PBA Towing will provide  
128 a sign for the incoming lane of Sandgrass Boulevard which defines NatureWalk as a Tow  
129 Away Zone: No Landscape Parking, No Street Parking, 24 hours per day, 7 days per  
130 week. Two Supervisors and the District Manager will authorize towing between 6AM and  
131 midnight, otherwise PBA Towing will resume Roam Towing as directed upon installation  
132 of the new Tow Away Zone sign.  
133

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**  
**March 12, 2026 - Minutes of Meeting**

On a motion by Ms. Head, seconded by Mr. Grubbs, with all in favor, the Board approved removing the suspension of Roam Towing from District landscaping by PBA Towing effective today with implementing the directive of one full tire or more on the landscaping as a valid tow, for NatureWalk Community Development District.

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Mr. Cope noted that parking on sidewalks is prohibited by Walton County ordinance (2011-01) and asked if the BOS also wanted to address that infraction. However, the BOS confirmed that towing from the sidewalk is not included in the *Rules Related to Parking Enforcement* as some District parking pads encompass sidewalks.

Ms. DeLuna noted that the next BOS meeting is scheduled for April 2, 2026 and asked for feedback to schedule a joint Landscape Contract/Budget Workshop in April so that the Landscape Contract and FY26-27 Budget can be presented at the May, 2026 Business meeting.

On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board cancelled the May 7 meeting and, pending location availability, rescheduled for 12:00 p.m. noon on Thursday, May 14, 2026 at the Walton Area Chamber of Commerce, for NatureWalk Community Development District.

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On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board set a Landscape Contract/Budget Workshop for 12:00 p.m. noon on Thursday, April 23, 2026 at the Walton Area Chamber of Commerce, for NatureWalk Community Development District.

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**2. District Encroachment Notice Update**

Ms. DeLuna noted that Encroachment Notices and attachments were mailed on February 20, 2026. Following receipt, a few residents reached out to her regarding their fence encroachment and were provided an Encroachment Improvement Form along with a bullet point list of instructions to petition the BOS for permission to install, at their cost, gates of 6 feet or more in length which swing inwards towards their lot to allow District vendor access. A \$600 fee for District Engineer review and Walton County recording costs must accompany each request, which will be considered by the BOS during a monthly meeting.

The current owners of 331 Flatwoods Forest Loop are disputing the Encroachment Notice through a real estate agent. The District Manager previously spoke with the current owner, who was informed that the fence encroachment will be removed by the District should she choose not to follow the instructions provided to request gates.

Ms. DeLuna suggested that owners who received an Encroachment Notice be sent an additional mailer which includes Encroachment Improvement Forms, a bullet point list of instructions to request gates to resolve fence encroachments and the address to send the required \$600 fee for District Engineer review and Walton County Recording costs.

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**  
**March 12, 2026 - Minutes of Meeting**

169 Ms. Coram advocated for sending specific notifications based on the type(s) of  
170 encroachment present on each lot detailed in the Innerlight Encroachment Exhibit.

171  
172 Ms. DeLuna recommended a standardized mailer to avoid the perception of  
173 selective enforcement.

174

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved the District Manager to draft a second mailer with review by the Chair to provide Improvement Encroachment Forms and a bullet point list of instructions for owners to request gates to resolve existing fence encroachments, for NatureWalk Community Development District.

175

176 The mailer will be sent expeditiously to give homeowners time to submit an  
177 Encroachment Improvement Form for BOS consideration at the April 2 Business meeting.

178

179 **3. District Records Storage Update**

180 Ms. DeLuna advised that Mr. Martelli has offered to store District Records at the  
181 Innerlight Engineering Office in Walton County, at no charge. An updated USB drive will  
182 be conveyed monthly to Innerlight by the District Manager after each BOS meeting.

183

On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board approved storage of District Records at Innerlight Engineering at no charge, for NatureWalk Community Development District.

184

185 **4. Rizzetta LIS Landscape Contract Development Update**

186 Spencer Gonzales and/or John Toborg will conduct an inspection tour of  
187 NatureWalk in March 2026 with a District representative and Green Earth.

188

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved the Chair to attend the Landscape Inspection tour of the community with Rizzetta LIS, for NatureWalk Community Development District.

189

190 **E. District Chair**

191 The HOA Common Area and Grounds committee has requested the dates of the next  
192 District pine straw installation. Ms. Coram will contact SouthEast Straw to confirm pricing  
193 and schedule the project for the third week of April, 2026, immediately after the HOA  
194 completes its application. Consideration of the expense will be added to the April 2 BOS  
195 meeting agenda. SouthEast Straw will be instructed to send billing to the District Chair and  
196 Manager for payment by Rizzetta Accounting Services.

197

198 A deteriorated board on the Preserve Trail was replaced via volunteer effort, on March  
199 8<sup>th</sup>, prior to the projected start of Virgin Brothers WA# 25 boardwalk repairs on March 23,  
200 2026. Virgin Brothers will provide proposals for the complete replacement of Preserve trail  
201 guardrails as well as selected timber guardrails only for BOS consideration and budget prep.

202

203 Supervisor input on District content for the April Newsletter was requested. The BOS  
204 asked that the pine straw install, stormwater system maintenance and towing be highlighted.

205  
206 Timers for photo controllers located at 47 River Oats, 119 Flatwoods Forest Loop  
207 and the Sandgrass entrance are not functioning properly. Gulf Coast Electric will be asked  
208 to troubleshoot the issue if lubrication of the trip switch does not resolve the issue.  
209

210 **FIFTH ORDER OF BUSINESS**

**BUSINESS ITEMS**

211  
212 **A. Discussion and Consideration of Tract L Draft Settlement Documents**

213 The agreement provides for six (6) units to be built on Tract L. The documents  
214 include a quit claim deed and settlement agreement.  
215

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board approved the Draft Settlement Package in substantial form, subject to final revisions from Counsel and the Chair's final approval, for NatureWalk Community Development District.

216  
217 **B. Discussion and Consideration of District Towing**

218 See Staff Report D.1. which details BOS action on this business item.  
219

220 **C. Ratification of Virgin Brothers WA# 24 Bridge Wear Deck Replacement**  
221

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board for NatureWalk Community Development District.

222  
223 **D. Ratification of Virgin Brothers WA# 25 Trail Boardwalk Replacement**  
224

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board .for NatureWalk Community Development District.

225  
226 **E. Discussion and Consideration of Virgin Brothers Insurance for FY26-27**

227 Virgin Brothers cost to additionally insure the District was estimated at \$421.00, but  
228 an invoice has not been received by the vendor.  
229

On a motion by Ms. Coram, seconded by Ms. Head, with all in favor, the Board approved Virgin Brothers insurance in an amount Not-To-Exceed \$600.00, for NatureWalk Community Development District.

230  
231 **F. Ratification of Sitex Agreement for Outlet Control Structures Spillway Clean**  
232 **Out Services**  
233

On a motion by Ms. Head, seconded by Mr. Duffey, with all in favor, the Board approved Sitex Earth Works vegetation clearing of Stormwater Ponds per the scope of work set by Innerlight Engineering in an amount Not-To-Exceed \$27,000.00, for NatureWalk Community Development District.

234

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
March 12, 2026 - Minutes of Meeting**

235 **G. Consideration of Resolution 2026-03, Landowner Election Announcement**

236 A Landowner Election will be held in November 2026 as NatureWalk does not meet  
237 the criterion of 250 registered voters for a General Election. Seats 2, 3 and 4 will be open.  
238 Candidates must be Florida Residents and United States Citizens.  
239

On a motion by Ms. Coram, seconded by Mr. Duffey, with all in favor, the Board approved resolution 2026-03 Landowner's Meeting and Election Announcement, for NatureWalk Community Development District.

240

241 **SIXTH ORDER OF BUSINESS**

**SUPERVISOR REQUESTS**

242 Mr. Duffey inquired about several specific encroachments and the process required  
243 to remediate them.

244

245 Following discussion, Ms. DeLuna offered to post a link to the Encroachment  
246 Improvement Form on the District website Welcome Page to make it easier for homeowners  
247 to find the document.

248

249 In addition, a second Notice will be mailed to all homeowners that explains how to  
250 request gates if a fence encroachment exists. It will include Encroachment Improvement  
251 Forms, a bullet point list of instructions to resolve fence encroachments and the address  
252 to send the required \$600 fee for District Engineer review and Walton County Recording  
253 costs.

254

255

256 **SEVENTH ORDER OF BUSINESS**

**ADJOURNMENT**

257

On a motion by Mr. Grubbs, seconded by Mr. Duffey, with all in favor, the Board adjourned the meeting at 2:02 p.m., for NatureWalk Community Development District.

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262 \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_   
Chairman/ Vice Chairman

## **Tab 2**

# NatureWalk Community Development District

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DISTRICT OFFICE · PANAMA CITY BEACH, FL 32407

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

WWW.NATUREWALKCDD.ORG

## **Operations and Maintenance Expenditures February 2026 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2026 through February 28, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: **\$152,623.77**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

**NatureWalk Community Development District**

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
CHELCO	20260226-1	32934448	Monthly Summary 01/26	\$ 1,905.99
GreenEarth Southeast, LLC	300214	214692	Landscape Maintenance 02/26	\$ 12,907.12
Gulf Coast Electric	300220	92217	Street Light Repairs 02/26	\$ 422.40
Gulf Coast Electric	300225	92280	Streetlight Repairs 02/26	\$ 390.02
IPFS Corporation	20260203-1	GAA-D81103 Payment 4	GAA-D81103 Payment 4	\$ 4,621.14
Jonette Anne Coram	300217	JC020526	Board of Supervisor Meeting 02/05/2026	\$ 200.00
Michael E. Duffey	300218	MD020526	Board of Supervisor Meeting 02/05/2026	\$ 200.00
Michael W Grubbs	300219	MG020526	Board of Supervisor Meeting 02/05/2026	\$ 200.00
Rizzetta & Company, Inc.	300213	INV0000106639	Accounting Service 02/26	\$ 5,573.51
Southeast Straw Co., Inc.	300212	46452	Pine Straw Installation 11/25	\$ 29,225.00
The Lake Doctors, Inc.	300215	2098840	Pond Maintenance 01/26	\$ 768.00
The Lake Doctors, Inc.	300221	2120534	Fountain Cleaning 02/26	\$ 184.00

**NatureWalk Community Development District**

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Tightline Construction, Inc.	300216	2200	Concrete Pavement 02/26	\$ 81,668.70
USA TODAY Media Corp	300222	7550015	Legal Advertising 01/26	\$ 312.70
Virgin Brothers LLC	300223	020526 Virgin Brothers WA 24	60 % Deposit for Wear Deck Board Replacement 02/26	<u>\$ 14,045.19</u>
<b>Report Total</b>				<b><u>\$ 152,623.77</u></b>

## **Tab 3**

(office use only)



# Gulf Coast Electric

8 Commerce Drive  
Destin, FL 32541

Ph: 850-837-8474  
FL LIC: #13009649  
www.GCEDestin.com


Date	Proposal #
3/25/2026	56561

## Proposal-Acceptance-Contract

Billing Name/Address	Service Name/Address
NatureWalk Community Development District 3434 Colwell Ave, suite 200 200 Tampa, FL 33614 USA Customer Phone: (850) 629-0153 Customer E-mail: JCoram@naturewalkcdd.org	351 Flatwoods Forest Loop Santa Rosa Beach, FL 32459

Estimator	Project Director/Supervisor	Date of Plans/Plan Number	Entry/Gate Code	Project Name
GW	Nature Walk HOA	3/25/2026		Replace Pump station controll panel

### WE SUBMIT SPECIFICATIONS AND ESTIMATE FOR

The electricians will remove and replace a storm water lift station control cabinet. The new cabinet will be provided by the HOA. Replacement of the float switches is not included. A licensed septic contractor will need to be hired by the HOA. The cabinet must be the same as the one to be removed, otherwise the project will need to be requoted. The old cabinet will removed and recycled.

Any necessary unforeseen repairs or troubleshooting of electrical problems encountered will be billed separately at \$125 per man hour plus materials.

START _____	STOP _____	DATE _____
START _____	STOP _____	DATE _____
START _____	STOP _____	DATE _____
START _____	STOP _____	DATE _____

2025 - DUE TO HIGH VOLITILITY AND UNKNOWN TARIFF FUTURES, THIS PROPOSAL IS SUBJECT TO CHANGE AT ANY TIME AND CUSTOMER MAY HALT PROJECT WITH RESPONSIBILITY OF COSTS INCURRED. GULF COAST ELECTRIC RESER VES THE RIGHT TO WITHDRAW THIS PROPOSAL AT ANY TIME.

**WE PROPOSE HEREBY TO FURNISH MATERIAL AND LABOR - COMPLETE IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF**

**PAYMENT TO BE MADE AS FOLLOWS:**

Due on receipt

This proposal does not include sheet rock repairs, unknown code-compliance violations, tariffs, and power company charges unless otherwise stated.	<b>Total</b>	<b>\$1,929.40</b>
All material is guaranteed to be as specified. All work shall be completed in a workmanlike manner according to standard practices. Any deviation from above specifications involving extra costs will be executed upon written and verbal orders, and will become an extra charge over and above the amount set forth above. We shall not be responsible for delays caused by strikes, accidents, or other contingencies beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by workman's compensation insurance. I have the authority to order the above work and do so order as outlined above. It is agreed that the Seller will retain title to any equipment or material furnished until final and complete payment is made and if settlement is not made as agreed, the Seller shall have the right to remove same and the Seller will be held harmless for any damages resulting from the removal thereof.		
NOTE: THIS PROPOSAL MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 7 DAYS.		

### ACCEPTANCE OF PROPOSAL

The above prices, specifications, terms, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. When signed by both parties, this proposal becomes a contract. In the event Gulf Coast Electric obtains the services of an attorney to enforce the terms of this contract, the undersigned agrees to pay all costs and expenses associated therewith including it's reasonable attorney fees and court costs. Amounts not paid when due shall garner interest at the rate of 18% per annum.

SIGNATURE

DATE OF ACCEPTANCE

## **Tab 4**



## **March Completed Services 2026**

### **Nature Walk CDD**

#### **General Maintenance: Spring/Summer**

- 03/03/2026
- 03/10/2026
- 03/17/2026
- 03/24/2026
- 03/31/2026

#### **Flex Crew**

- 4<sup>th</sup>,5<sup>th</sup>,6<sup>th</sup>,10<sup>th</sup>11<sup>th</sup>,12<sup>th</sup>,17<sup>th</sup>,18<sup>th</sup>,19<sup>th</sup> 24<sup>th</sup> 25<sup>th</sup>, 31<sup>st</sup>

#### **Trail Trimming**

- 03/17/2026
- 03/18/2026

#### **Pond Maintenance**

- 03/16/2026
- 03/18/2026

#### **Irrigation Audits-Repair**

- 03/19/20206
- 03/20/2026

#### **Turf/Plant Applications**

- 03/11/2026



**April Anticipated Services 2026**  
**Nature Walk CDD**

**General Maintenance: Spring/Summer**

- 04/07/2026
- 04/14/2026
- 04/21/2026
- 04/28/2026

**Flex Crew**

- 1<sup>st</sup>, 2<sup>nd</sup>, 6<sup>th</sup>, 8<sup>th</sup>, 9<sup>th</sup>, 15<sup>th</sup>, 16<sup>th</sup>, 17<sup>th</sup>, 20<sup>th</sup>, 22<sup>nd</sup>, 23<sup>rd</sup>, 27<sup>th</sup>, 29<sup>th</sup>, 30<sup>th</sup>

**Trail Trimming**

- 04/16/2026
- 04/17/2026

**Pond Maintenance**

- 04/16/2026
- 04/17/2026

**Irrigation Audits-Repair**

- 04/06/2026
- 04/07/2026

**Turf/Plant Applications**

- 04/27/2026



**Nature Walk CDD**

**Property Inspection**

**03/27/2026**



**Keep Street Lights Clear Of Plant Material**



**Remove Dead Material(vines) And Keep Trimmed Up To 12'**



**Keep Plant Material Separated**



**Lift Canopy And Keep Material Separated**



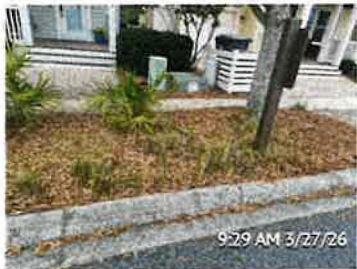
**Cut Back Vegetation To Property Boundary Wall**



**See Above**



**Send Proposal To Remove Dead Trees Throughout**



**Remove "roaming" Grasses**



**Lift Tree Canopy**



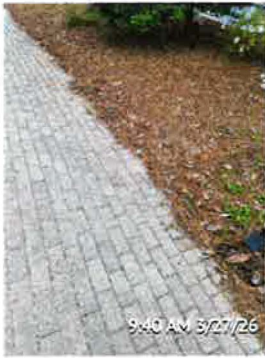
**Propose To Remove**



**Treat For Weeds**



**Keep Plant Material From Encroaching On Pathway**



**Treat For Crack Weeds**



**Send Proposal To Remove Left Over Debris From Lake Project**



**Remove Pine straw From Brook**



**Trimm Grasses Around Lake And Keep Maintained**



**Trim Up And Remove From Pathways**



**See Above And Propose To Remove Tree**

**Issue 20**



**Propose To Remove Debris**



**Propose To Fill In Rut With Rock**



**Keep Pinestraw Off Path**



**Move Over To Left Facing**

## **Tab 5**



Contract No. - 109911

March 12, 2026  
Nature Walk CDD

- (1) Repair mainline damage along sandgrass blvd exit side before bridge.
- (1) locate & repair zone 3 on controller 2 that has lost communication
- (2) damaged under pavers @ (1) 641 sandgrass blvd, (1) 15 chordgrass way
- (3) lateral line repairs
- (9) pop up spray replacements
- (23) clogged/damaged mp nozzles
- (25) repair damaged flex lines across all 4 controllers
- (1) micro spray repair

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Drive Time	1.00	\$89.56	\$89.56
*Labor - Enhancement	10.00	\$95.27	\$952.74
Spears PVC Expansion Repair Coupling 2-12 in. Spigot x Socket	1.00	\$90.19	\$90.19
Hunter MP Rotator MP3000 Nozzle 22 ft. - 30 ft. 90 Degree - 210 Degree	23.00	\$15.76	\$362.59
Rain Bird 1812 Spray Body Side Inlet 12 in. Pop Up	9.00	\$15.64	\$140.76
Flexible Connector	25.00	\$15.44	\$386.04
Rain Bird Field Decoder 1 Station Solenoid Not Included	1.00	\$400.31	\$400.31
Spears PVC Expansion Repair Coupling 2 in. Spigot x Socket	2.00	\$61.72	\$123.44
			<b>\$2,545.63</b>

**WORK ORDER SUMMARY**

SERVICES	SALES TAX	TOTAL PRICE
Landscape Install	\$0.00	\$2,545.63
		<b>\$0.00</b>
		<b>\$2,545.63</b>

**Sale** \$2,545.63  
**Sales Tax** \$0.00

---

**Total** **\$2,545.63**



**By** \_\_\_\_\_

Zach Brown(GE)

**Date** 3/12/2026

**American Landscaping Partners**

**By** \_\_\_\_\_

**Date** \_\_\_\_\_

**Nature Walk CDD**

## **Tab 6**



March 30, 2026  
 Nature Walk CDD

Contract No. - 111722

**Pricing Notice:** All pricing is valid for 30 days from the date of issuance. Pricing is subject to change throughout the duration of the Project or Enhancement at the discretion of the company due to material escalation of product costs.

**Irrigation Modifications:** Any necessary modifications to existing irrigation systems are not included in this work order. Such modifications, if required, will be billed separately on a time-and-materials basis at our current irrigation labor rate.

**Scope of Work: Removal of up to 2" of Pine Straw throughout the CDD. Estimated 166920 sqft of bedspace.**

ITEM	QTY	UNIT PRICE	TOTAL PRICE
*Labor - Enhancement	46.00	\$81.00	\$3,726.00
Debris Removal by Greeneath	1.00	\$1,277.00	\$1,277.00
Drive Time	4.00	\$76.14	\$304.56
			<b>\$5,307.56</b>

**WORK ORDER SUMMARY**

SERVICES		SALES TAX	TOTAL PRICE
Debris Removal	Client Discount 35%	\$0.00	\$3,488.00
		<b>\$0.00</b>	<b>\$3,488.00</b>

<b>Sale</b>	<b>\$3,488.00</b>
<b>Sales Tax</b>	<b>\$0.00</b>
<b>Total</b>	<b>\$3,488.00</b>

**PAYMENT SCHEDULE**

<b>SCHEDULE</b>	<b>PRICE</b>	<b>SALES TAX</b>	<b>TOTAL PRICE</b>
Due	\$3,488.00	\$0.00	\$3,488.00
	<b>\$3,488.00</b>	<b>\$0.00</b>	<b>\$3,488.00</b>



By \_\_\_\_\_  
Larry Griffin

Date 3/30/2026  
American Landscaping Partners

By \_\_\_\_\_

Date \_\_\_\_\_  
Nature Walk CDD

## **Tab 7**

03/12 - Street Parking



03/13 - Street Parking



03/13 - Abandoned Vehicle



03/16 - Landscape Parking



03/16 - Street Parking - Trash Day - Blocking Access



03/16 - Landscape Parking



03/18 - Double Parking



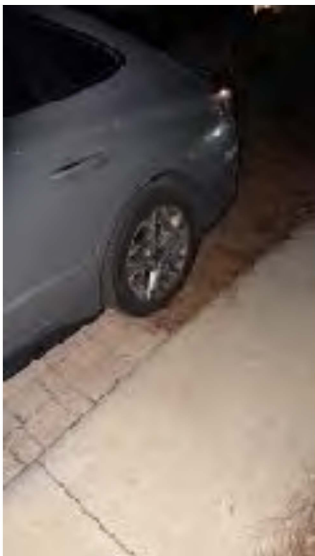
03/18 - Double Parking



03/19 - Street Parking



03/21 - Landscape Parking



03/21 - Street Parking



03/21 - Landscape Parking



03/21 - Landscape Parking - Previous Warning Sticker



03/24 - Street Parking



03/24 - Landscape Parking



03/25 - Commercial Vehicle in CDD Parking Area



## **Tab 8**

# NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · PANAMA CITY BEACH, FLORIDA (850-334-9055)  
MAILING ADDRESS – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614  
[www.naturewalkcdd.org](http://www.naturewalkcdd.org)

March 26, 2026

Dear NatureWalk Home Owner:

The Board previously issued a notice regarding encroachments on your property. For clarification, an encroachment includes any fence, vegetation, or other items placed on District property that restricts or inhibits access to Community Development District (CDD) areas.

Attached is a summary of all identified encroachments within the neighborhood. These obstructions impact the District's ability to perform necessary stormwater system repairs and maintenance. To ensure consistent and fair enforcement, all residents with encroachments are requested to remove these items as soon as possible.

If you wish to maintain an enclosed area, you may submit a request to the Board of Supervisors (BOS) for approval to install a hinged gate, in accordance with the District Improvement Policy outlined below.

- Install two **6 ft wide or larger** gates with the hinged posts on homeowner property.
- Provide that the gate swings inward towards the homeowner lot to allow for the most clearance for maintenance purposes.
- The gate cannot connect to the CDD fence, so it must be secured in a way that does not damage CDD property and allows immediate access.
- Provide signage on the gates that clearly states that CDD Personnel / Vendors have rights of access within CDD property alongside the pond bulkhead per the recorded plat.
- Provide a copy of the vendor proposal that clearly details the exact location of the posts and hinged gates
- Provide Before and After photos to the District

## **District Improvement Policy**

- Modifications to CDD property are ***not allowed*** without permission from the Board of Supervisors
- Any property owner desiring to install improvements (widened driveway apron, pavers, fences) on any District-owned property or rights-of-way must first submit their request to the HOA ARC and the CDD.
- Improvements may not be constructed without written authorization from both the ARC ***and*** CDD
- In the request to the District, the property owner must submit:
  - An **Improvement Encroachment Agreement** that has been signed and notarized by the property owner
  - A check payable to the NatureWalk Community Development District in the amount of \$600.00 for processing, review and county recording costs

# NATUREWALK COMMUNITY DEVELOPMENT DISTRICT

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DISTRICT OFFICE · PANAMA CITY BEACH, FLORIDA (850-334-9055)  
MAILING ADDRESS – 3434 Colwell Avenue, Suite 200, Tampa, FL 33614  
[www.naturewalkcdd.org](http://www.naturewalkcdd.org)

- A detailed description and sketch of the proposed improvements (with lot survey)
- Building and construction materials, trash, and refuse may not be stored or staged on District Property.

Improvements application can be emailed to [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com). Checks are to be made payable to Nature Walk CDD and mailed to 3434 Colwell Dr., Suite 200, Tampa FL 33614. Applications will be reviewed at our May 21, 2026, Board Meeting.

Sincerely,

*Stephanie DeLuna*

Stephanie DeLuna  
District Manager

# EXHIBIT B

## NATUREWALK COMMUNITY DEVELOPMENT DISTRICT *IMPROVEMENT ENCROACHMENT POLICY*

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The NatureWalk Community Development District (the “District”) has adopted the following policy for property owners desiring to construct and maintain improvements on District-owned property or rights-of-ways (the “Improvement Encroachment Policy”).

1. Any property owner desiring to install improvements (for example, a driveway apron with a right-of-way, pavers, etc.) on any District-owned property or rights-of-way must first submit their request to their applicable homeowners’ association within the NatureWalk development. The property owner may not construct the improvements until they have received written authorization from both their applicable homeowners’ association and the District.
2. In the request to the District, the property owner must submit: (a) an Improvement Encroachment Agreement that has been signed and notarized by the property owner (the “Agreement,” attached hereto in substantial form); (b) a check payable to the NatureWalk Community Development District in the amount of \$600.00 for processing, review, and county recording costs; and (c) a detailed description and sketch of the proposed improvements.
3. The District’s Board of Supervisors, or the District Manager if delegated such authority, shall approve the request on behalf of the District if the proposed improvements: (a) are authorized by the applicable homeowners’ association; (b) are in compliance with all governmental regulations and permits (including the Americans with Disabilities Act); (c)

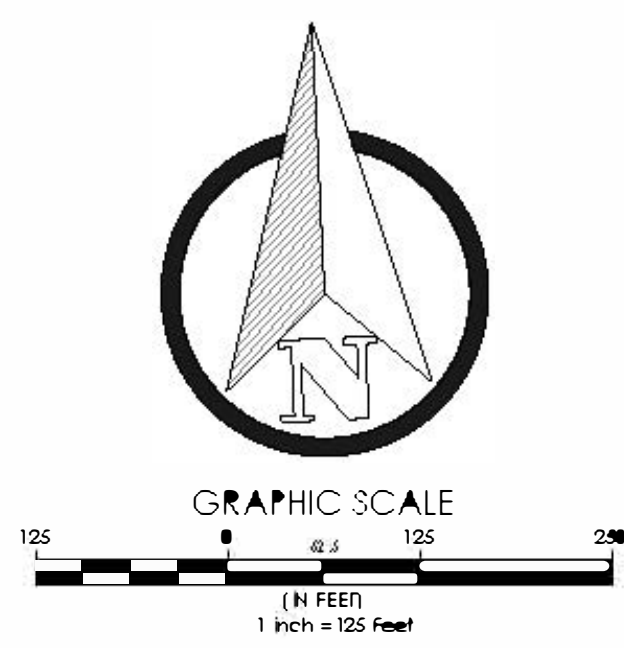
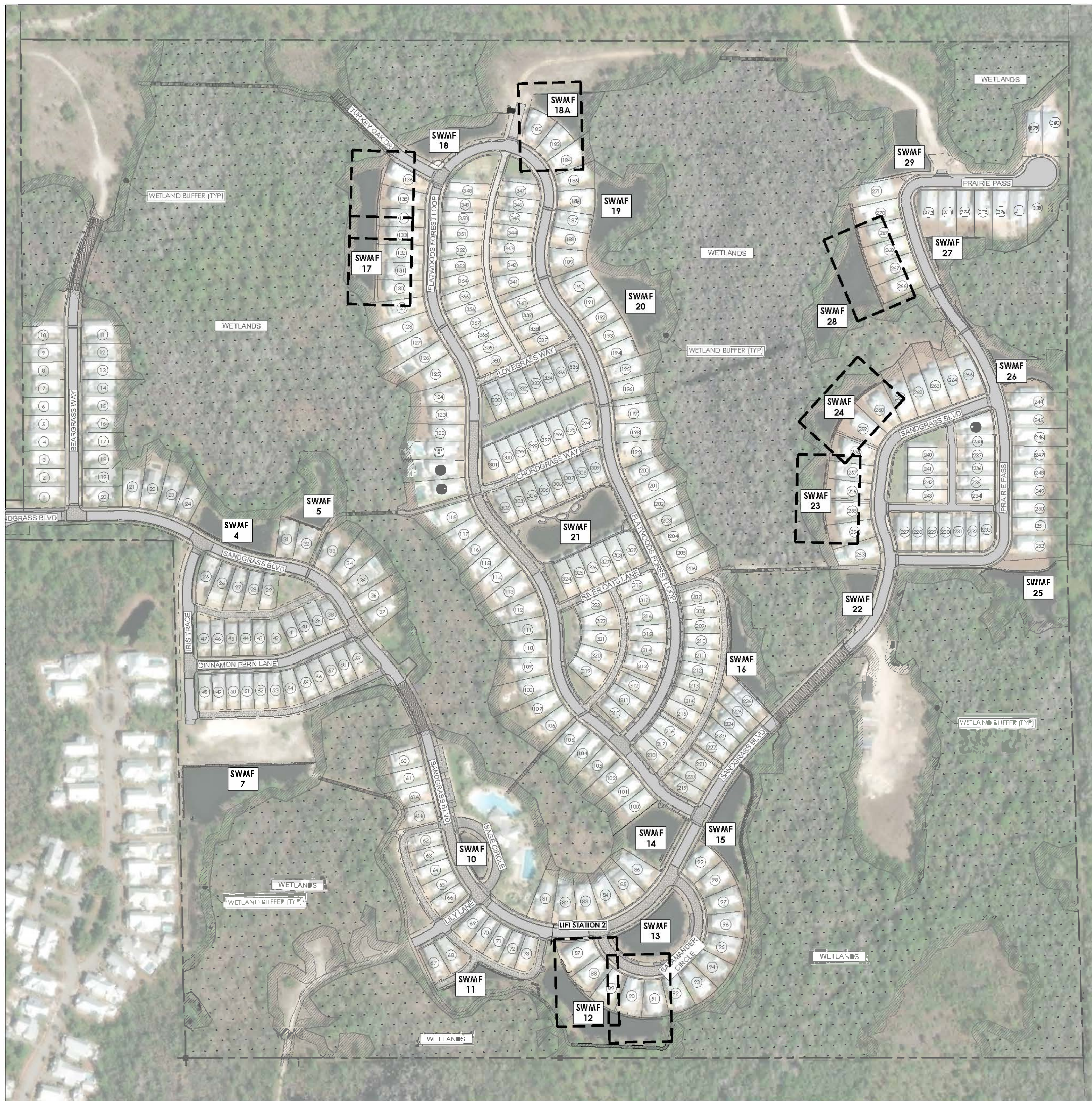
do not interfere with the District's use of its property or improvements as determined in the District's sole discretion; and (d) do not cause an undue burden to the District for maintenance of District infrastructure as determined in the District's sole discretion.

4. Following provision of the forgoing information and materials and receipt of written authorization from the applicable homeowners' association and the District, the property owner may construct the improvements.
5. The forgoing provisions and attached Improvement Encroachment Agreement do not apply to landscaping (trees, shrubs, etc.) that a property owner may desire to install strictly on District-owned property. However, District approval is required to authorize the location and details of any such landscape installation, which approval shall be granted in the District's sole discretion. The property owner shall be fully responsible for the installation of the landscaping and ensuring that such installation does not damage any property or improvements of the District, or any third party's property, and, in the event of any such damage, property owner shall immediately repair the damage or compensate the District for such repairs, at the District's option. The property owner shall also be solely responsible for obtaining any local, state, or federal approvals (e.g., Walton County, Florida Department of Environmental Protection, Northwest Florida Water Management District, etc.) necessary for installation of landscaping, including as may be required within conservation areas, protected wetlands, or other regulated or protected areas. To the extent the District's involvement is required for any approval, the District will reasonably cooperate with the property owner in seeking to obtain such approval, but the property owner shall be responsible for any associated costs to the District. Installation of any approved landscape installation must be completed within 90 days of approval and the

property owner must provide the District's manager with written notice and photographs of the landscaping upon their completion. Landscaping that dies within one year of installation will be removed at property owner's expense. Unless otherwise agreed in writing, once approved landscaping is installed, it shall be considered the property of the District and may be maintained, removed, or otherwise managed as deemed appropriate in the District's sole discretion. No property owner shall seek to direct, instruct, or control how the District maintains landscaping installed by the property owner. Property owner's agreement to the forgoing shall be evidenced by property owner's execution of a copy of this policy.

**GENERAL NOTES**

1. THIS EXHIBIT HAS BEEN PREPARED FOR THE USE OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT (CDD) TO DOCUMENT OBSERVED CONDITIONS WITHIN CDD COMMON AREAS, INCLUDING AREAS DESIGNED FOR STORMWATER MANAGEMENT FACILITIES (SWMF).
2. AERIAL IMAGERY IS PROVIDED FOR REFERENCE PURPOSES ONLY AND MAY BE SUBJECT TO SCALE DISTORTION, POSITIONAL INACCURACIES, AND LIMITATIONS INHERENT TO AERIAL PHOTOGRAPHY. FEATURES AND ENCROACHMENTS SHOWN ARE APPROXIMATE.
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5. IDENTIFICATION OF ENCROACHMENTS ON THIS EXHIBIT DOES NOT CONSTITUTE A LEGAL OPINION REGARDING PROPERTY OWNERSHIP, PROPERTY RIGHTS, OR CDD COMPLIANCE. FINAL DETERMINATION OF ENCROACHMENT STATUS MAY REQUIRE A SIGNED AND SEALED BOUNDARY SURVEY AND/OR LEGAL REVIEW.
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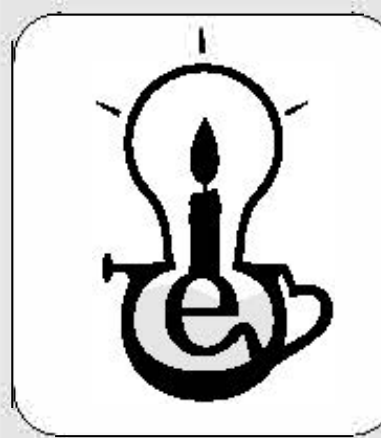


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**INNERLIGHT ENGINEERING CORPORATION**  
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**NATUREWALK AT SEAGROVE**  
 COMMON AREA ENCROACHMENTS  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA 32407

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 REV. DATE: N/A  
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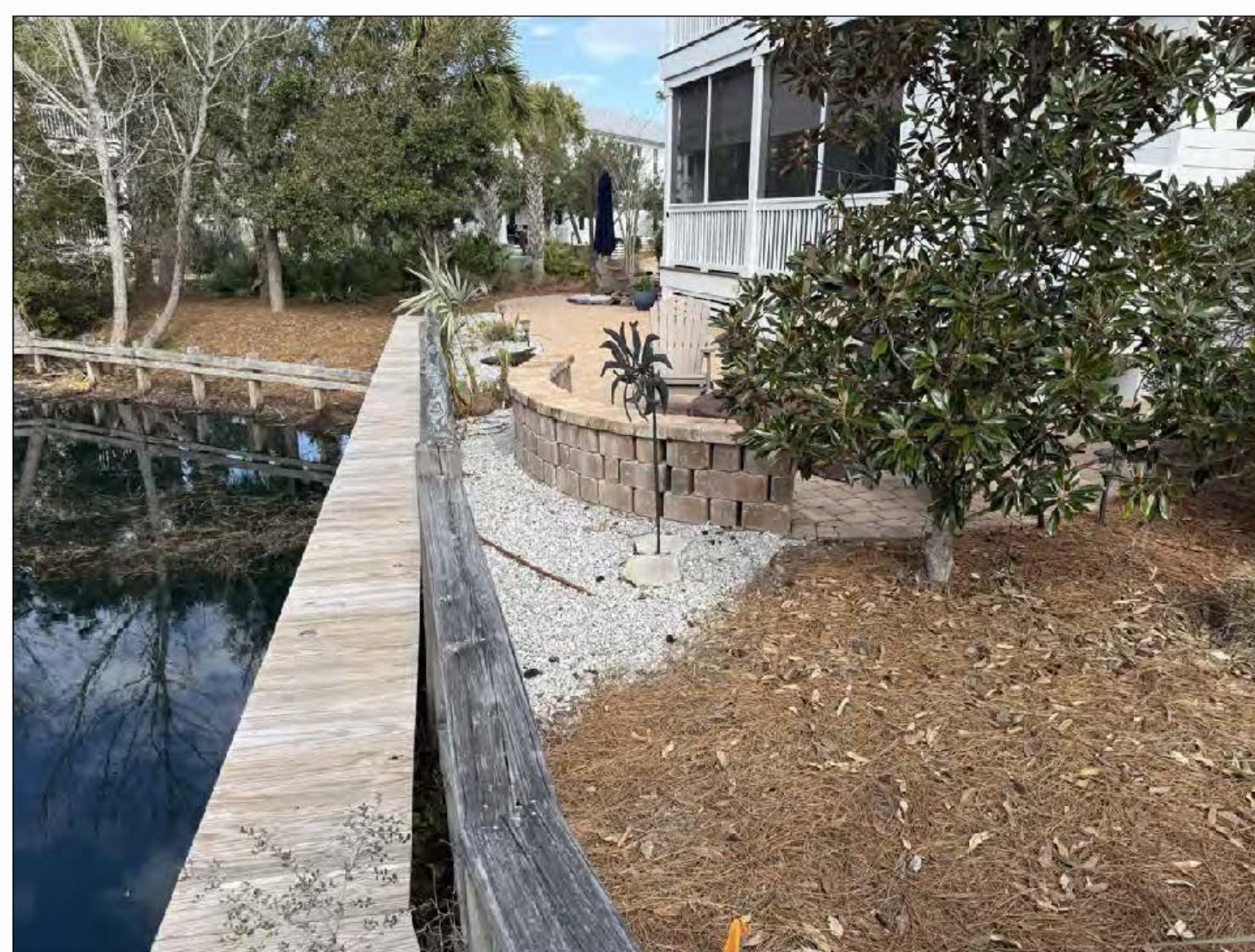
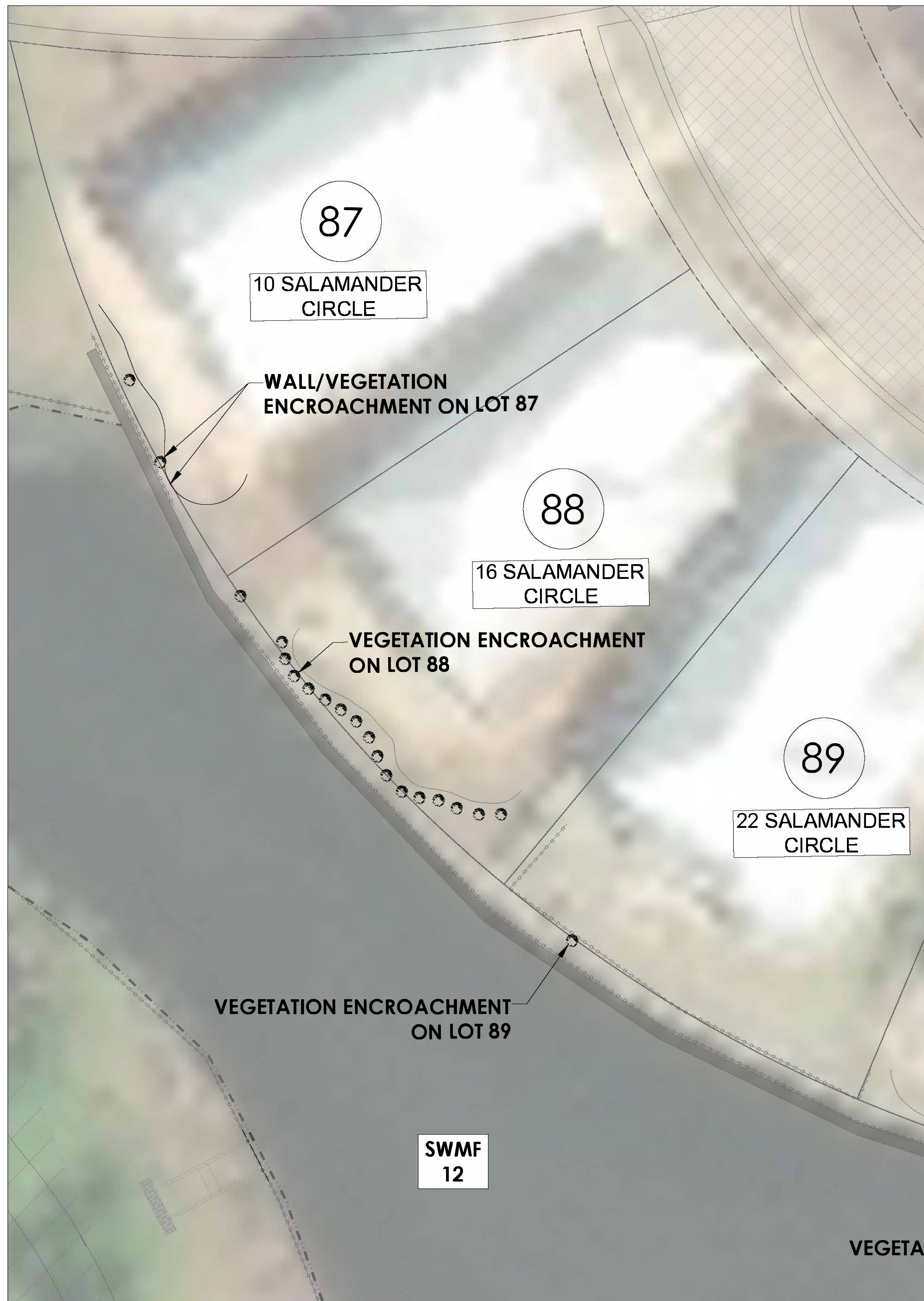
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WALL/VEGETATION ENCROACHMENT ON LOT 87



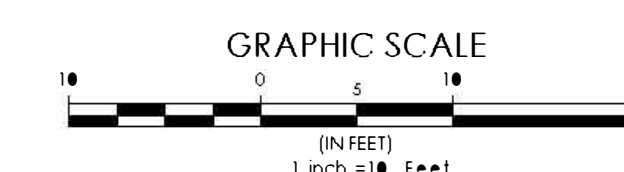
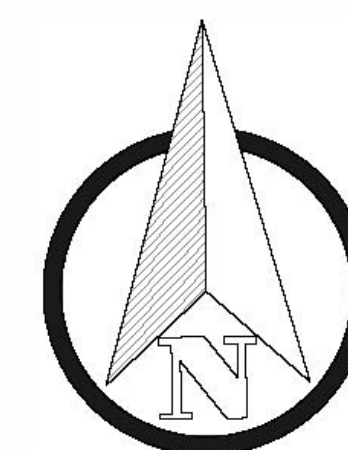
VEGETATION ENCROACHMENT ON LOT 88



VEGETATION ENCROACHMENT ON LOT 89

**GENERAL NOTES**

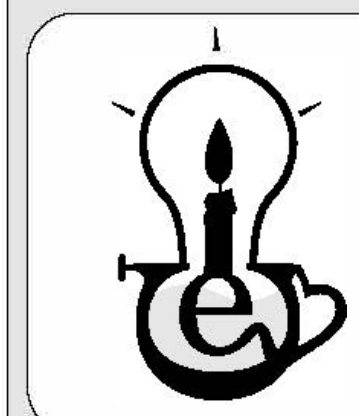
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NATUREWALK AT SEAGROVE  
 COMMON AREA ENCROACHMENTS  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

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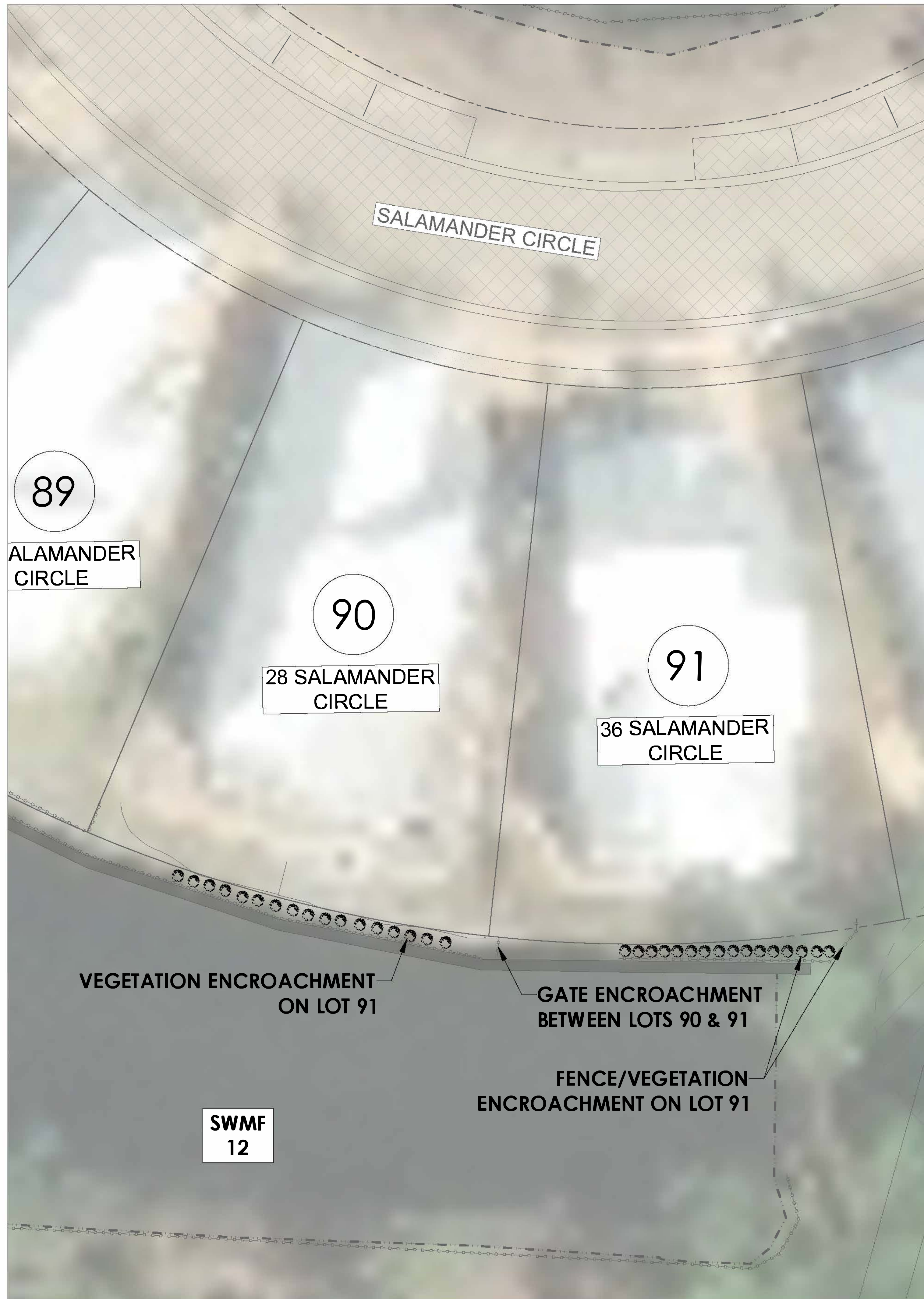


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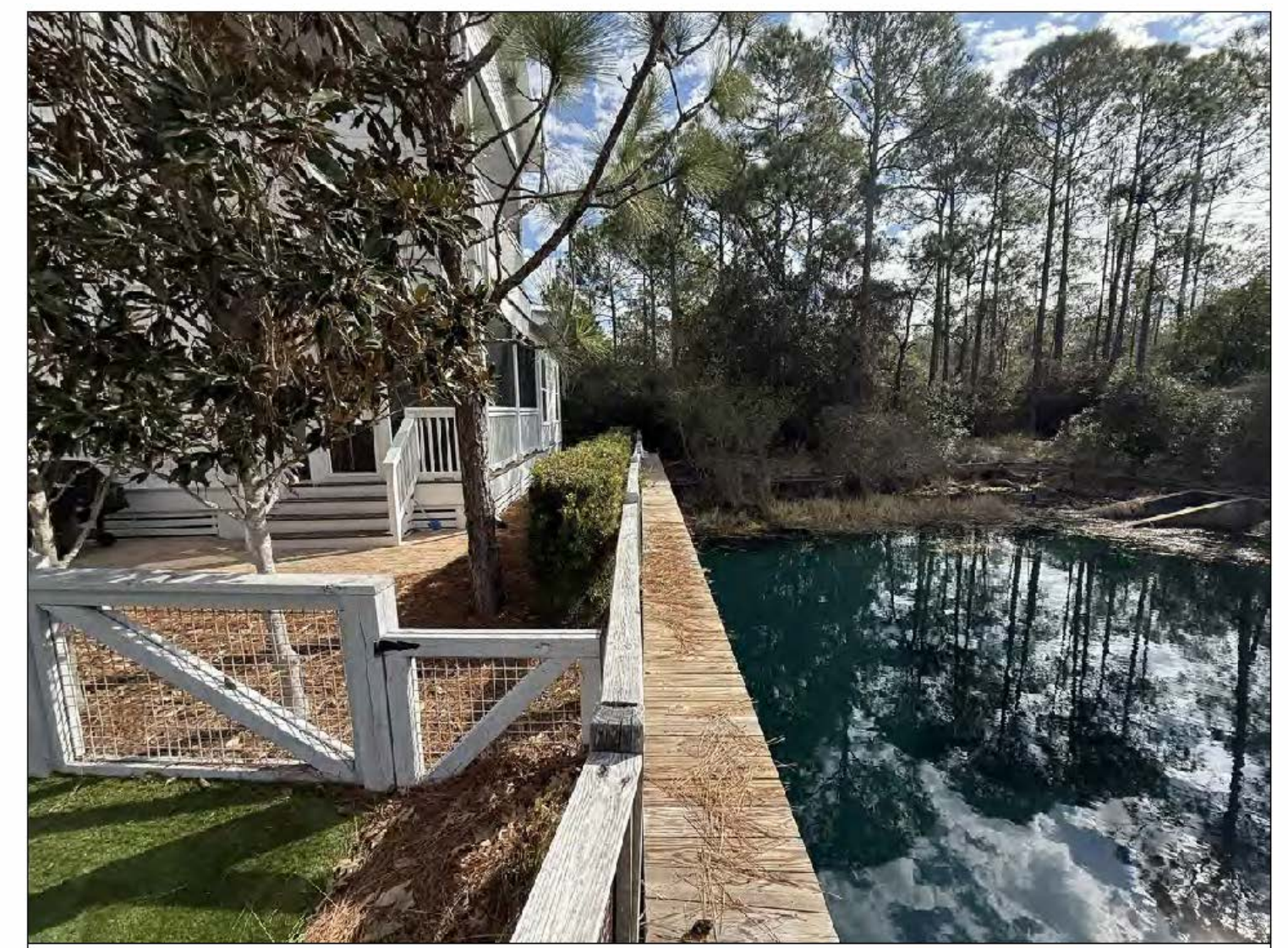
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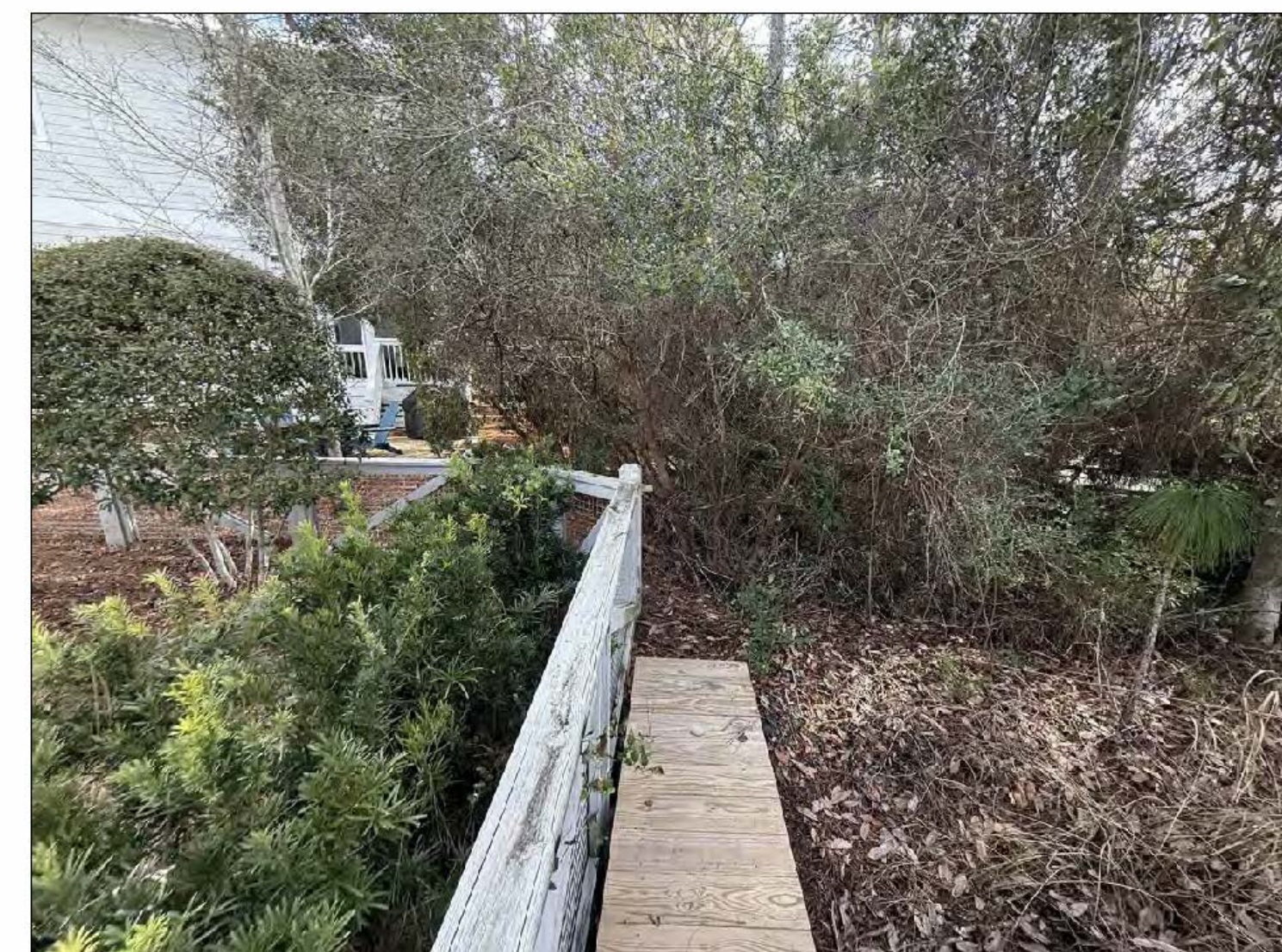
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VEGETATION ENCROACHMENT ON LOT 90



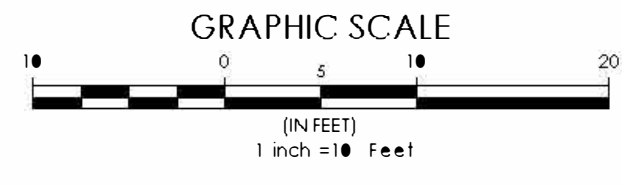
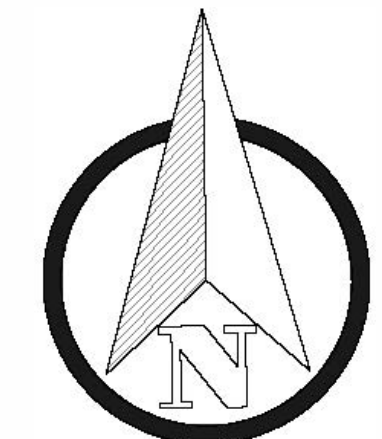
GATE ENCROACHMENT BETWEEN LOTS 90 & 91



FENCE/VEGETATION ENCROACHMENT ON LOT 91

**GENERAL NOTES**

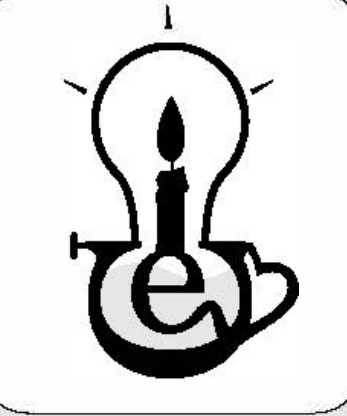
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 EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH, FLORIDA

**NATUREWALK AT SEAGROVE**  
 COMMON AREA ENCROACHMENTS  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32087

**RECORD DATA**  
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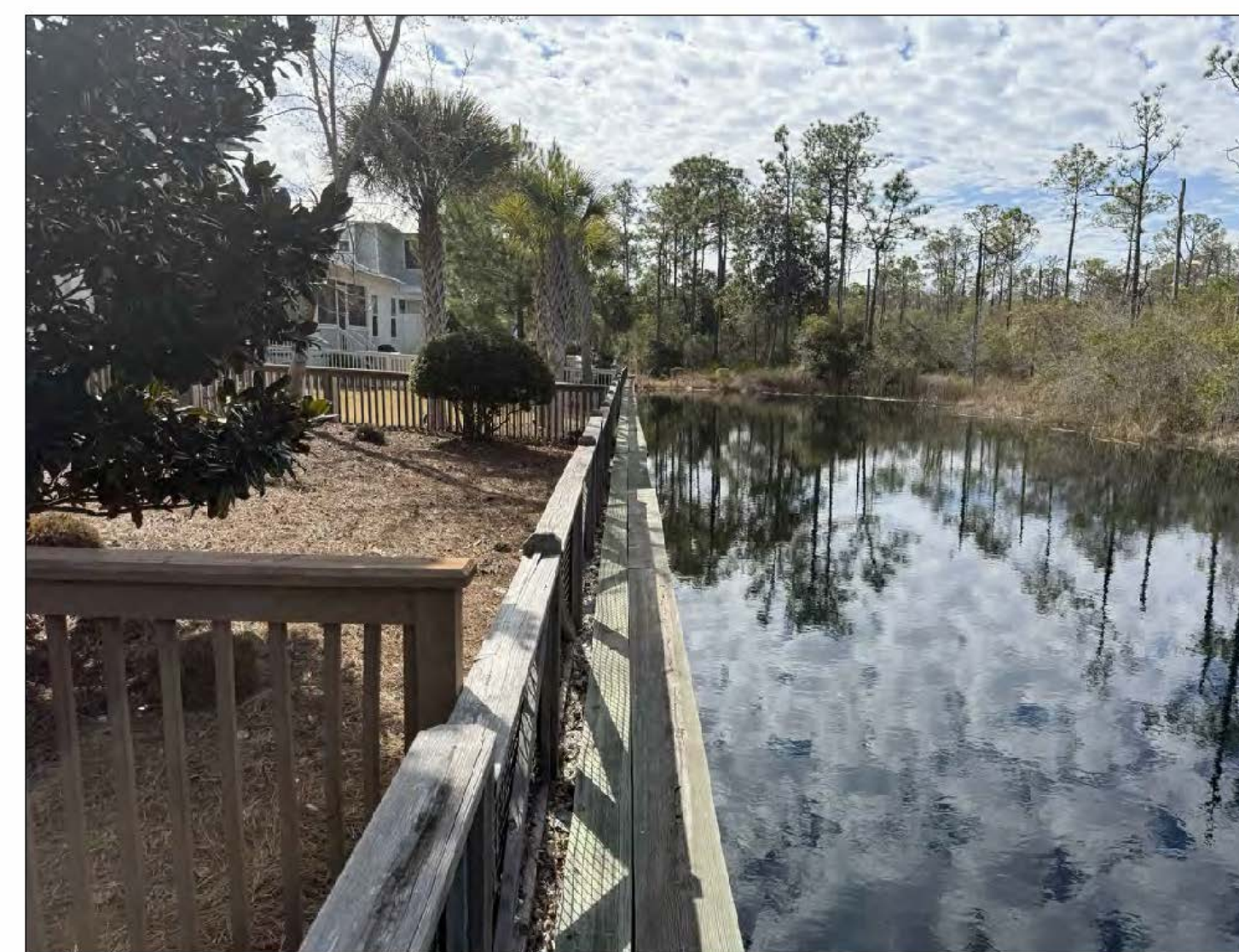
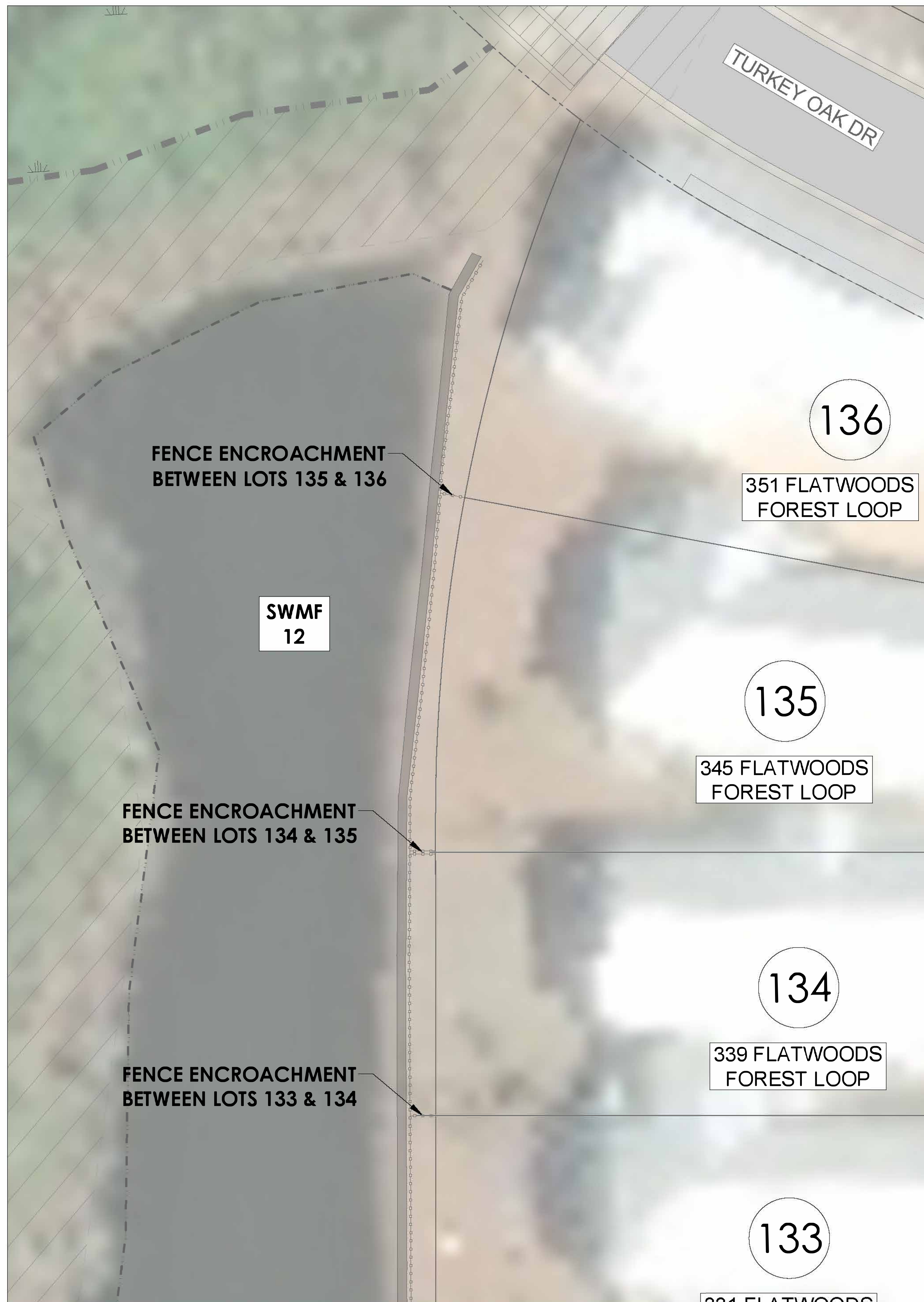
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**SHEET TITLE**  
 SWMF 12 - ENC  
 (SHEET 2 OF 2)

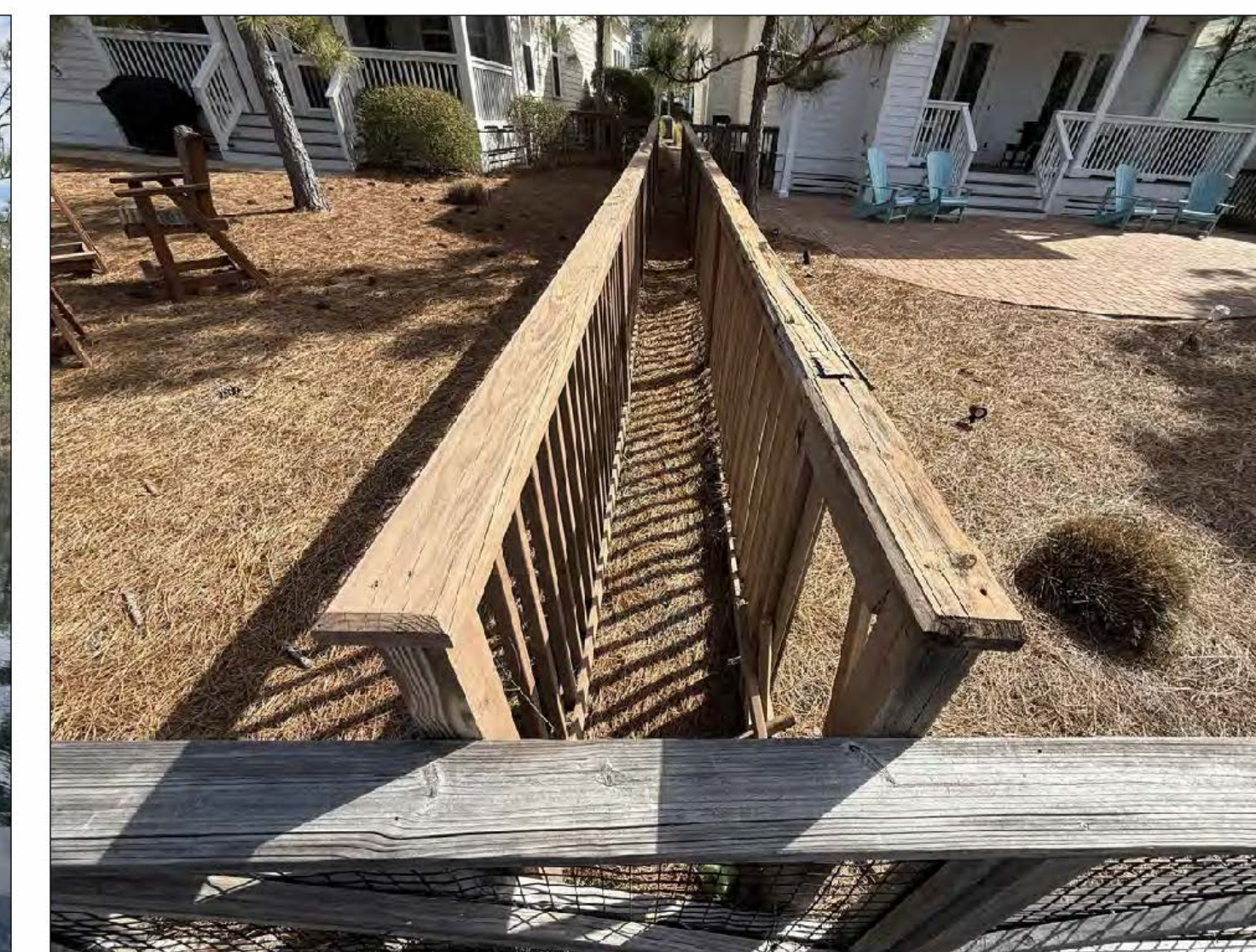
**SHEET NUMBER**  
 C201



C:\EC DROPBOX\PROJECTS\NATURE WALK CDD\CDD OPERATION & MAINTENANCE PLAN\9.0 SWMF ENCROACHMENTS\2 SHEETS\C100 - STORMWATER MANAGEMENT FACILITIES.DWG, Callahan Phil, 27/18/2026 5:13:22 PM



FENCE ENCROACHMENT BETWEEN LOTS 133 & 134



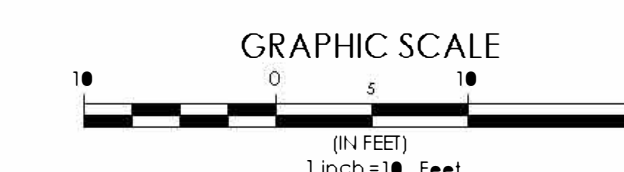
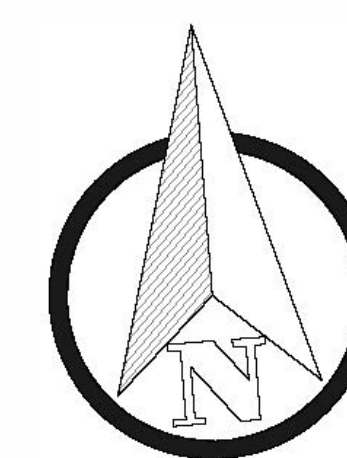
FENCE ENCROACHMENT BETWEEN LOTS 134 & 135



FENCE ENCROACHMENT BETWEEN LOTS 135 & 136

**GENERAL NOTES**

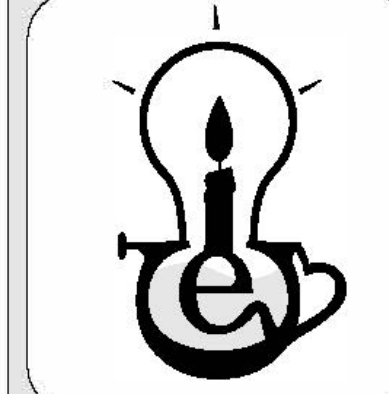
1. THIS EXHIBIT HAS BEEN PREPARED FOR THE USE OF THE NATUREWALK COMMUNITY DEVELOPMENT DISTRICT (CDD) TO DOCUMENT OBSERVED CONDITIONS WITHIN CDD COMMON AREAS, INCLUDING AREAS DESIGNED FOR STORMWATER MANAGEMENT FACILITIES (SWMF).
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NATUREWALK AT SEAGROVE  
 COMMON AREA ENCROACHMENTS  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
 DATE: 02.18.2026  
 REV. NO: N/A  
 REV. DATE: N/A  
 DRAWN BY: CRP  
 REVIEWED BY: JAM

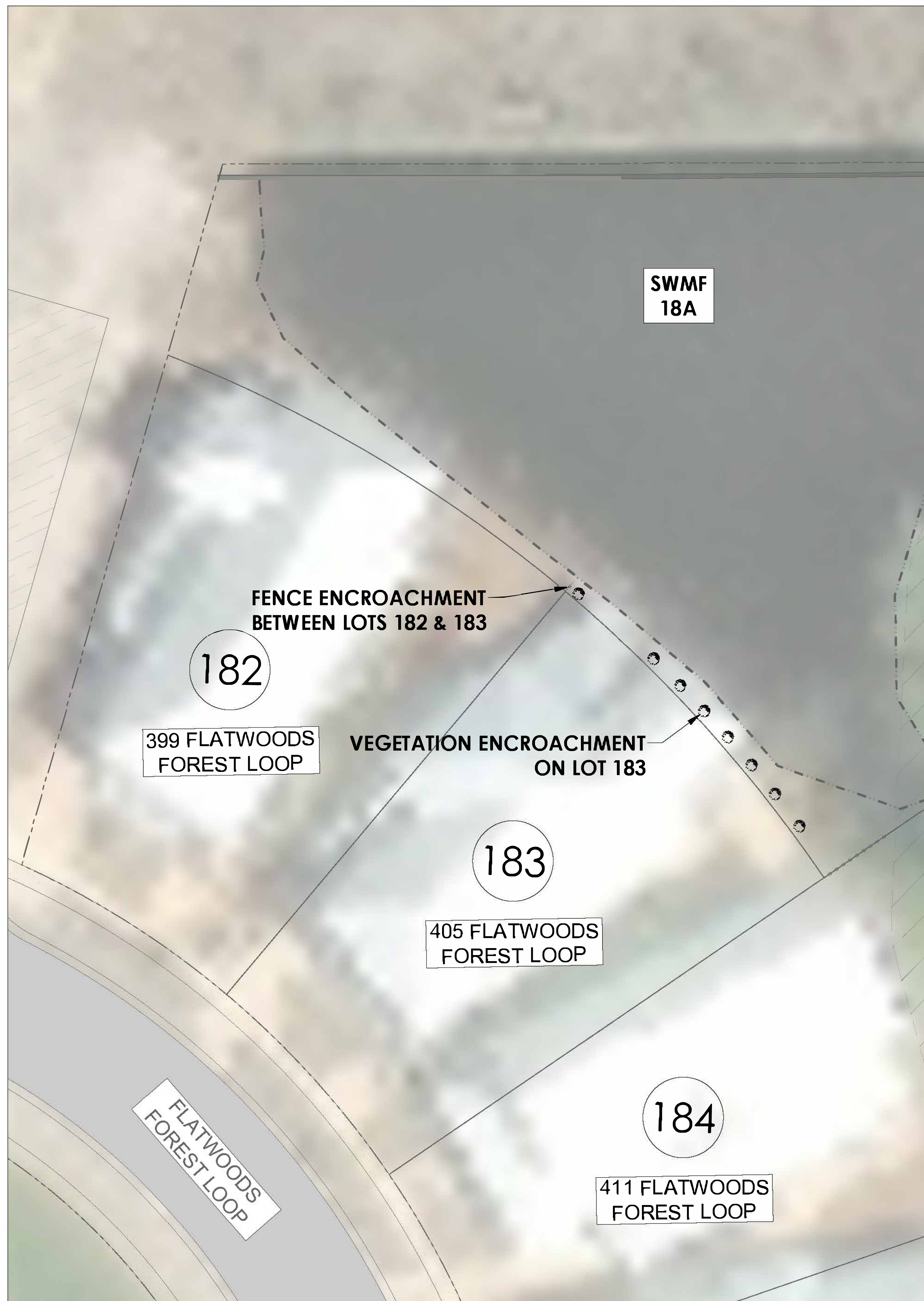


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 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL SEAL

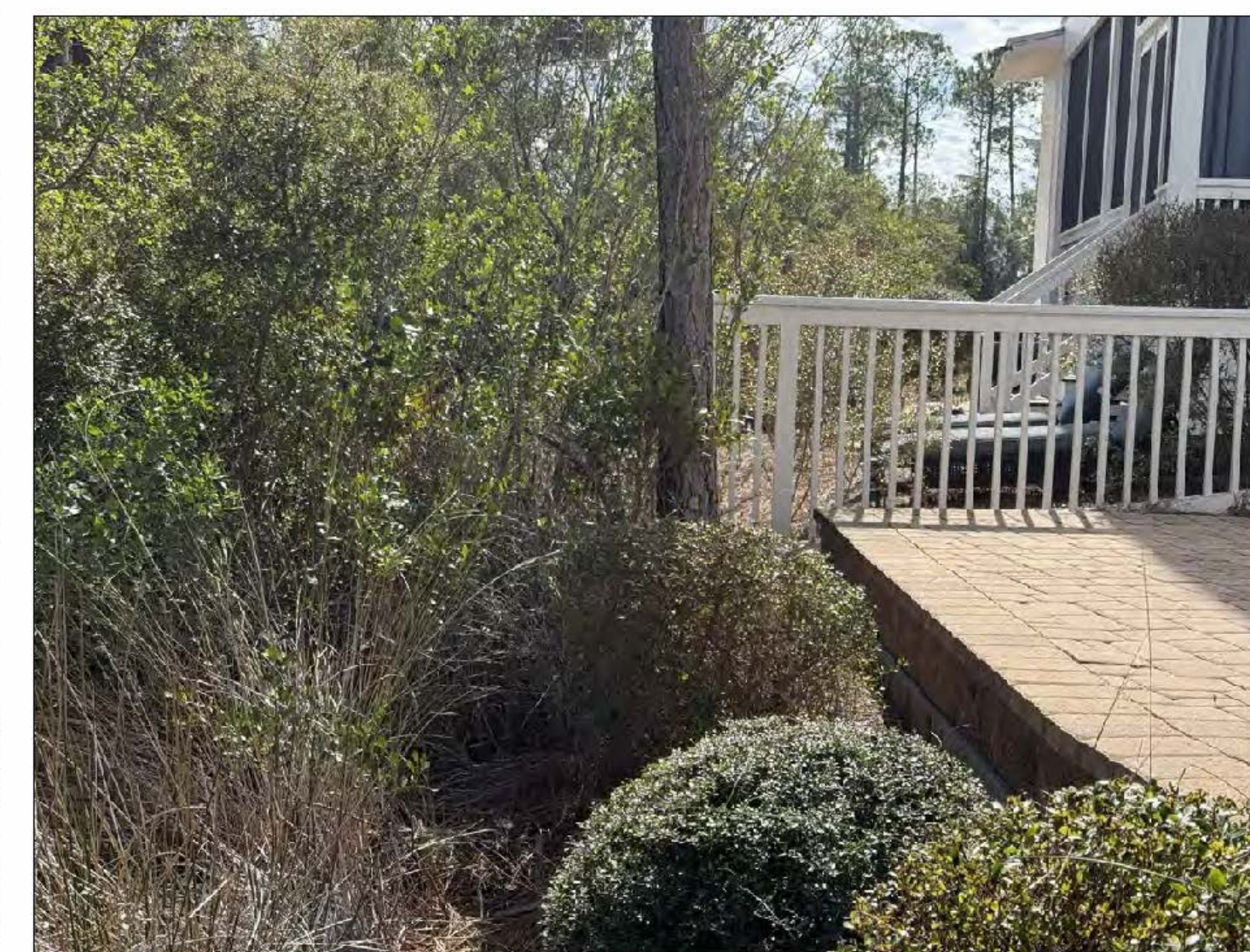
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 SWMF 17 - ENC  
 (SHEET 2 OF 2)

**SHEET NUMBER**  
 C203

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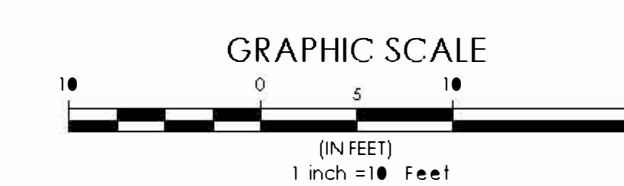
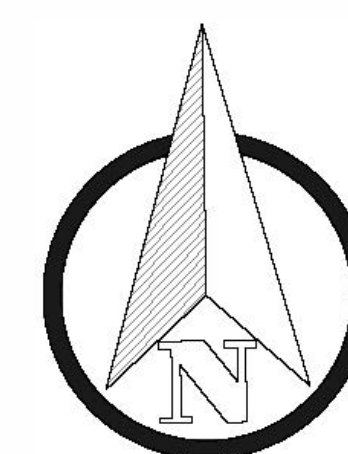
FENCE ENCROACHMENT BETWEEN LOTS 182 & 183



VEGETATION ENCROACHMENT ON LOT 183

GENERAL NOTES

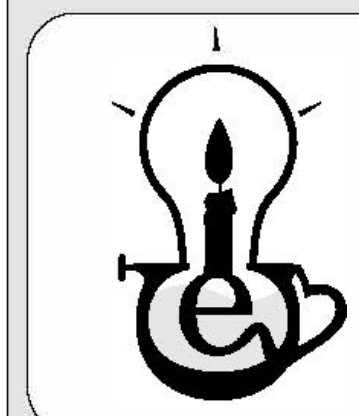
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NATUREWALK AT SEAGROVE  
 COMMON AREA ENCROACHMENTS  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32077

RECORD DATA  
 DATE: 02.18.2026  
 REV. NO: N/A  
 REV. DATE: N/A  
 DRAWN BY: CRP  
 REVIEWED BY: JAM

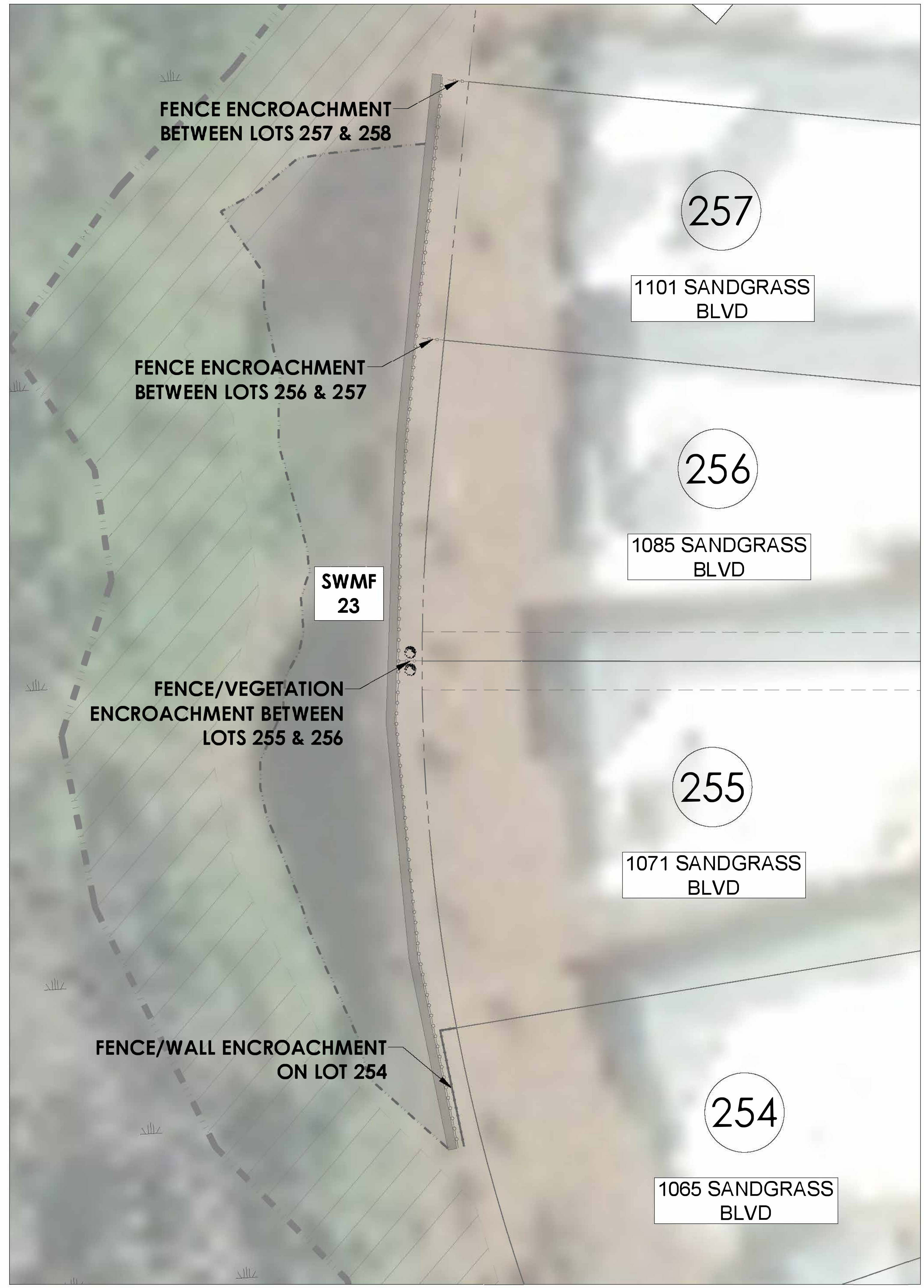


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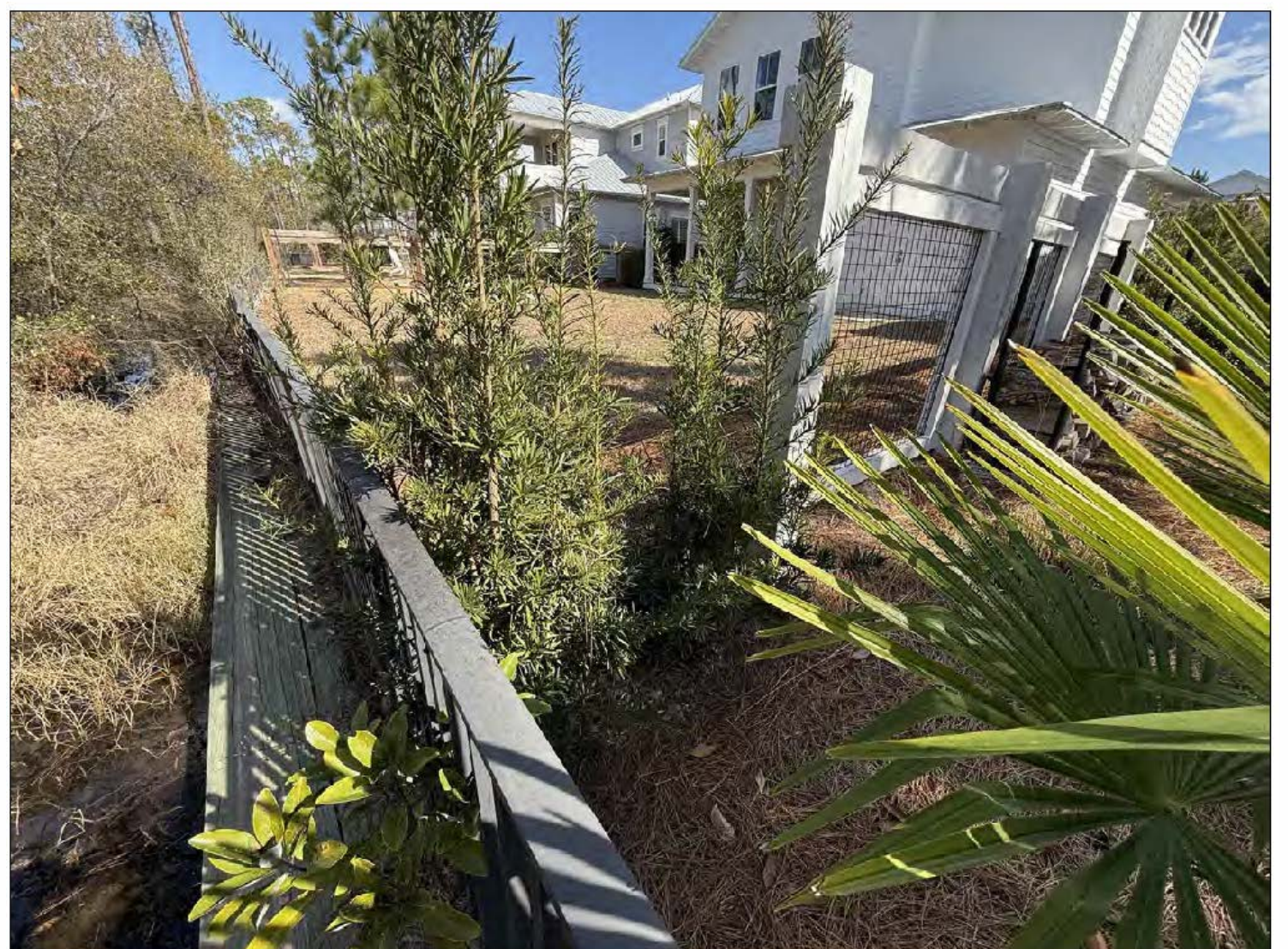
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SHEET NUMBER  
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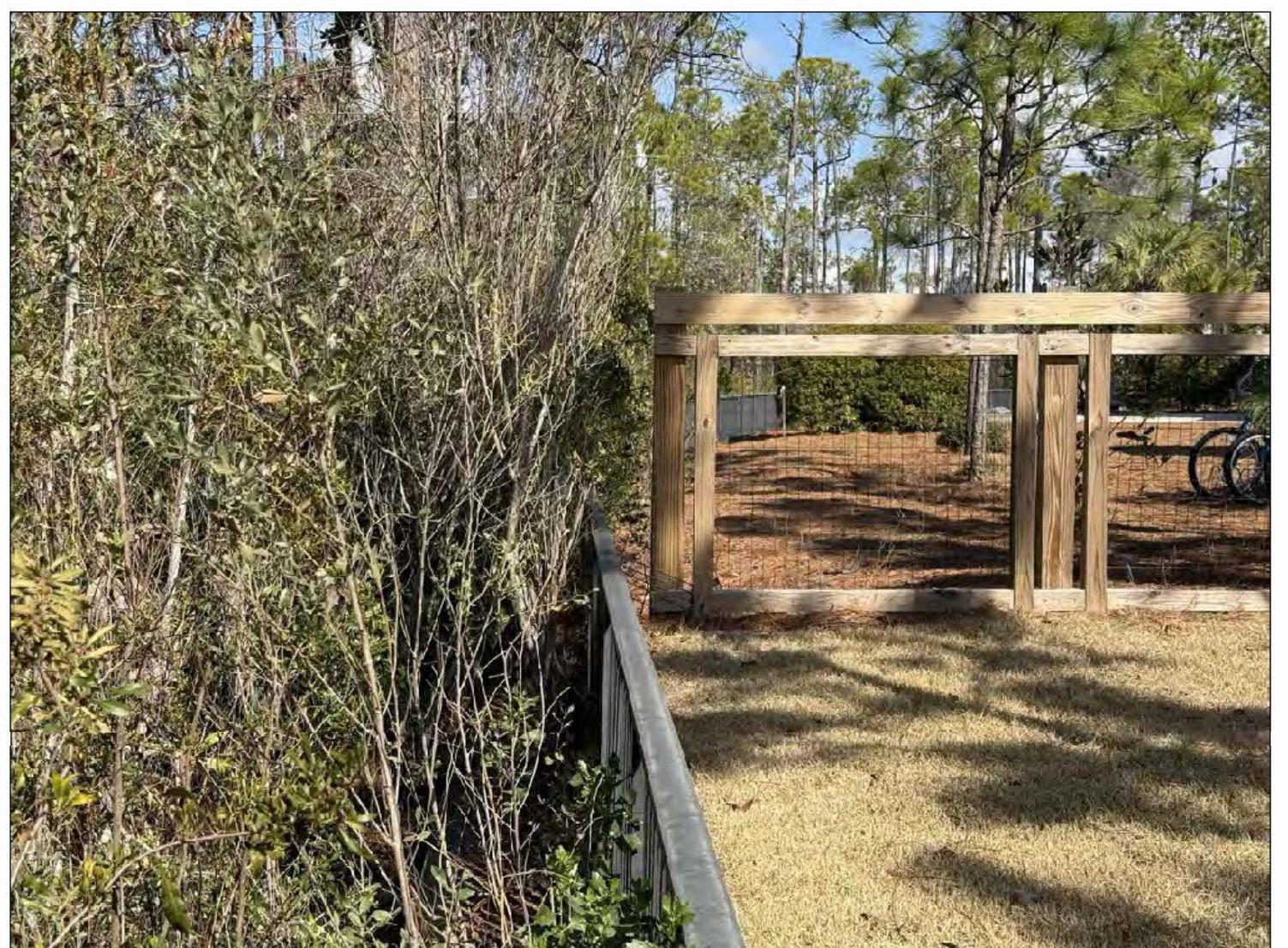
FENCE /WALL ENCROACHMENT ON LOT 254



FENCE/VEG ENCROACHMENT BETWEEN LOTS 255 & 256



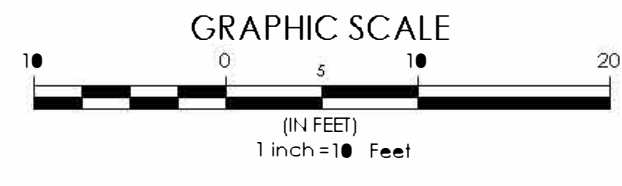
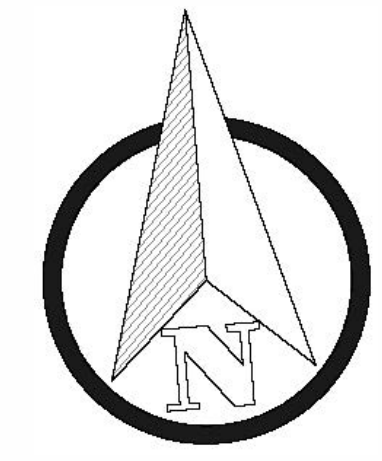
FENCE ENCROACHMENT BETWEEN LOTS 256 & 257



FENCE ENCROACHMENT BETWEEN LOTS 257 & 258

GENERAL NOTES

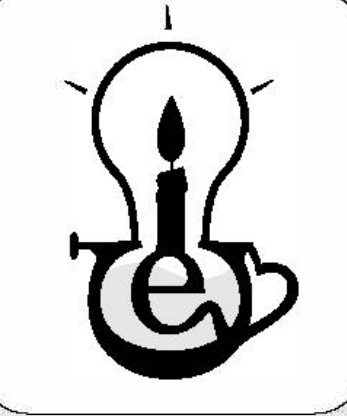
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NATUREWALK AT SEAGROVE  
 COMMON AREA ENCROACHMENTS  
 NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 220  
 PANAMA CITY BEACH, FLORIDA, 32407

RECORD DATA  
 DATE: 02.18.2026  
 REV. NO: N/A  
 REV. DATE: N/A  
 DRAWN BY: CRP  
 REVIEWED BY: JAM



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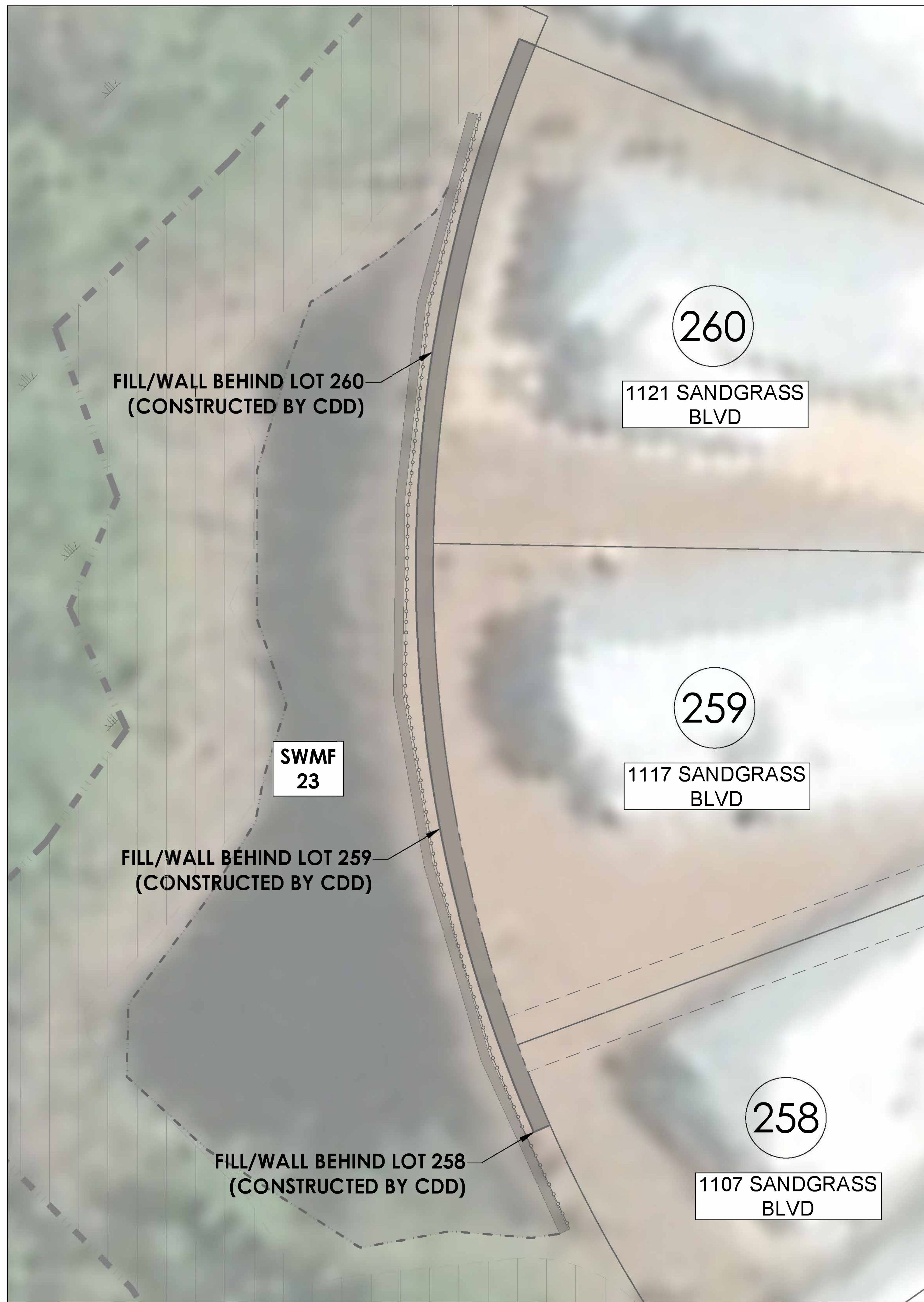
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SWMF 23 - ENC

SHEET NUMBER

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CDD FILL/WALL BEHIND LOT 258



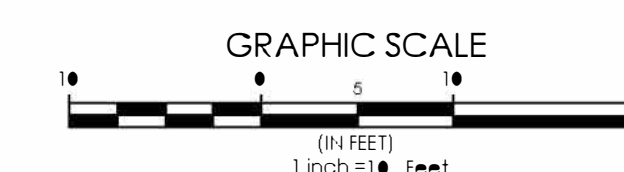
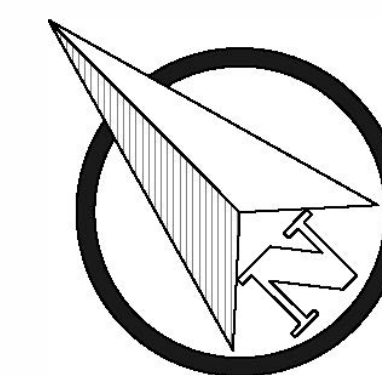
CDD FILL/WALL BEHIND LOT 259



CDD FILL/WALL BEHIND LOT 260

**GENERAL NOTES**

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EMERALD COAST PARKWAY, SUITE 2W  
MIRAMAR BEACH | FLORIDA | ...

NATUREWALK AT SEAGROVE  
COMMON AREA ENCROACHMENTS  
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
120 RICHARD JACKSON BOULEVARD, SUITE 220  
PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
DATE: 02.18.2026  
REV. NO: N/A  
REV. DATE: N/A  
DRAWN BY: CRP  
REVIEWED BY: JAM



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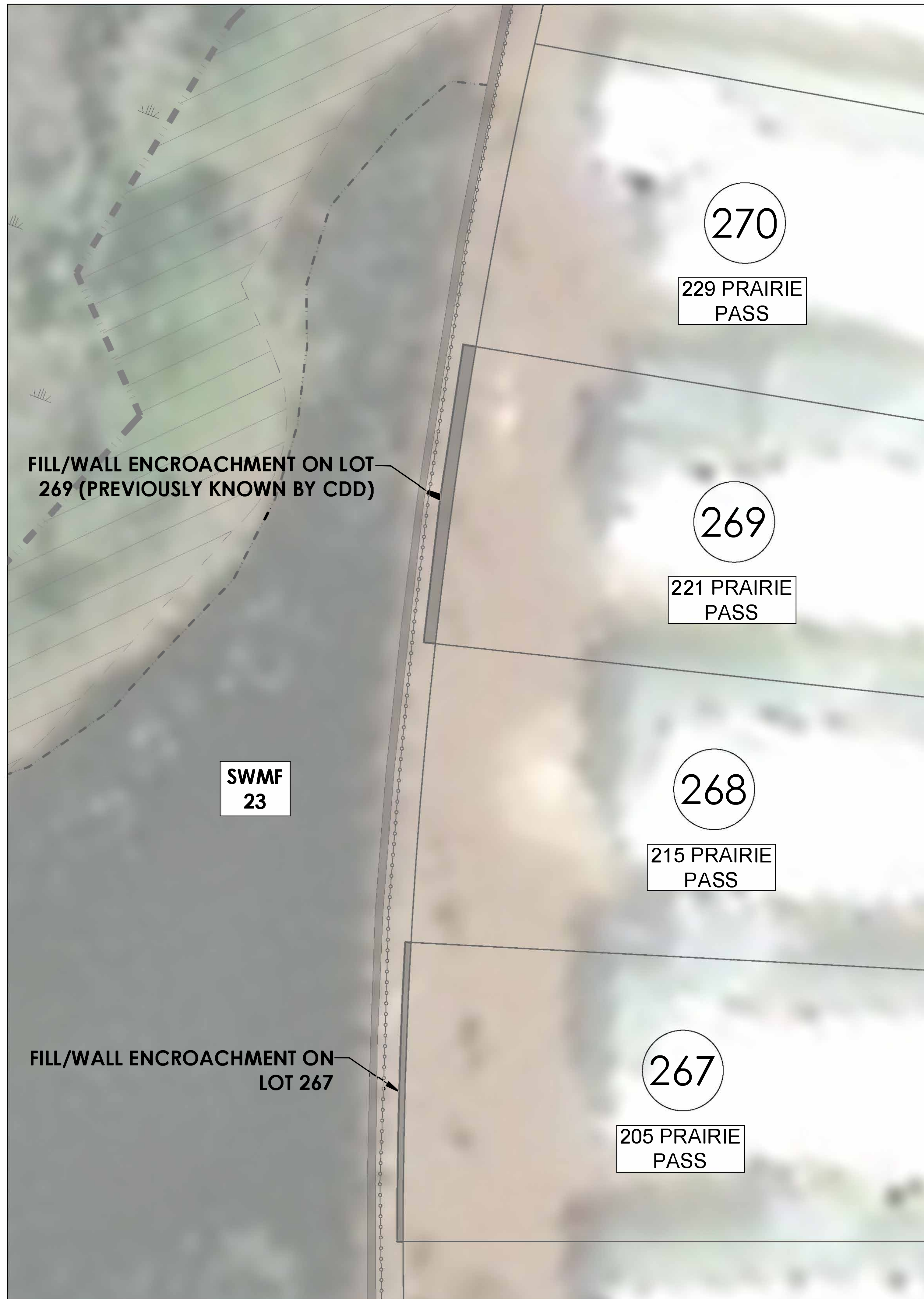
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SWMF 24 - ENC

SHEET NUMBER

C206

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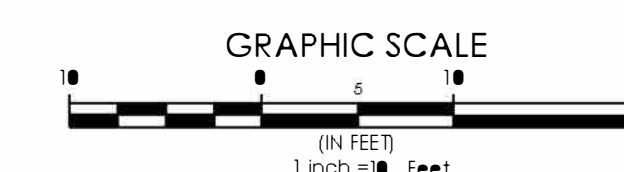
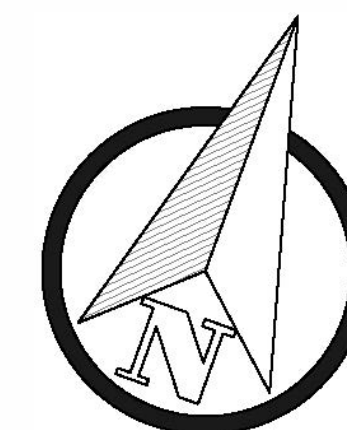
FILL/WALL ENCROACHMENT ON LOT 267



FILL/WALL ENCROACHMENT ON LOT 269

**GENERAL NOTES**

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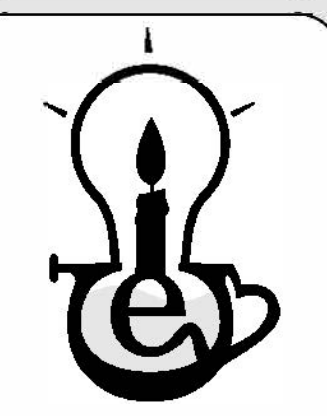
**INNERLIGHT ENGINEERING CORPORATION**  
 THE APPLIED SCIENCE OF SUCCESS  
 TUNE • STATE • SCALE

EMERALD COAST PARKWAY, SUITE 2W  
 MIRAMAR BEACH | FLORIDA | ...

**NATUREWALK AT SEAGROVE**  
 COMMON AREA ENCROACHMENTS

NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
 120 RICHARD JACKSON BOULEVARD, SUITE 2B0  
 PANAMA CITY BEACH, FLORIDA, 32407

**RECORD DATA**  
 DATE: 02.18.2026  
 REV. NO: N/A  
 REV. DATE: N/A  
 DRAWN BY: CRP  
 REVIEWED BY: JAM



**SEAL**  
 NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL SEAL

**SHEET TITLE**

SWMF 28- ENC

**SHEET NUMBER**

**C207**

Prepared by/Return to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT  
IMPROVEMENT ENCROACHMENT AGREEMENT**

This Improvement Encroachment Agreement (the "Agreement"), is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **NatureWalk Community Development District**, a special purpose local government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 3434 Colwell Ave., Suite 200, Tampa, FL 33614, (the "District"), and \_\_\_\_\_, whose address is \_\_\_\_\_, together with their successors and assigns (the "Property Owner").

**WITNESSETH:**

WHEREAS, the District is the owner of property or public right-of-way located adjacent to Property Owner's property at \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (the "Lot"). A legal description of the Property Owner's Lot is attached as **Exhibit "A"**; and

WHEREAS, the Property Owner has requested permission from the District to install the following improvements adjacent to their Lot on District-owned property or right-of-way (the "License Area") in the following manner: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (the "Improvements"); and

WHEREAS, the District wishes to allow the Property Owner to construct the Improvements, provided the Property Owner agrees to the terms and conditions contained in this Agreement; and

WHEREAS, the Property Owner agrees that they shall, at their sole cost and expense, comply with all of the terms and conditions provided for in this Agreement.

NOW, THEREFORE, the District, for and in consideration of mutual covenants and conditions contained herein, does hereby, pursuant to the terms and conditions of this Agreement, grant to the

## **Tab 9**

This instrument was prepared by and  
Upon recording should be returned to:

(This space reserved for Clerk)

Warren S. Bloom, Esq.  
Greenberg Traurig, P.A.  
450 S. Orange Avenue, Suite 650  
Orlando, FL 32801

Parcel Identification No. 11-3S-19-25010-000-00K1

**AGREEMENT BETWEEN  
NATUREWALK COMMUNITY DEVELOPMENT DISTRICT,  
AND TITAN ACQUISITIONS, LLC AND CH CAPITAL, INC.  
REGARDING  
PAYMENT OF ADDITIONAL CONSIDERATION**

This Agreement is made and entered into as of this \_\_\_\_ day of February 2026 by and between:

Naturewalk Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Walton County, Florida, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 ("District"); and

Titan Acquisitions, LLC, a Florida limited liability company, whose address is 840 S. Davis Boulevard, Tampa, Florida 33606, and its successors and assigns ("Titan Acquisitions"); and

CH Capital, Inc., a Florida corporation, whose address is 1510 S. Clark Avenue, Tampa, Florida 33629 and its successors and assigns (CH Capital, and together with Titan Acquisitions, "Titan").

**RECITALS**

**WHEREAS**, the District was created by Ordinance No. 05-23 enacted by the Board of County Commissioners of Walton County, Florida on June 28, 2005, and is duly organized and existing under the provisions of the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "Act"); and

**WHEREAS**, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, pursuant to the authority of the Act, the District issued its (i) Capital Improvement Revenue Bonds, Series 2007A (the "2007A Bonds") and (ii) Capital Improvement Revenue Bonds, Series 2007B (the "2007B Bonds" and together with the 2007A Bonds, the

"District Bonds") pursuant to the Master Trust Indenture, dated as of March 1, 2007 (the "Master Indenture"), by and between the District and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, a national banking association, as Trustee (the "Trustee"), as supplemented by that certain First Supplemental Trust Indenture, dated as of March 1, 2007 pursuant to which the District Bonds were issued for purposes of financing various infrastructure improvements within the District which provide benefits to the lands within the District; and

**WHEREAS**, pursuant to the Act and Chapter 170, Florida Statutes, as amended, the District levied non-ad valorem special assessments (the "Debt Assessments") securing the District Bonds on those developable portions of the benefitted lands within the District; and

**WHEREAS**, as of the date of this Agreement, Titan is currently the undivided owner of Parcel ID No. 11-3S-19-25010-000-00KI (1.57 acres, also referred to as "Parcel L"); and

**WHEREAS**, Titan, the District and the Trustee have entered into the Settlement Agreement of even date hereto (the "Settlement Agreement") to address certain outstanding delinquencies in the payment of Debt Assessments securing repayment of the 2007A Bonds (the "2007A Debt Assessments") and the 2007B Bonds (the "2007B Debt Assessments" and together, with the 2007A Debt Assessments, the "2007 Debt Assessments") and other amounts owed to the District; and

**WHEREAS**, upon platting of Parcel L and subsequent payment of Additional Consideration (as defined herein), if required, the 2007 Debt Assessments in connection with Parcel L will be cancelled; and

**WHEREAS**, pursuant to the terms of the Settlement Agreement, Titan has committed to the development of six (6) units on Parcel L, but the actual densities developed may be more or less than the densities assumed herein; and

**WHEREAS**, the District and Titan desire to create a mechanism by which Titan shall make certain payments to the District in order to satisfy, in whole or in part, the assessments allocated and the liens imposed with respect to Parcel L; and

**WHEREAS**, Titan and the District desire to enter into this Agreement to confirm Titan's intentions and obligations to make a payment of \$50,000.00 per unit at the time of platting for each unit in excess of six (6) units ("Additional Consideration").

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the parties agree as follows:

**1. RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**2. ADDITIONAL CONSIDERATION.**

A. Payment of Additional Consideration. When the proposed final plat is prepared for Parcel L constituting any proposed plat submitted to the District that the District reasonably determines would render Parcel L fully platted or any remaining un-platted portion of Parcel L undevelopable (the "Final Plat") and presented to the District for review and approval, if the total amount of units to be platted is more than six (6) units then Additional Consideration in the amount of \$50,000.00 per unit for each unit in excess of six (6) units will be due and payable by Titan.

The parties agree that any Additional Consideration, if required, will be paid within fifteen (15) business days of recording the Final Plat.

If the Additional Consideration is not timely paid, the District, after thirty (30) days' notice to Titan that the Additional Consideration is due, may record a Notice of Lien over the lands contained within the Final Plat in the official records of Walton County, Florida ("Walton County"), until such time as the Additional Consideration has been paid, with such liens running with the land. The District will ensure collection of such amounts in a timely manner in order to meet its debt service obligations, and in all cases, Titan agrees that such payments shall be made in order to ensure the District's timely payment of the debt service obligations on the District Bonds. The District shall record the Agreement to Pay Additional Consideration in its Improvement Lien Book. Upon payment of the Settlement Amount and Additional Consideration, if required, the District shall cause the lien release for the 2007 Debt Assessments regarding Parcel L to be recorded in the official records of Walton County.

(iii) The foregoing is based on Titan's representation to the District that Titan intends to develop six (6) units on Parcel L. However, the District agrees that nothing herein prohibits more or less than six (6) units from being developed.

**3. ENFORCEMENT.** This Agreement is intended to be an additional method of enforcement of Titan's obligation to abide by the application of the Additional Consideration, if required, and to guarantee payment of the Additional Consideration due on Parcel L. A default by either party under this Agreement shall entitle any other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance.

**4. RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then each prevailing party, as determined by the applicable court or other dispute resolution provider, shall be entitled to recover from the non-prevailing party all fees and costs incurred, including reasonable attorneys' fees and costs incurred prior to or during any litigation or other dispute resolution and including all fees and costs incurred in appellate proceedings.

**5. NOTICE.** All notices, requests, consents and other communications hereunder ("Notices") shall be in writing and shall be delivered via overnight delivery service, telecopied or hand delivered to the parties, as follows:

If to District: Naturewalk Community Development District  
Attention: District Manager/Stephanie DeLuna  
Rizzetta & Company, Inc.  
120 Richard Jackson Blvd., Suite 220  
Panama City Beach, FL 32407  
Email: Sdeluna@rizzetta.com

With a copy to: District Counsel / Joseph Brown  
Kutak Rock LLP  
107 W College Avenue  
Tallahassee, FL 32301  
Telephone: 850-692-7300  
Email: joseph.brown@kutakrock.com

If to Titan: CH Capital, Inc.  
Attn: Chris B. Hemmings, President  
1510 S. Clark Avenue  
Tampa, FL 33629  
Email: anchortitletampa@gmail.com

With a copy to: David W. Adams  
Bennet Jacobs & Adams, P.A.  
P.O. Box 3300  
Tampa, FL 33601-3300  
Telephone: 813-452-2882  
Email: dadams@bj-a-law.com

Except as otherwise provided herein, any Notice shall be deemed received only upon actual delivery at the address set forth herein. Notices hand 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 addressees 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 addressees set forth herein. Notwithstanding the foregoing, to the extent Florida law requires notice to enforce the collection of assessments placed on property by the District, then the provision of such notice shall be in lieu of any additional notice required by this Agreement.

**6. ASSIGNMENT AND TRANSFERS.** This Agreement shall run with the land. Titan may assign or sell its rights, duties or obligations under this Agreement or any monies to be paid under this Agreement without the prior written consent of any other party to the Settlement Agreement. Titan shall require as a condition of the sale to any third-party purchasing all or a portion of Parcel L for value, on which no plat has been recorded in the land records of Walton

County, that such third-party shall enter into an agreement on the same terms and conditions as this Agreement. The District shall also be required to enter into an agreement on the same terms and conditions as this Agreement with any third-party purchasing all or a portion of Parcel L for value on which no plat has been recorded in the land records of Walton County.

7. **AMENDMENT.** This Agreement shall constitute the entire agreement between the parties and may be modified in writing only by the mutual agreement of all parties.

8. **TERMINATION.** This Agreement shall continue in effect until it is rescinded in writing by the mutual assent of each party. This Agreement shall automatically terminate upon payment in full of the District Bonds, or once all Additional Consideration, if required, has been paid.

9. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the parties as an arm's length transaction. All parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

10. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein 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 hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns; notwithstanding the foregoing, the Trustee is made a third party beneficiary for the benefit of the bondholders to enforce the terms hereof in the event the District does not do so.

11. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

12. **APPLICABLE LAW AND VENUE.** This Agreement shall be governed by the laws of the State of Florida. Each party consents that the venue for any litigation arising out of or related to this Agreement shall be in Walton County, Florida.

13. **EXECUTION IN COUNTERPARTS.** This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute 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.

**14. EFFECTIVE DATE.** This Agreement shall become effective after execution by the parties hereto on the date reflected above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties execute this Agreement Regarding Payment of Additional Consideration the day and year first written above.

WITNESSES:

TITAN ACQUISITIONS, LLC, a Florida limited liability company

\_\_\_\_\_

By: *[Signature]*

\_\_\_\_\_  
(Print Name of Witness)

As its *Chairman*

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

WITNESSES:

\_\_\_\_\_

\_\_\_\_\_  
(Print Name of Witness)

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA

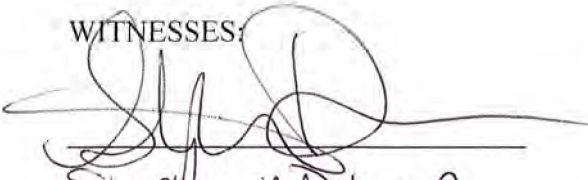
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2026, by \_\_\_\_\_ as \_\_\_\_\_ of Titan Acquisitions, LLC, a Florida limited liability company, on its behalf. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC



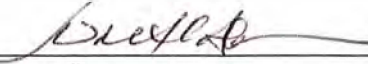
WITNESSES:



Stephanie DeLuna  
(Print Name of Witness)

Address: 3434 Colwell Suite 200  
Tampa FL 33614

**NATUREWALK COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
Jonette Coram  
Chairperson, Board of Supervisors

WITNESSES:



Mike Grubbs (Mar 30, 2026 14:49:36 CDT)

Mike Grubbs  
(Print Name of Witness)

Address: 277 Golfridge Dr  
Inlet Beach FL 32461

STATE OF FLORIDA

COUNTY OF WALTON

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_ 2026, by Jonette Coram as Chair of the Board of Supervisors of the Naturewalk Community Development District. She  is personally known to me or  has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
NOTARY PUBLIC







# 2026-03-12- Agreement with Titan Aquisitions LLC and CH Capital Regarding Payment partial signed (002)

Final Audit Report

2026-03-30

Created:	2026-03-20
By:	Christy Gargaro (cgargaro@rizzetta.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUD8U2THo_XG-HjCxn9LH7aopTJkw3q0S

## "2026-03-12- Agreement with Titan Aquisitions LLC and CH Capital Regarding Payment partial signed (002)" History

-  Document created by Christy Gargaro (cgargaro@rizzetta.com)  
2026-03-20 - 6:14:23 PM GMT
-  Document emailed to M. Grubbs (mgrubbs@naturewalkcdd.org) for signature  
2026-03-20 - 6:14:44 PM GMT
-  Email viewed by M. Grubbs (mgrubbs@naturewalkcdd.org)  
2026-03-30 - 7:47:50 PM GMT
-  Signer M. Grubbs (mgrubbs@naturewalkcdd.org) entered name at signing as Mike Grubbs  
2026-03-30 - 7:49:34 PM GMT
-  Document e-signed by Mike Grubbs (mgrubbs@naturewalkcdd.org)  
Signature Date: 2026-03-30 - 7:49:36 PM GMT - Time Source: server
-  Agreement completed.  
2026-03-30 - 7:49:36 PM GMT

# Tab 10

**VIRGIN BROTHERS, LLC**  
**PROJECT PROPOSAL**

PROJECT NAME POND 16 FENCE REPAIRS	START DATE
JOB LOCATION POND 16	EST. DATE OF COMPLETION

**OWNER INFORMATION**

Contact Name	
Contact Address	
Contact Email	Contact Number

**SUBCONTRACTOR INFORMATION**

Company Name Virgin Brothers, LLC	Contact Name Woodrow Virgin
Company Address 526 Cosson Road, DeFuniak Springs, FL 32435	
Company Email woodyvirgin@embarqmail.com	Company Number 850-333-3547

**SCOPE OF WORK**

REPLACE 12 LINEAR FEET OF FENCING  
2X4 FRAMING 2X6 TOP CAP 4X6 POST  
ALL PRESSURE TREATED WOOD  
STAINLESS STEEL SCREWS  
HAUL OFF ALL DEBRIS

**AGREEMENT TERMS**

ONE PAYMENT UPON COMPLETION  
NOT PAINTED OR STAINED  
RE USING WIRE PANELS

**TOTAL COST**

\$ 731.15

**ACCEPTANCE**

The undersigned hereby accepts the proposed total cost, specifications, and conditions detailed above, and the scope of work herein detailed is hereby authorized to begin on the agreed upon date. Payment for services rendered will be made as specified in the Agreement Terms.

	3/30/26
Signature	Date

# Tab 11



---

**Re: NatureWalk CDD Spring 2026 Pine Straw Installation**

---

**From** office southeaststraw.com <office@southeaststraw.com>

**Date** Mon 3/30/2026 8:45 PM

**To** Jonette Coram <JCoram@NatureWalkCDD.org>

Yes.

Get [Outlook for iOS](#)

---

**From:** Jonette Coram <JCoram@NatureWalkCDD.org>

**Sent:** Monday, March 30, 2026 10:35:37 AM

**To:** office southeaststraw.com <office@southeaststraw.com>

**Subject:** Re: NatureWalk CDD Spring 2026 Pine Straw Installation

Good morning, just to clarify, the cost is \$7.00 per bale, correct? \$6.75 plus \$.25 for fuel.

Jonette Coram  
Chair, NatureWalk CDD  
979-824-3901

---

**From:** Jonette Coram <JCoram@NatureWalkCDD.org>

**Sent:** Friday, March 13, 2026 11:16 AM

**To:** office southeaststraw.com <office@southeaststraw.com>

**Subject:** Re: NatureWalk CDD Spring 2026 Pine Straw Installation

Thank you. May I consider that NatureWalk CDD has been scheduled for pine straw installation between April 17-24, 2026?

Jonette Coram  
Chair, NatureWalk CDD  
979-824-3901

---

**From:** office southeaststraw.com <office@southeaststraw.com>

**Sent:** Friday, March 13, 2026 11:02 AM

**To:** Jonette Coram <JCoram@NatureWalkCDD.org>

**Subject:** RE: NatureWalk CDD Spring 2026 Pine Straw Installation

The rate has not changed, it's \$6.75 plus \$.25 for fuel total is \$7.25 per square bale.

---

**From:** Jonette Coram <JCoram@NatureWalkCDD.org>

**Sent:** Friday, March 13, 2026 10:04 AM

**To:** office southeaststraw.com <office@southeaststraw.com>

**Cc:** Stephanie DeLuna <SDeLuna@rizzetta.com>

**Subject:** NatureWalk CDD Spring 2026 Pine Straw Installation

Good morning! Could you please confirm pricing information and schedule the NatureWalk Community Development District (CDD) for pine straw installation the week of April 20, 2026, immediately after NatureWalk HOA finishes? Attached is the pricing I have from November, 2025.

BrightView is coordinating the NatureWalk HOA pine straw and says they are starting on Monday, April 13th and will complete by Friday April 17th.

Please send billing to me at [JCoram@naturewalkcdd.org](mailto:JCoram@naturewalkcdd.org) and Stephanie DeLuna at [SDeluna@rizzetta.com](mailto:SDeluna@rizzetta.com)

I am the contact who will meet with Mario onsite to discuss the scope of work prior to the start date.

Thank you!  
Jonette Coram  
Chair, NatureWalk CDD  
979-824-3901

# Tab 12



# ESTIMATE

**On Demand Paver Solutions**  
OnDemandPavers@hotmail.com  
Crestview, 32636, Florida  
United States

8502181835  
www.OnDemandPavers.com

**BILL TO**  
**NatureWalk CDD- Jonette Coram**  
Jonette Coram  
  
979.824.3901  
JCoram@NatureWalkCDD.org

**Estimate Number:** 2459  
**Estimate Date:** March 27, 2026  
**Valid Until:** May 26, 2026  
**Grand Total (USD): \$1,975.00**

Services	Quantity	Price	Amount
<b>Repair</b> Repairs- Proposal: Parking Pad Repair – Beargrass Way  Re-level the parking pad at the northwest end of Beargrass Way in the NatureWalk CDD. The size of the pad will remain the same.  Reinforce the edge restraint with rebar to improve stability. Additional pavers may be used, if available, to complete the repair.  Scope is based on photos provided by the CDD.	1	\$1,975.00	\$1,975.00

**Grand Total (USD): \$1,975.00**

### Notes / Terms

#### ODP Terms & Conditions

1. ODP will complete the work as outlined in the approved proposal. Any changes to scope, materials, quantities, or schedule must be approved in writing and may result in additional charges, including special-order materials.
2. Homeowner is responsible for HOA compliance, permits, and accurately identifying all underground utilities. ODP is not liable for damage resulting from unmarked utilities.
3. A 50% non-refundable deposit is required prior to scheduling and ordering materials. The remaining balance is due upon completion. Accepted payments: cash, check, ACH, Venmo, and credit card (3.5% fee for credit cards).
4. ODP is not responsible for delays due to weather, material shortages, or conditions beyond our control. Unforeseen site conditions (e.g., roots, unstable soil, hidden obstacles) may require a written change order with additional charges.
5. Unused materials remain the property of ODP unless otherwise agreed. ODP is not responsible for pool debris during installation. Quantities include a waste allowance for cuts and breakage.
6. Approval of this quote constitutes acceptance of these terms.

# Tab 13

**FIRST ADDENDUM TO THE CONTRACT FOR  
DISTRICT MANAGEMENT SERVICES**

---

This First Addendum to the Contract for District Management Services (this “**Addendum**”), is made and entered into as of the 1<sup>st</sup> day of October, 2026 (the “**Effective Date**”), by and between **NatureWalk Community Development District**, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, located in Walton County, Florida (the “**District**”), and **Rizzetta & Company, Inc.**, a Florida corporation (the “**District Manager**”).

**RECITALS**

**WHEREAS**, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2025 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

***(Remainder of this page is left blank intentionally)***

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
 Vice Chairman/Assistant Secretary  
 Board of Supervisors

\_\_\_\_\_  
 Print Name

**Exhibit B – Schedule of Fees**

**Exhibit B  
Schedule of Fees**

<b>STANDARD ON-GOING SERVICES:</b>		
Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:		
	MONTHLY	ANNUALLY
Management:	\$2,436.98	\$29,244
Administrative:	\$835.50	\$10,026
Accounting:	\$1,485.43	\$17,825
Assessment Roll: <sup>(1)</sup>		\$5,408
Financial & Revenue Collections:	\$347.63	\$4,172
Continuing Disclosure:	\$416.67	\$5,000
Website Management:	\$110.00	\$1,320
E-Mail (5 accounts)	\$100.00	\$1,200
<b>Total Standard On-Going Services:</b>	<b>\$5,732.21</b>	<b>\$74,194</b>

(1) Assessment Roll is to paid in one lump-sum upon completion.

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**LITIGATION SUPPORT SERVICES:**

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00

**FIRST ADDENDUM TO THE CONTRACT FOR  
DISTRICT MANAGEMENT SERVICES**

---

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**RECITALS**

**WHEREAS**, the District and the District Manager entered into the Contract for District Management Services dated October 1, 2025 (the “**Contract**”), incorporated by reference herein; and

**WHEREAS**, the District and the District Manager desire to amend **Exhibit B - Schedule of Fees** section of the Contract as further described in this Addendum; and

**WHEREAS**, the District and the District Manager each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the District Manager agree to the changes to amend the Schedule of Fees attached.

The amended Schedule of Fees are hereby ratified and confirmed. All other terms and conditions of the Contract remain in full force and effect.

**IN WITNESS WHEREOF** the undersigned have executed this Addendum as of the Effective Date.

*(Remainder of this page is left blank intentionally)*

Therefore, the District Manager and the District each intend to enter this Addendum, understand the terms set forth herein, and hereby agree to those terms.

**ACCEPTED BY:**

**RIZZETTA & COMPANY, INC.**

BY: \_\_\_\_\_

PRINTED NAME: William J. Rizzetta

TITLE: President

DATE: \_\_\_\_\_

**NATUREWALK COMMUNITY DEVELOPMENT DISTRICT**

BY: \_\_\_\_\_

PRINTED NAME: \_\_\_\_\_

TITLE: Chairman/Vice Chairman

DATE: \_\_\_\_\_

**ATTEST:**

\_\_\_\_\_  
 Vice Chairman/Assistant Secretary  
 Board of Supervisors

\_\_\_\_\_  
 Print Name

**Exhibit B – Schedule of Fees**

**Exhibit B  
Schedule of Fees**

**STANDARD ON-GOING SERVICES:**

Standard On-Going Services will be billed in advance monthly pursuant to the following schedule:

	<b>MONTHLY</b>	<b>ANNUALLY</b>
Management:	\$3,616.00	\$43,392
Administrative:	\$1,227.83	\$14,734
Accounting:	\$1,442.17	\$17,306
Assessment Roll: <sup>(1)</sup>		\$5,408
Financial & Revenue Collections:	\$337.50	\$4,050
Continuing Disclosure:	\$416.67	\$5,000
Website Management:	\$110.00	\$1,320
E-Mail (5 accounts)	\$100.00	\$1,200
<b>Total Standard On-Going Services:</b>	<b>\$7,250.17</b>	<b>\$92,410</b>

(1) Assessment Roll is to paid in one lump-sum upon completion.

<b>ADDITIONAL SERVICES:</b>	<b>FREQUENCY</b>	<b>RATE</b>
Extended and Continued Meetings	Hourly	\$ 400
Additional Meetings (includes meeting prep, attendance and drafting of minutes)	Hourly	\$ 400
Estoppel Requests (billed to requestor):		
One Lot (on tax roll)	Per Occurrence	\$ 125
Two+ Lots (on tax roll)	Per Occurrence	\$ 150
One Lot (direct billed by the District)	Per Occurrence	\$ 150
Two–Five Lots (direct billed by the District)	Per Occurrence	\$ 200
Six-Ten Lots (direct billed by the District)	Per Occurrence	\$ 250
Elevent+ Lots (direct billed by the District)	Per Occurrence	\$ 300
Long Term Bond Debt Payoff Requests	Per Occurrence	\$ 150/Lot
Two+ Lots	Per Occurrence	Upon Request
Short Term Bond Debt Payoff Requests & Long Term Bond Debt Partial Payoff Requests		
One Lot	Per Occurrence	\$ 150
Two – Five Lots	Per Occurrence	\$ 200
Six – Ten Lots	Per Occurrence	\$ 300
Eleven – Fifteen Lots	Per Occurrence	\$ 400
Sixteen+ Lots	Per Occurrence	\$ 500
Bond Amortization Schedules	Per Occurrence	\$ 600
Special Assessment Allocation Report	Per Occurrence	Upon Request
True-Up Analysis/Report	Per Occurrence	Upon Request
Re-Financing Analysis	Per Occurrence	Upon Request
Bond Validation Testimony	Per Occurrence	Upon Request
Bond Issue Certifications/Closing Documents	Per Occurrence	Upon Request
Electronic communications/E-blasts	Per Occurrence	Upon Request
Special Information Requests	Hourly	Upon Request
Amendment to District Boundary	Hourly	Upon Request
Grant Applications	Hourly	Upon Request
Escrow Agent	Hourly	Upon Request
Continuing Disclosure/Representative/Agent	Annually	Upon Request
Community Mailings	Per Occurrence	Upon Request
Response to Extensive Public Records Requests	Hourly	Upon Request
Litigation Support Services	Hourly	Upon Request

### **PUBLIC RECORDS REQUESTS FEES:**

Public Records Requests will be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
Regional Manager	\$ 52.00
District Manager	\$ 40.00
Accounting & Finance Staff	\$ 28.00
Administrative Support Staff	\$ 21.00

**LITIGATION SUPPORT SERVICES:**

Litigation Support Services shall be billed hourly to the District pursuant to the current hourly rates shown below:

<b>JOB TITLE:</b>	<b>HOURLY RATE:</b>
President	\$ 500.00
Chief Financial Officer	\$ 450.00
Vice President	\$ 400.00
Controller	\$ 350.00
Regional District Manager	\$ 300.00
Accounting Director	\$ 300.00
Finance Manager	\$ 300.00
Senior District Manager	\$ 275.00
District Manager	\$ 250.00
Amenity Services Manager	\$ 250.00
Business Development Manager	\$ 250.00
Landscape Inspection Services Manager	\$ 250.00
Financial Analyst	\$ 250.00
Senior Accountant	\$ 225.00
Landscape Specialist	\$ 200.00
Administrative Support Manager	\$ 200.00
Senior Financial Associate	\$ 200.00
Senior Administrative Assistant	\$ 200.00
Staff Accountant II	\$ 200.00
District Coordinator	\$ 175.00
Administrative Assistant II	\$ 150.00
District Compliance Associate	\$ 150.00
Staff Accountant	\$ 150.00
Financial Associate	\$ 150.00
Administrative Assistant	\$ 100.00
Accounting Clerk	\$ 100.00
Client Relations Specialist	\$ 100.00