

Congratulations on the purchase of your new home!

From all of us here at DPGF, we extend a warm greeting and happily welcome you to the Cypress Creek community. Included in this welcome packet is a bit of information that we hope will help you along the way as you settle into your new community. Please do not hesitate to contact us if you have any questions, comments, concerns, or even if you just want to say hi!

Community Development District (“CDD”) Overview

A Community Development District, commonly referred to as CDD, is a governmental unit created to serve the long-term specific needs of its community. Created pursuant to Chapter 190 of the Florida Statutes, a CDD's main powers are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents. The Cypress Creek CDD is organized similar to other local governments in Florida, in that the legislative body is composed of a five-member board known as the Board of Supervisors. The Board establishes the policy of the District in accordance with Florida law.

More information about the CDD and the Cypress Creek community can be found on the Cypress Creek CDD website – www.cypresscreekcdd.org.

District Management

The Board, by law, must hire a District Administrator and a District Counsel. Staff members operate utilizing the same formalities as a County Administrator and a County Attorney. The Board, through review of advertised Requests for Qualifications, ranks and selects a District Engineer to perform the engineering needs of the District. District Administration staff and the District Attorney administer the operations of the District and implement the Board's policies and contracts.

The district office is located in New Tampa on the first floor of the Regus building at 15310 Amberly Drive, Suite 175, Tampa, Florida 33647. The office is open Monday through Friday from 9:00 a.m. until 3:00 p.m. and closes for lunch daily from 12:00 p.m. until 1:00 p.m. The amenities department is closed on Monday and Wednesday to accommodate administrative and Board requests.

Amenity Access & Pin Registration

Residents of the community can access the amenities using a four-digit access pin. The four-digit access pin **MUST** be registered with the CDD before they can be used to gain access to the community. The registration paperwork that is required to request access to the community is on the last page of this welcome packet. More information about the amenities, including the instructions on how to register for access to the amenities, can be found on the Amenities webpage of the Cypress Creek CDD website.

Key Community Contacts

District Management – DPGF Management & Consulting LLC

Paul Cusmano, District Manager

Email: Paul.Cusmano@dpfg.com

Office: (813) 418-7473 - Extension: 4301

Janet Johns, Records Administrator

Email: Janet.Johns@dpfg.com

Office: (813) 418-7473 - Extension: 4302

Lore Yeira, Contracts Administrator

Email: Lore.Yeira@dpfg.com

Office: (813) 418-7473 - Extension: 4303

Teeanna Kamalu, Amenity Manager

Email: Teeanna.Kamalu@dpfg.com

Office: (813) 418-7473 - Extension: 4304

Homeowner’s Association (“HOA”) – Titan Management

Coleen Verdon, HOA Manager

Email: cverdon@artemislifestyles.com

Office: (407) 923-4241

Website: www.artemislifestyles.com/community/cypress-creek/

Developer – Metro Development Group

Chloe Crooks, Community Relations Manager

Email: chloe@metrodevelopmentgroup.com

Office: (813) 288-8078

Mobile: (813) 463-6121

Website: www.cypresscreek.metroplaces.com/

Today's Date: _____

Amenity Access & Pin Registration

Registration Type:

- New Registration Modify Existing Registration Deactivate/Transfer Registration

Name: _____

Street Address: _____

Email Address: _____

Phone Number: (___ ___) ___ ___ - ___ ___ ___

Closing Date: _____

I own rent my home.

If renting, please provide the name and address of the owner.

Name: _____

Street Address: _____

POOL ACCESS*:

Authorized Participants:

List everyone living in the household who are authorized to access the pool area and use the pool.

Name	Relationship	Age
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

EMERGENCY CONTACT INFORMATION:

In case of emergency, please contact:

Name	Telephone
_____	_____
_____	_____

*An access code will be assigned to your household at the time of registration.

Privacy Disclosure - Under Florida Law, information included in this form becomes part of the public record, available for public record requests.

Consent & Waiver Agreement

By checking this box, I agree that I have read and understood the terms of the [Consent and Waiver Agreement](#).

Transferring ownership to (if applicable):

Name	Closing Date	Owner/Renter
_____	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Renter
_____	_____	<input type="checkbox"/> Owner <input type="checkbox"/> Renter

Gate Access via Numerical Keypad

To unlock the pool gate, enter your 4-digit pin followed by "#"; open the gate immediately as the gate only releases for a short time.

Return the completed form and verification documents to the Cypress Creek CDD Amenity Manager via email to amenitymanager@dpg.com OR via mail to: **Cypress Creek CDD Amenity Manager**, c/o DPG Management & Consulting LLC, 15310 Amberly Drive, Suite 175, Tampa, Florida 33647.

Acceptable documents include:

Proof of ID: Valid driver's license, state issued photo ID, military ID
Proof of Residency: Closing document, current utility bill, deed

Did you know? You can find out more information about the amenities and the CDD on the Cypress Creek CDD website - www.cypresscreekcdd.org.