

EPPERSON RANCH COMMUNITY DEVELOPMENT DISTRICT

Mailing Address: 250 International Parkway, Suite 280, Lake Mary, Florida 32746

Main: (813) 418-7473

Epperson Ranch Resident Gate Access Registration Form

Complete the form to request access into the Epperson Ranch community.

Today's Date:

Name:

Property Address:

Email Address:

Phone Number:

(_ _ _) _ _ _ - _ _ _ _

Closing Date:

I own rent my home.

If renting, please provide the owner's contact information in the spaces provided below.

Name:

Mailing Address:

Phone Number:

(_ _ _) _ _ _ - _ _ _ _

Email Address:

GATE ACCESS:

Device

Device TR Number* (separate multiple entries with a comma)

Gate Transmitters

4 Digit Gate Access Code (choose numbers that you will remember):

Display Name for the Entrance Gate (limited to 15 characters, including spaces):

EMERGENCY CONTACT INFORMATION:

In case of emergency, please contact:

Name

Telephone

Email

(_ _ _) _ _ _ - _ _ _ _

*The device's TR number is a 5-digit number and it can be found on the label that is on the back of the device. Look for the numbers directly beneath the abbreviation "TR#" and above "318MHZ".

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

Return the completed form and verification documents* to the Epperson Ranch CDD management company by mail to **Epperson Ranch CDD ATTN: Amenities**, c/o DPF Management & Consulting LLC, 250 International Parkway, Suite 280, Lake Mary, Florida 32746.

*Acceptable documents for verification:

Proof of ID: Driver's license, state-issued photo ID, military ID

Proof of Ownership: Bill of sale, deed, lease agreement, ownership agreement

Did You Know?

Homeowners can conveniently fill out an application online to complete the registration process. For more information, please visit the Epperson Ranch CDD website, www.eppersonranchcdd.org/amenities#gate, and click on the "Amenity Registration" button to get started.

If you have any questions about the CDD, please call us at (813) 418-7473. We are open for business between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday. For more information about the Epperson Ranch CDD, please visit the Epperson Ranch CDD website, www.eppersonranchcdd.org.

About the Amenities

Amenities in the Epperson Ranch community include a lagoon*, dog park, walking trails, "green space" landing, butterfly garden, shaded "tot lot" playground, and golf cart paths. The community is gated and, to unlock the gates during normal operating hours, please use your gate clicker or gate code.

Sidewalk Pedestrian Gate Access

At either side of the entrance gates, there is a gate that requires a 4-digit access code to unlock it. This code is not to be confused with the resident gate access code. To unlock the sidewalk pedestrian gates, simply enter the 4-digit access code below on the gate's keypad; open the gate immediately as the gate only releases for a short time.

Pedestrian Gate Access Code: 2019

Gate Access for Tansy Bend Homeowners

For all inquiries about the gate at the Epperson Ranch community's entrance of Palermo Cove (off of Epperson Boulevard), please contact the HOA management company, Rizzetta Management.

Rizzetta Management

Regina Sneeringer
5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544
Phone: (813) 994-1001
Email: RSneeringer@rizzetta.com

***Lagoon Access**

The lagoon is privately owned, and it is not managed by the Community Development District (the "CDD"). Please direct all inquiries about the Lagoon, including information about limited day passes, to the Crystal Lagoon's information team at (813) 527-0775 or Hello@lagooninformation.com. You might also find some helpful information on the Crystal Lagoon's website, www.lagooninformation.com.

MetroLagoons by Crystal Lagoons

Phone: (813) 527-0775
Email: hello@lagooninformation.com
Website: www.lagooninformation.com/contact/