



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](http://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](http://www.eppersonranchcdd.org).

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### **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](mailto: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](mailto>Hello@lagooninformation.com). You might also find some helpful information on the Crystal Lagoon's website, [www.lagooninformation.com](http://www.lagooninformation.com).

### **MetroLagoons by Crystal Lagoons**

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