

# TWO CREEKS

## PUBLIC ENTITY

### COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190 of the  
Florida Statutes  
Governed by a Board of Supervisors

**Responsibilities** include the construction, financing & maintenance of the community infrastructure:

- \* Common Grounds and Landscaping
- \* Aquatic Maintenance for Ponds/Lakes (including lakes within The Preserve)
- \* Maintenance of Fountains at the Amenity Center
- \* Amenity Center, Recreation Facilities, Playgrounds and Pocket Parks (excluding the Preserve)
- \* Decorative and Landscape Lighting (excluding The Preserve Entrance and Guard House) Streetlights are maintained by Clay Electric
- \* Marquee Signs

#### How are fees paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts: Annual Debt Service Fee & Annual Operations & Maintenance Fee

Please visit the District's website and look under the Documents Section for the most current budget and related information.

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

#### Who to contact?

**Steve Howell, Regional Operations Manager**  
[showell@vestapropertyservices.com](mailto:showell@vestapropertyservices.com)

For common areas, amenity center, recreation areas access cards and amenity room rentals.

Rizzetta & Company, Inc.

**Lesley Gallagher, District Manager**  
[lgallagher@rizzetta.com](mailto:lgallagher@rizzetta.com)

or Phone (904) 436-6270

For financial and administrative issues.

Please also visit the District's website  
[www.twocreeksccd.org](http://www.twocreeksccd.org)

## PRIVATE ENTITY

### HOMEOWNER'S ASSOCIATION

Not-for-profit Corporation created under Chapters 617  
and 720 of the Florida Statutes  
Governed by a Board of Directors

**Responsibilities** include the implementation of the association's governing documents; specifically, individual lot related issues.

- \* Deed Restriction Enforcement
- \* Architectural Control - ARB Review
- \* The Preserve (Private Gated Section within Two Creeks)
- \* Maintenance of Fountain within the Preserve
- \* Pocket Parks within the Preserve
- \* Gates (Vehicle and Pedestrian) at Preserve
- \* Gate House

#### How are fees paid?

Please contact Kingdom Management to confirm your billing and payment methods as well as the current amount.

#### Who to contact?

Kingdom Management

Ms. Sherrie Jarnu, Community Association  
Manager

[MRSj@kingdommanagement.com](mailto:MRSj@kingdommanagement.com)

[info@kingdommanagement.com](mailto:info@kingdommanagement.com)

Phone: (904) 646-2626

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