

# *Celebration Community Development District*

**April 20, 2026**

**Revised Agenda Package**

313 CAMPUS STREET  
CELEBRATION, FLORIDA 34747

## **CLEAR PARTNERSHIPS**



COLLABORATION



LEADERSHIP



Page 1

EXCELLENCE



ACCOUNTABILITY



RESPECT

# Celebration Community Development District

## Board of Supervisors:

Tom Touzin, Chairman  
David Hulme, Vice Chairman  
Greg Filak, Assistant Secretary  
Shel Hart, Assistant Secretary  
Jack McLaughlin, Assistant Secretary



## Staff:

Kerry Satterwhite, District Manager  
Jan Carpenter, District Counsel  
Jay Lazarovich, District Counsel  
Mark Vincutonis, District Engineer  
Russell Simmons, Field Manager  
Diana Lopez, Accountant  
Melissa Williams, Administrative Assistant III

## Revised Meeting Agenda Monday, April 20, 2026 – 5:00 p.m.

---

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Motion to approve the agenda
4. Audience Comments – *Three- (3) Minute Time Limit*
5. Gary Moyer Plaque Dedication
6. Third Party Representatives
  - A. CROA
  - B. Sheriff
7. Staff Reports
  - A. Field Inspection Report
    - i. April 2026 Report.....Page 4
  - B. Vendor Reports
    - i. United Landscape
    - ii. Premier Lakes.....Page 18
    - iii. Clarke
    - iv. Mattamy Homes
  - C. District Engineer
    - i. April 2026 Report.....Page 27
  - D. District Counsel
    - i. Discussion of Charleston Townhomes Conveyance.....Page 29
    - ii. Discussion of E-Bike Bill.....Page 60
    - iii. Discussion of Golf Course Pond Maintenance
  - E. District Manager
    - i. Discussion of No Parking Signs.....Page 69
    - ii. Discussion of Audit Committee Meeting Update
    - iii. Discussion of Resolutions for Website.....Page 90
8. Business Items
9. Consent Agenda
  - A. Consideration of Minutes from the March 23, 2026 meeting.....Page 163
  - B. Consideration of March 2026 Financials.....Page 170
  - C. Consideration of March 2026 Check Register.....Page 188
10. Supervisor Requests
11. Audience Comments – *Three- (3) Minute Time Limit*
12. Adjournment

*The next meeting is scheduled for May 4, 2026, at 5:00 p.m.*

District Office:  
313 Campus Street  
Celebration, FL 34747  
407-566-1935  
[www.CelebrationCDD.org](http://www.CelebrationCDD.org)

Meeting Location:  
In person: 313 Campus Street, Celebration, FL

**7Ai**

**April 2026 Field Report**



# **Celebration Community Development District Field Management Report**

# PROJECT 3/18/26, 11:22 AM

**Audit**

**Wednesday, March 18, 2026**

**Prepared For Celebration**

**22 Items Identified**



**Item 1**

Assigned To CDD

Have 8 that need repaired this one needs replaced



**Item 2**

Assigned To CDD

Have couple of lights have water in lens



**Item 3**

Assigned To CDD

Installed new drain pipe lake Evelyn alley



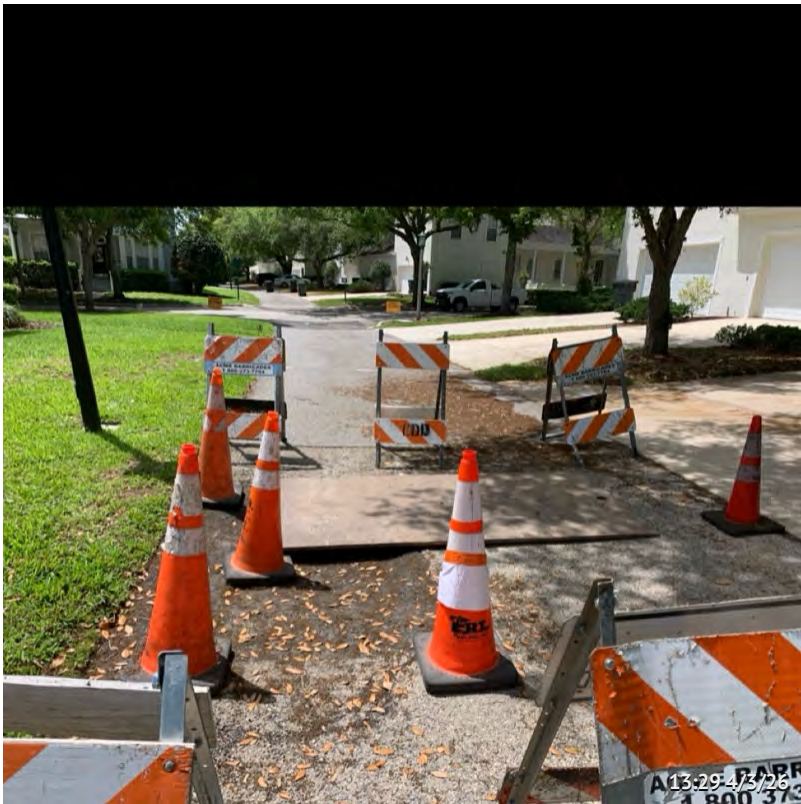
**Item 4**

Assigned To Same



**Item 5**

Assigned To Ran Pipe Into Storm Drain



**Item 6**

Assigned To CDD  
Problem with storm pipe hole 3 1/2 deep 5' across



**Item 7**

Assigned To United

Pear tree replacement with Elms  
look nice



**Item 8**

Assigned To CDD

Bad pot hole behind 798  
Oakshadows



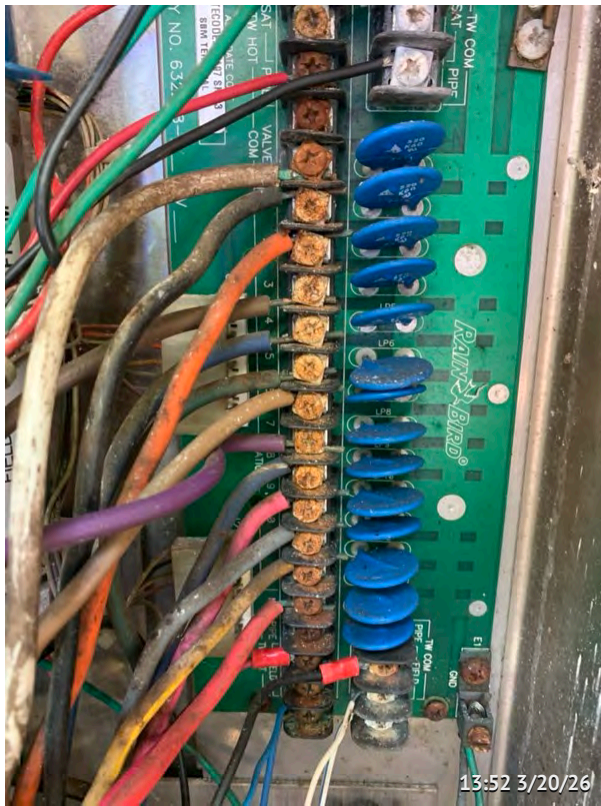
**Item 9**

Assigned To CDD  
Pressure washed



**Item 10**

Assigned To J and J Tree Service  
Hauled off 4) 50 yard loads have 2  
more loads left



**Item 11**

Assigned To CDD

Replaced zone output board site 2  
clock 17



**Item 12**

Assigned To United

New plants Stickley Ave

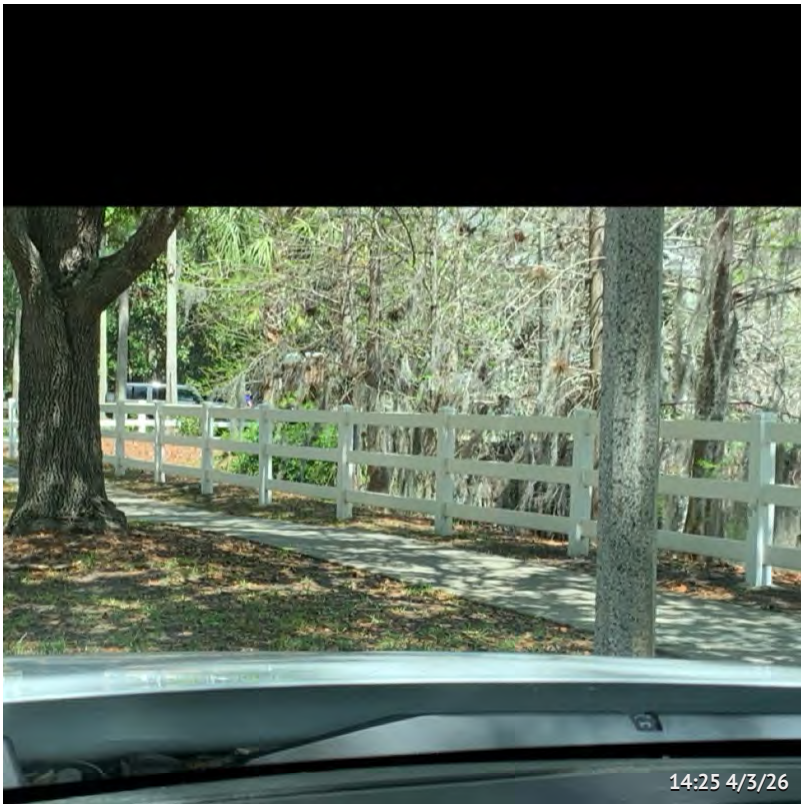


**Item 13**

Assigned To CDD

Replaced s/w had to report driveway

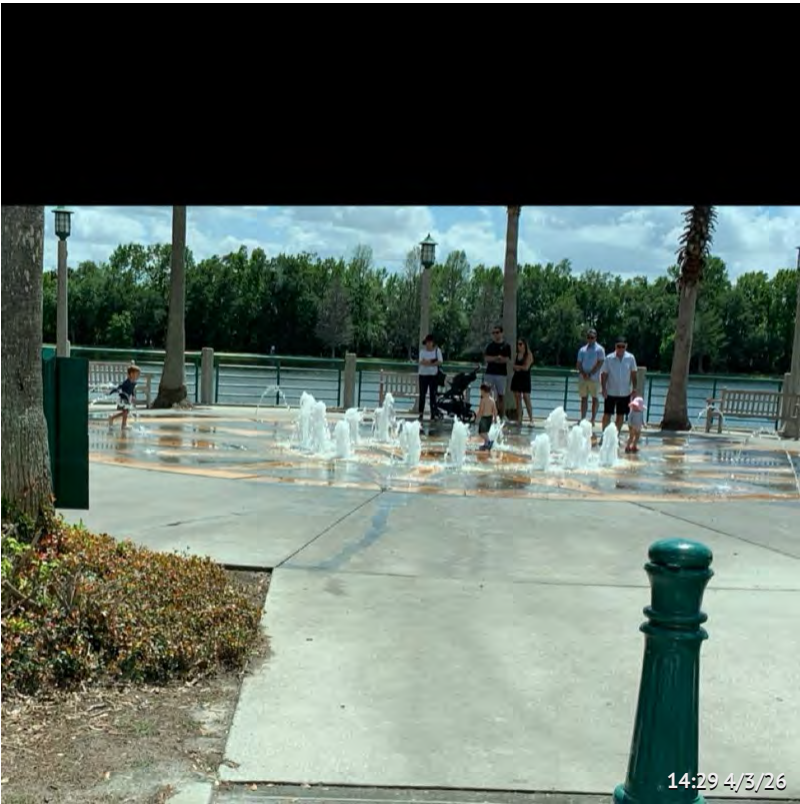
Homeowner paid for driveway



**Item 14**

Assigned To CDD

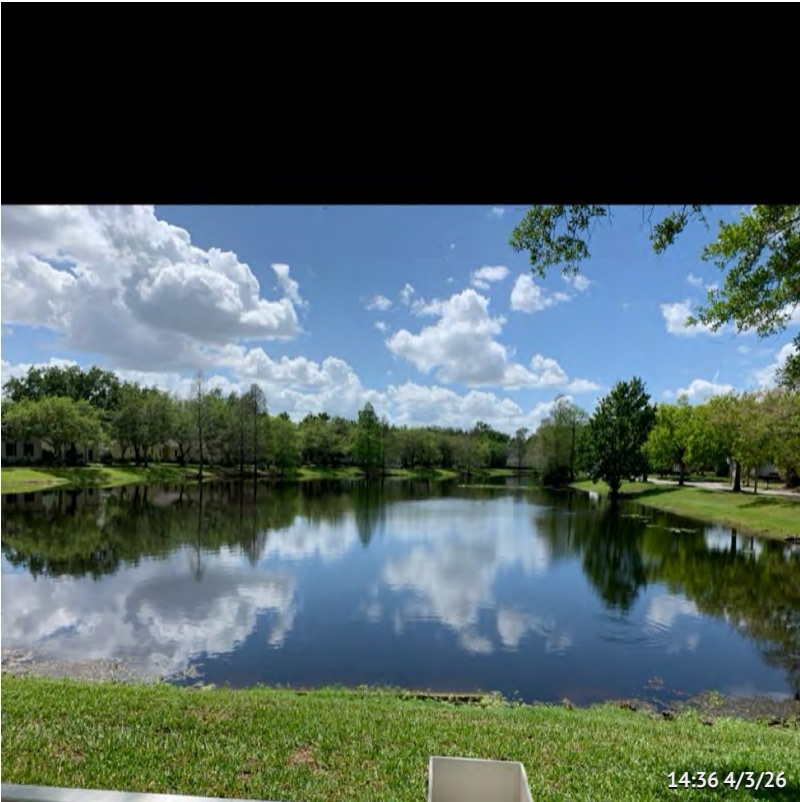
Pressure washing pvc fences



**Item 15**

Assigned To CDD

Cleaned holding tank all filters and  
Nozzels



**Item 16**

Assigned To Premier

Jack's favorite pond



**Item 17**

Assigned To United

Most of the grass around town look's good



**Item 18**

Assigned To Florida Green

All Myrtles got trimmed



**Item 19**

Assigned To CDD

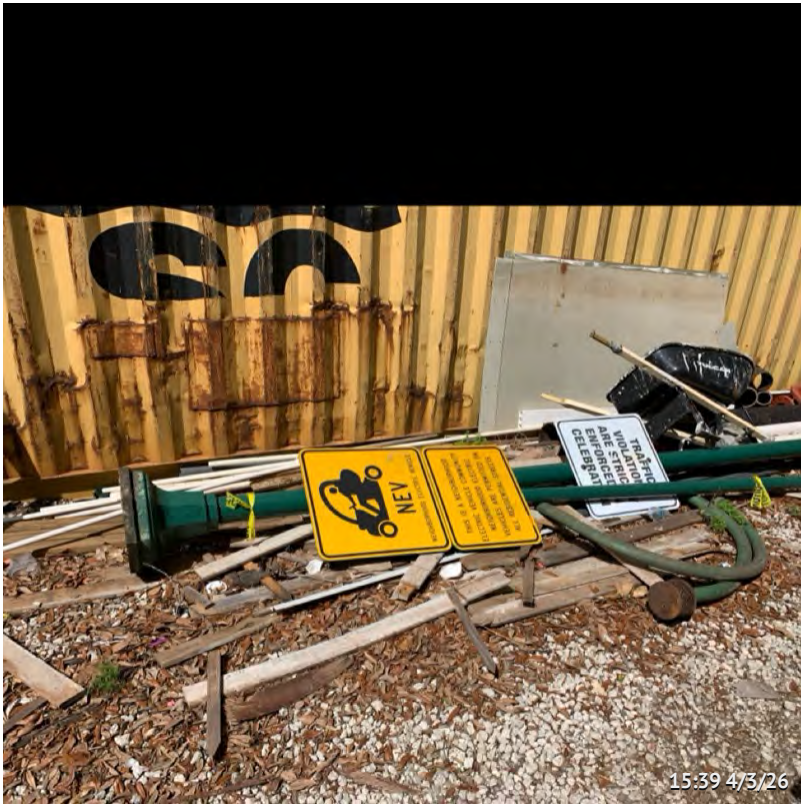
Load center Ballard lights spring lake



**Item 20**

Assigned To CDD

Had bad connection only 1/2 the Ballard lights working took all day to find small round box with 3" of dirt on top inside CROA's fence install large box after installing all new connectors



### Item 21

Assigned To CDD

Started removing signs ran into problem at hotel



### Item 22

Assigned To CDD

Wheel fell off mule looks like it stripped the threads on axel will take it to shop next week

**7Bii**

**April 2026 Premier Lakes Report**



## Celebration CDD

### Aquatics Report

4/9/2026

[www.premierlakesfl.com](http://www.premierlakesfl.com)

CustomerSupport@PremierLakesFL.com

844-Lakes-FL (844-525-3735)



**SV31**



**Comments:**  
This lake is in great condition. Shoreline weeds observed dying off from recent herbicide application.

**Action Required**  
Routine Maintenance

**Target:**

**SV33**



**Comments:**  
Slender Spikerush observed. Appears to be hung up in landscaping mesh.

**Action Required**  
Submerged Treatment

**Target:**  
Slender Spikerush



IV36



**Comments:**

This lake is in great condition. Shoreline weeds observed dying off from recent herbicide application.

**Action Required**

Routine Maintenance

**Target:**

IV37



**Comments:**

Floating weeds, including Azolla and Salvinia observed. Otherwise, the lake is in good condition.

**Action Required**

Floating weed treatment

**Target:**

---

CustomerSupport@PremierLakesFL.com 844-525-3735



**IV38**



**Comments:**

This lake is in great condition.

**Action Required**

Routine Maintenance

**Target:**

**IV39**



**Comments:**

This lake is in great condition.

**Action Required**

Routine Maintenance

**Target:**



**IV34**



**Comments:**

This lake is in great condition. Shoreline weeds observed dying off from recent herbicide application.

**Action Required**

Routine Maintenance

**Target:**

**SV32**



**Comments:**

This lake is in good condition. Minor shoreline weeds to be sprayed.

**Action Required**

Shoreline Weed Treatment

**Target:**

Torpedo Grass



**SV29**



**Comments:**

This lake is in great condition. Shoreline weeds observed dying off from recent herbicide application.

**Action Required**

Routine Maintenance

**Target:**

**SV3**



**Comments:**

This lake is in great condition. Shoreline weeds observed dying off from recent herbicide application.

**Action Required**

Routine Maintenance

**Target:**



**SV1**



**Comments:**

This lake is in great condition.

**Action Required**

Routine Maintenance

**Target:**

**LV2**



**Comments:**

Minor Slender Spikerush observed, damaged from prior treatments.

**Action Required**

Monitor and retreat Slender Spikerush as necessary.

**Target:**

Slender Spikerush



## Management Summary

Overall, the lakes observed during this inspection are in excellent condition. The combination of recent treatments and rainfall resulted in no algae being observed, a rarity for Celebration.

Shoreline weeds had been recently treated with good results. Otherwise, most ponds had little to no shoreline weeds to note.

Slender Spikerush was observed in a few lakes and is undergoing treatment. SV33 has been challenging as the plant gets caught in floating landscaping mesh and attaches to the mesh in the water column. I would recommend investigating whether this material can be removed from the lake to avoid the Slender Spikerush being held up in it.

**7Ci**

# **April 2026 Engineering Report**



April 10, 2026

Mr. Kerry Satterwhite, District Manager  
Celebration Community Development District  
313 Campus Street  
Celebration, FL 34747  
[Mwilliams4@inframark.com](mailto:Mwilliams4@inframark.com)

Re: Engineer's Monthly Meeting Update – Celebration CDD  
HWA #4204

Dear Mr. Satterwhite;

As requested, please accept this letter as a monthly summary update of items or tasks that our office has been working on or assisting with:

1. Island Village weekly meetings.
2. Island Village Ph 2A townhome perimeter tracts information, sidewalk exhibit and follow up corresp. for turnover and deeding to CROA.
3. FDOT pond SCE2-2 at Celebration Ave & SR417 documentation review.
4. Island Village Phase 2A turnover site inspections and punchlist generation.
5. Island Village esplanade steps repair coordination with Mattamy.
6. Island Village bridge turnover and maintenance bond research and corresp.
7. Pond Restoration pricing and contract agreement corresp. with attorney and manager.

Sincerely,

*Mark Vincutonis*

Mark Vincutonis, P.E.

**7Di**

**Discussion of Charlestown Townhomes  
Conveyance**



Charleston, SC  
See more data



Charleston Pl

Charleston Pl

**RESOLUTION 2022-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT APPROVING THE CONVEYANCE OF CERTAIN REAL PROPERTY AND IMPROVEMENTS LOCATED IN THE CHARLESTON TOWNHOME DEVELOPMENT TO THE CELEBRATION RESIDENTIAL OWNERS' ASSOCIATION, INC.; SETTING THE TERMS AND CONDITIONS OF SUCH ACCEPTANCE; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Celebration Community Development District (the "District") is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes* (the "Act"); Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994; and Resolution 94-9 of the Osceola County ("County") Commission, adopted June 6, 1994 for the purpose of the construction, installation and/or acquisition of public infrastructure, improvements, roadways and services on lands within the District and to provide for the operation and maintenance of such infrastructure improvements, facilities and services within the District; and

**WHEREAS**, the District has the authority, generally under Florida Law and the Act, and specifically under Section 190.011(7)(a), *Florida Statutes*, to acquire and dispose of any real property, dedications or platted reservations in any manner so long as it is in the best interest of the District; and

**WHEREAS**, the District has realized that it is, likely in error, listed as owner of certain real property and improvements consisting of a parking area, entrance way and roads, a mail kiosk and other improvements related to the Charleston Townhomes subdivision, which is also known as Osceola County property appraiser parcel number: 07-25-28-2777-TRAC-1130 (the "Charleston Parcel"); and

**WHEREAS**, the Celebration Residential Owners Association, Inc., a Florida not-for-profit corporation ("CROA"), has agreed that it is the party which should have ownership of the Charleston Parcel; and

**WHEREAS**, the District agrees to convey the Charleston Parcel to CROA as more particularly described in the Special Warranty Deed, Bill of Sale and affidavits, attached hereto as Exhibit "A" evidencing the conveyance (the "Conveyance Documents"), and CROA has agreed to accept the same; and

**WHEREAS**, the District desires to adopt this Resolution to approve the conveyance of the Charleston Parcel, to provide for the approval of the Conveyance Documents, and provide for severability, the resolution of conflicts and an effective date.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 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.

**SECTION 2. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to the provisions of Florida law, including Chapters 170 and 190, *Florida Statutes*.

**SECTION 3. APPROVAL OF THE CONVEYANCE OF THE CHARLESTON PARCEL.** The Board hereby approves the transfer and conveyance of the Charleston Parcel to CROA, and the acceptance of the documents related thereto as provided in the Conveyance Documents.

**SECTION 4. AUTHORIZATION OF DISTRICT STAFF AND BOARD MEMBERS.** The Chairman, the Vice Chairman, the Secretary, any Assistant Secretary and the District Manager of the District, and any authorized designee thereof (collectively, the "District Officers"), District Counsel, and the District Engineer are hereby authorized and directed to take all actions necessary or desirable in connection with the conveyances of the Lift Station, and all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary to the undertaking and fulfillment of all transactions contemplated by this Resolution. All actions taken to date by the District Officers, District Manager, District Counsel and District Engineer are hereby ratified and authorized on behalf of the District.

**SECTION 5. SEVERABILITY.** If any section or part of a section of this resolution is declared invalid or unconstitutional, the validity, force or effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

**SECTION 6. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 7. EFFECTIVE DATE.** This resolution shall take effect immediately upon its adoption.

[Signature on following page]

**SIGNATURE PAGE FOR  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**PASSED AND ADOPTED** this 25th day of January, 2022.

ATTEST:

CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A**

**CONVEYANCE DOCUMENTS**

**THIS INSTRUMENT PREPARED BY  
AND TO BE RETURNED TO:**  
Jan Albanese Carpenter, Esq.  
Latham, Luna, Eden & Beaudine LLP  
201 South Orange Avenue, Suite 1400  
Orlando, Florida 32801

**Parcel ID #: 07-25-28-2777-TRAC-1130**

**SPECIAL WARRANTY DEED**  
(Celebration Community Development District – CROA)

**THIS SPECIAL WARRANTY DEED** made as of this \_\_\_\_ day of November, 2021 by **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (“Grantor”), to the **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747 (“Grantee”) (whenever used herein the terms “Grantor” and “Grantee” include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

That Grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other valuable considerations, the receipt and sufficiency whereof are hereby acknowledged, hereby grants, bargains, sells, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Osceola County, Florida, more particularly described as follows (the “Property”).

**SEE EXHIBIT “A” ATTACHED HERETO AND INCORPORATED HEREIN  
BY REFERENCE.**

**TOGETHER WITH** all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND** Grantor does hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey this land; that Grantor hereby specially warrants that title to the land is free from all encumbrances except for restrictions, covenants, conditions, easements and other matters of record (provided, however, that reference thereto shall not serve to re-impose same) and taxes for the year 2020 and subsequent years, and that Grantor will defend title to the land against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**AND** Grantee shall hold the property as Common Area of the Celebration Residential Owners Association subject to the Second Amended and Restated Declaration of Covenants, Conditions and Restrictions for Celebration Residential Properties recorded in Instrument Number 2020063768 in

Official Records Book 5721, Page 2509, Public Records of Osceola County, Florida and a part of the North Village Townhome Service Area subject to Supplemental Declaration of Covenants, Conditions, and Restrictions for Celebration Residential Properties, recorded in Instrument Number 1998116560 in Official Records Book 1539, Page 1816, Public Records of Osceola County, Florida

**IN WITNESS WHEREOF**, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

**WITNESSES:**

Signed, sealed and delivered in the presence of:

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

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

**GRANTOR:**

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**,  
a local unit of special-purpose government

By: \_\_\_\_\_  
Print: Greg Filak  
Title: Chairman

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of November, 2021, by GREG FILAK, as Chairman of Celebration Community Development District, a local unit of special-purpose government, on behalf of said entity. Said person is  personally known to me or  has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**Description of the Property**

Tract 113, CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2, according to the plat thereof, as recorded in Plat Book 11, Pages 31-33, Public Records of Osceola County, Florida.

**BILL OF SALE ABSOLUTE AND AGREEMENT**  
(Celebration Community Development District – CROA)

**THIS BILL OF SALE ABSOLUTE AND AGREEMENT** (“Agreement”) is made as of this \_\_\_\_ day of November, 2021, by and between **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747 (“Transferee”), and **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (the “District” or “Transferor”).

**RECITALS**

**WHEREAS**, the District owns certain improvements, equipment and personal property located within the boundaries of the District, and the extent, nature and location of such improvements and equipment is more fully set forth in Exhibit “A” attached hereto (collectively, the “Improvements”); and

**WHEREAS**, both Developer and the District find it to be in the best interest of both parties for the Transferee to perpetually own, operate and maintain the Improvements; and

**WHEREAS**, the District desires to convey the Improvements to the Transferee to allow such perpetual ownership, operation and maintenance, and the Transferee desires to accept such ownership, operation and maintenance.

**NOW, THEREFORE**, the parties hereto hereby agree to and acknowledge the following:

1. The above recitals are true and correct and are hereby incorporated into this Agreement.

2. **KNOW ALL MEN BY THESE PRESENTS** that the District, of the County of Osceola and the State of Florida, for and in consideration of the sum of Ten Dollars (\$10.00) lawful money of the United States, to it paid by the Transferee, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the Transferee, its executors, administrators and assigns, and the Transferee hereby accepts, all of the District’s right, title and interest in and to the Improvements, to have and to hold the same unto the Transferee, its executors, administrators and assigns forever, and the Transferee hereby accepts, all of District’s right, title and interest in and to the Improvements, to have and to hold the same unto the Transferee, its executors, administrators and assigns forever.

3. The District and the Transferee agree that the Improvements are being conveyed in an “as is” condition, without warranty or guaranty, either express or implied.

4. This Bill of Sale may be executed in any number of counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

***[SIGNATURES APPEAR ON THE FOLLOWING PAGES]***

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Celebration Community Development District – CROA)

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

**WITNESSES:**

Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Print: \_\_\_\_\_

\_\_\_\_\_  
Print: \_\_\_\_\_

**TRANSFeree:**

**CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.,**  
a Florida not-for-profit corporation

By: \_\_\_\_\_

Print:

Title: President / Vice President

**STATE OF FLORIDA**  
**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_ day of November, 2021, by \_\_\_\_\_, as the President / Vice President of Celebration Residential Owners Association, Inc., a Florida not-for-profit corporation, on behalf of said entity. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**COUNTERPART SIGNATURE PAGE TO BILL OF SALE**  
Celebration Community Development District – CROA)

**IN WITNESS WHEREOF**, the parties hereto have caused these presents to be executed in their respective names, by their proper officer thereunto duly authorized, as of the day and year first above written.

Signed, sealed and delivered in our presence:

**ATTEST:**

**DISTRICT:**

**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Greg Filak  
Title: Chairman

**STATE OF FLORIDA**  
**COUNTY OF** \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of November, 2021, by Greg Filak, as Chairman of the Board of Supervisors, of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a community development district organized under the laws of the State of Florida, and was attested to by \_\_\_\_\_, as the Secretary/Assistant Secretary of the **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the community development district, who are  personally known to me, or  have each produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**LIST AND DESCRIPTION OF IMPROVEMENTS & EQUIPMENT**

1. Mailbox structure
2. Lighting
3. Signage
4. Landscaping
5. Roadway
6. Drainage inlets/pipe
7. Curbing , and
8. Parking improvements

**The foregoing Improvements are located on the following real property tracts:**

Tract 113, CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2, according to the plat thereof, as recorded in Plat Book 11, Pages 31-33, Public Records of Osceola County, Florida.

**OWNER'S AFFIDAVIT**

Celebration Community Development District – CROA

**STATE OF FLORIDA  
COUNTY OF OSCEOLA**

**BEFORE ME**, the undersigned authority, personally appeared Greg Filak (“Affiant”) as Chairman of **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (“Owner”), who being first duly sworn on oath says:

1. That Affiant knows of his own knowledge that Owner is the fee simple title holder to certain lands located in Osceola County, Florida (the “Property”) and of certain infrastructure improvements on the Property (the “Improvements”), as more particularly described on Exhibit “A” attached hereto, and that Affiant is the Chairman of Owner, is making this Affidavit in that capacity only, and that no recourse shall be made against Affiant individually.

2. That the Property and Improvements, as described in the Special Warranty Deed and Bill of Sale Absolute and Agreement, dated as of the date hereof, are free and clear of all liens and encumbrances except for those encumbrances and matters affecting title included in the Celebration North Village Unit 2 Plat, as recorded in Plat Book 11, Page 31, of the Official Records of Osceola County, Florida (the “Plat”).

3. That Affiant knows of no facts by reason of which the title to, or possession of, the Property and Improvements might be disputed or questioned, or by reason of which any claim to any part of the Property and Improvements might be asserted adversely to Owner.

4. That there have been no liens filed against the Property or the Improvements as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge, nor any unpaid bills of any nature as a result of any labor, materials, equipment or other work authorized by Owner, its employees, or agents or of which Owner has actual knowledge either for services of any architect, engineer, or surveyor, or for labor or material that may have been placed on the Property or Improvements, either in the construction or repair of the Improvements, or otherwise in connection with the Property which bills may have been incurred during the last ninety (90) days.

5. That no proceedings in bankruptcy or receivership have ever been instituted by or against Owner, nor has Owner ever made an assignment for the benefit of its creditors.

6. That Affiant knows of no action or proceeding relating to the Property or Improvements which is now pending in any state or federal court in the United States affecting the Property, nor does Affiant know of any state or federal judgment or any federal lien of any kind or nature that now constitutes a lien or charge upon the Property or Improvements.

7. That, except as set forth in the Plat, Affiant knows of no unrecorded easements, liens, or assessments for sanitary sewers, streets, roadways, paving, other public utilities or

improvements against the Property, nor are there any special assessments or taxes which are not shown as existing liens by the public records.

8. That this Affidavit is given for the purposes of inducing CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747, to accept the Owner's conveyance of the Property and Improvements to the Transferee.

9. That there are no matters pending against Owner that could give rise to any lien(s) that could attach to the Property or the Improvements between the effective date of the Plat and the recording of the deed of conveyance, and that Affiant shall not execute nor permit the execution or recording of any instruments that would adversely affect title of the Property or the ownership of the Improvements.

10. Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. To inform the District and Latham, Luna, Eden & Beaudine, LLP ("LLEB"), that withholding of tax is not required upon the disposition of a U.S. real property interest by Owner, Owner hereby swears, affirms and certifies the following to the District and LLEB that Owner: (i) is not a foreign person, foreign corporation, foreign partnership, foreign trust or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations); (ii) is not a disregarded entity as defined in Section 1.1445-2(b)(2)(iii); (iii) is not a non-resident alien (as such term is defined in the Internal Revenue Code and Income Tax Regulations) for the purposes of U.S. income taxation; (iv) has an EIN/Federal Tax Identification Number of 47-2432811; (v) has a mailing address of 4901 Vineland Road, Suite 450, Orlando, Florida 32811. Affiant understands that this certification may be disclosed to the Internal Revenue Service by Owner and that any false statement contained herein could be punished by fine, imprisonment, or both. Affiant understands that the District and LLEB are relying on this certification in determining whether withholding is required upon said transfer.

11. That Affiant is familiar with the nature of an oath and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he has read the full facts set forth in this Affidavit and understands its content and context to be correct in all respects.

*[SIGNATURES ON FOLLOWING PAGE]*

**FURTHER AFFIANT SAYETH NAUGHT.**

**DATED:** November \_\_\_\_, 2021

**WITNESSES:**

Signed, sealed and delivered in the presence of:

Print: \_\_\_\_\_

Print: \_\_\_\_\_

**GRANTOR:**

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT,**  
a local unit of special-purpose government

By: \_\_\_\_\_

Print: Greg Filak

Title: Chairman

**STATE OF FLORIDA**

**COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization this \_\_\_\_ day of November, 2021, by Greg Filak, as the Chairman of **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, on behalf of said entity. Said person is [ ] personally known to me or [ ] has produced a valid driver's license as identification.

\_\_\_\_\_  
Notary Public; State of Florida

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

My Commission Expires: \_\_\_\_\_

My Commission No.: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract 113, CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2, according to the plat thereof, as recorded in Plat Book 11, Pages 31-33, Public Records of Osceola County, Florida.

**IMPROVEMENTS**

1. Mailbox structure
2. Lighting
3. Signage
4. Landscaping
5. Roadway
6. Curbing, and
7. Parking improvements

**AGREEMENT REGARDING TAXES**

(Celebration Community Development District – CROA)

**THIS AGREEMENT REGARDING TAXES** (“Agreement”) is entered into this \_\_\_\_ day of November, 2021, by and between **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, located in Osceola County, Florida, c/o Inframark, LLC, 313 Campus Street, Celebration, Florida 34747 (the “District”), and **CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose principal address is 851 Celebration Avenue, Celebration, Florida 34747 (“Transferee”).

**WITNESSETH**

**WHEREAS**, the District is the owner and developer of certain real property located within the boundaries of the District, as such property is described on Exhibit “A” attached hereto and incorporated herein (the “Property”); and

**WHEREAS**, the District is the owner and developer of infrastructure improvements and personal property, made in, on, over, under and through the Property and the land owned by the District, as described on Exhibit “A” attached hereto and incorporated herein (the “Improvements”); and

**WHEREAS**, the District is a Florida community development district and local unit of special-purpose government created pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, as part of the ongoing review of its properties within the boundaries of the District, the District has, simultaneously with the execution of this Agreement, conveyed the Property and the Improvements to the Transferee by Special Warranty Deed and Bill of Sale Absolute and Agreement; and

**WHEREAS**, all or a substantial portion of real property already owned by the District is either exempt from ad-valorem taxes or has been given a minimal valuation by the Osceola County Property Appraiser because of the District’s status as a governmental entity; and

**WHEREAS**, in conjunction with the conveyance of the Property and Improvements from the District to the Transferee, the District and the Transferee are desirous of setting forth in this Agreement their respective responsibilities with regard to applicable ad-valorem taxes and assessments on the Property.

**NOW, THEREFORE**, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, paid by each party to the other, the receipt and sufficiency of which are hereby acknowledged, and in further consideration of the mutual covenants and conditions contained herein, the parties hereto agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. The District hereby represents that no ad-valorem taxes and assessments relating to the Property, or any portion thereof, for tax year 2020 were assessed or levied on the Property.

3. The District hereby agrees to pay in full, and prior to their becoming delinquent, any and all ad-valorem taxes and assessments, if any, levied on the Property for the tax year 2021, for the Developer's period of ownership of the property. The Transferee shall pay all taxes and assessments levied on the Property after the date hereof.

[SIGNATURE PAGE FOLLOWS]

**SIGNATURE PAGE TO AGREEMENT REGARDING TAXES**  
(Celebration Community Development District – CROA)

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed on their behalf by their duly authorized representatives, all as of the date first set forth above.

**WITNESSES:**

**CELEBRATION RESIDENTIAL OWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation

\_\_\_\_\_  
Print: \_\_\_\_\_

By: \_\_\_\_\_

Print:

Title: President / Vice President

\_\_\_\_\_  
Print: \_\_\_\_\_

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**,  
a Florida community development district

**ATTEST:**

\_\_\_\_\_  
Print: \_\_\_\_\_  
Secretary/Asst. Secretary

By: \_\_\_\_\_

Print: Greg Filak

Title: Chairman

**EXHIBIT "A"**

**DESCRIPTION OF THE PROPERTY AND IMPROVEMENTS**

**PROPERTY**

Tract 113, CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2, according to the plat thereof, as recorded in Plat Book 11, Pages 31-33, Public Records of Osceola County, Florida.

**IMPROVEMENTS**

1. Mailbox structure
2. Lighting
3. Signage
4. Landscaping
5. Roadway
6. Curbing
7. Parking improvements



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2777-TRAC-1130



### Owner Information

<b>Owner Name</b>	CELEBRATION CDD
<b>Mailing Address</b>	210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071
<b>Physical Address</b>	CELEBRATION BLVD, CELEBRATION FL 34747
<b>Description</b>	RESIDENTIAL COMMON ELEMENTS/AREA IMP
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 07/22/2021, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/04/2021</b>	
Land	\$2	Land	\$2
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$1	Extra Features	\$1
Buildings	\$0	Buildings	\$0
Appraised(just)	\$3	Appraised(just)	\$3
Assessed(estimated)	\$3	Assessed*	\$3
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$3	Taxable	\$3
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	2148-2493	\$100	2002-08-30	QC
1	1807-0357	\$0	2000-11-06	QC

**Land Information - Total Acreage: 1.13**

Land Description	Units	Depth	Land Type	Land Value
COM ARA SF	49222.80	0.00	SF	\$98,400

**Extra Features**

Extra Feature	Units	Year Built	Feature Value
PORCH-FINISHED GOOD	80	1999	\$256
ASPHALT PAVMENT WITH CURBING AVERAGE	44193	1999	\$35,907
LIGHTS BELOW AVERAGE	15	1999	\$6,600

**Legal Description**

**Legal Description** CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UN 2 PB 11 PGS 31-33  
TRACT 113 8/25/28



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irlo Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2777-TRAC-1140



### Owner Information

<b>Owner Name</b>	CELEBRATION CDD
<b>Mailing Address</b>	210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071
<b>Physical Address</b>	CELEBRATION BLVD, CELEBRATION FL 34747
<b>Description</b>	RESIDENTIAL COMMON ELEMENTS/AREA VAC
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 07/22/2021, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/04/2021</b>	
Land	\$2	Land	\$2
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$2	Appraised(just)	\$2
Assessed(estimated)	\$2	Assessed*	\$2
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$2	Taxable	\$2
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	2148-2493	\$100	2002-08-30	QC
1	1807-0357	\$0	2000-11-06	QC

**Land Information - Total Acreage: 0.19**

Land Description	Units	Depth	Land Type	Land Value
COM ARA SF	8276.40	0.00	SF	\$16,600

**Legal Description**

**Legal Description** CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UN 2 PB 11 PGS 31-33  
TRACT 114 8/25/28

# CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2

A replat of Lot 330 and part of Tract 69, CELEBRATION NORTH VILLAGE UNIT 2, as recorded in Plat Book 9, Pages 165 through 180, Public Records of LYING WITHIN SECTION 8, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA.

**LEGAL DESCRIPTION**

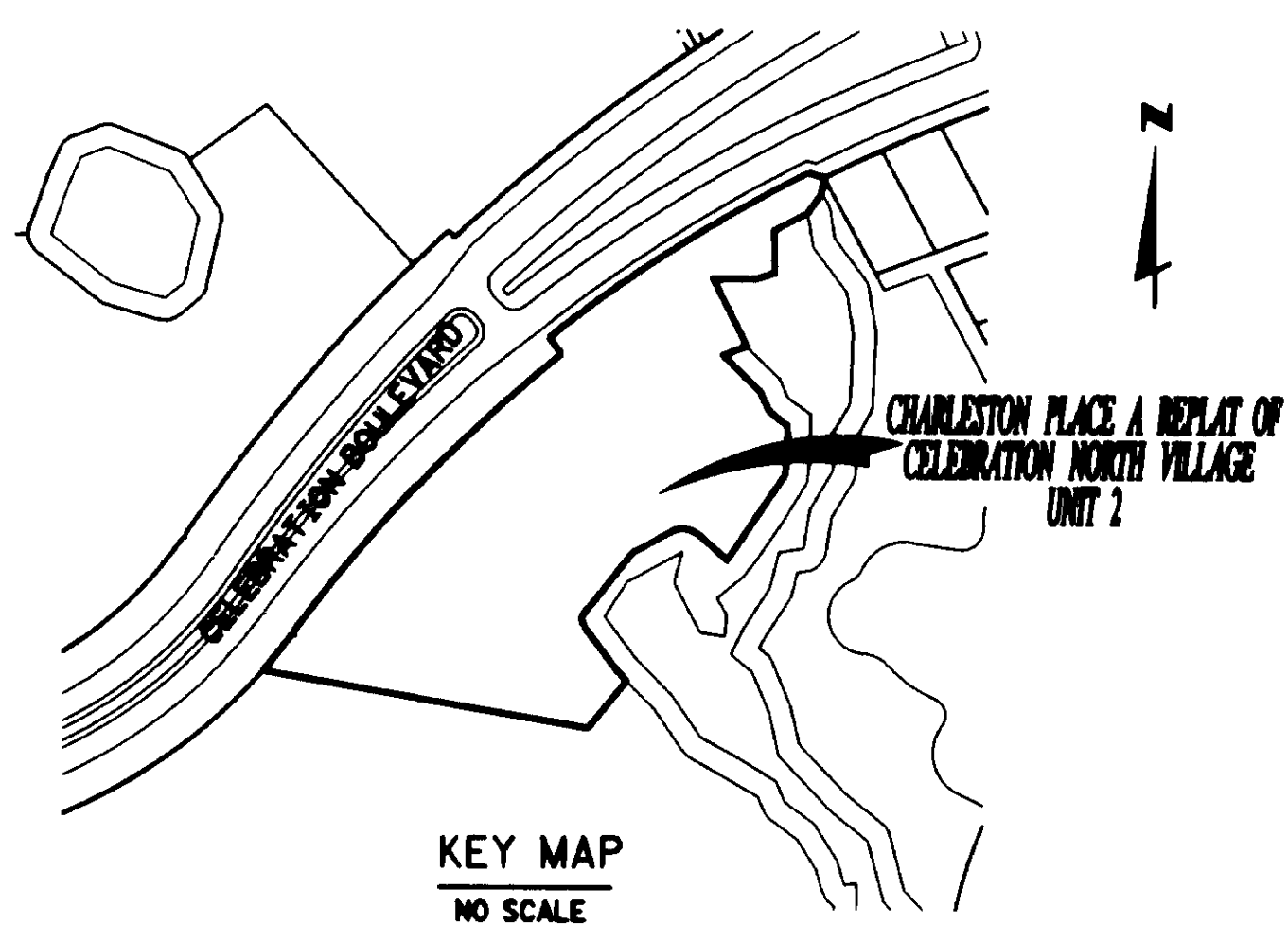
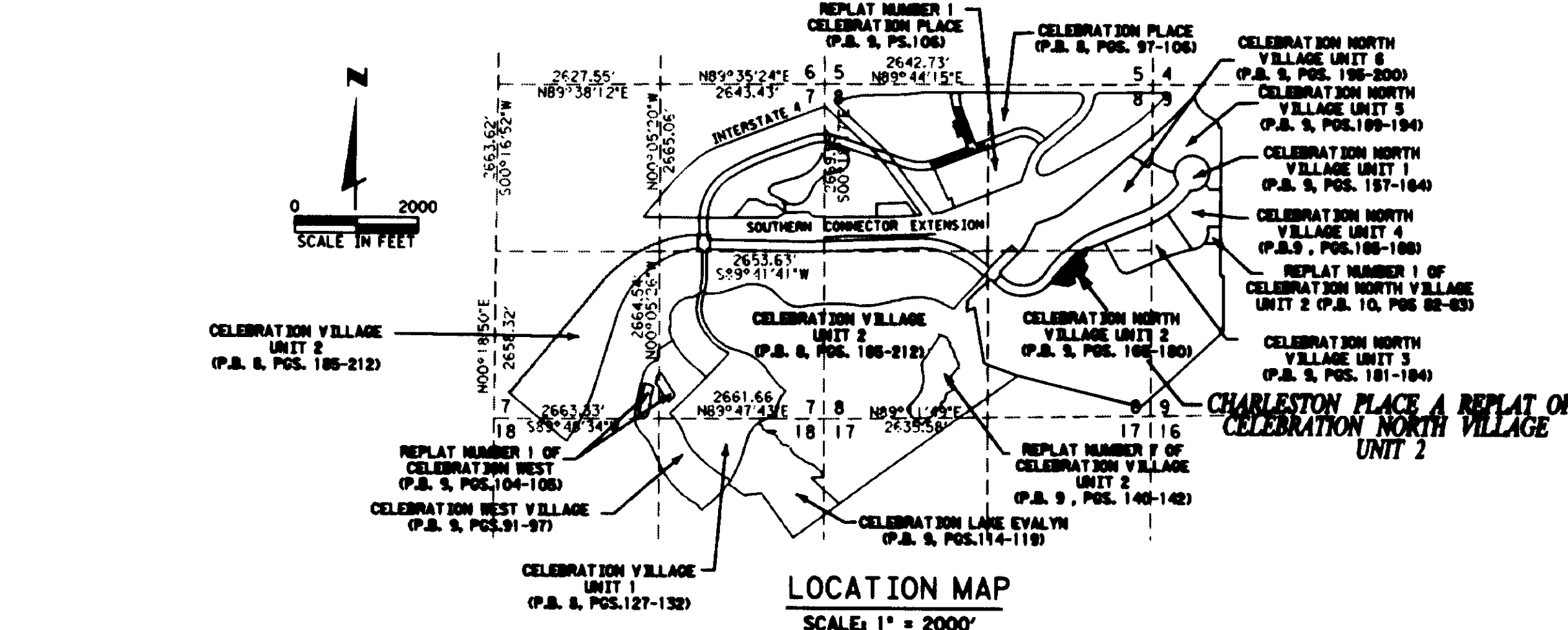
Lot 330 and part of Tract 69, CELEBRATION NORTH VILLAGE UNIT 2, Plat Book 9, Pages 165 through 180, Public Records Osceola County, Florida, (the "Original Plat") being more particularly described as follows:

Begin at the most Southwest corner of Lot 330, CELEBRATION NORTH VILLAGE UNIT 2, Plat Book 9, Pages 165 through 180, Public Records Osceola County, Florida, being a point on a curve concave Northwesterly; thence Northwesterly along the Northwesterly line of said Lot 330, CELEBRATION NORTH VILLAGE UNIT 2, the following six (6) courses: run Northwesterly along the arc of said curve, having a radius of 605.79 feet and a chord bearing of N.38°41'00"E... through a central angle of 04°48'38", for 50.86 feet to the point of tangency; thence N.36°16'41"E, for 2.99 feet to the point of curvature of a curve concave Southeasterly; thence Northwesterly along the arc of said curve, having a radius of 1635.00 feet, through a central angle of 14°57'02", for 426.63 feet; thence N.38°46'17"W, for 22.50 feet to a non-tangent curve concave Southeasterly; thence Northwesterly along the arc of said curve, having a radius of 1657.50 feet and a chord bearing of N.57°06'22"E, through a central angle of 11°45'19", for 340.07 feet; thence S.73°18'21"E, for 18.17 feet to the most Northeasterly corner of said Lot 330; thence Southerly and Westerly along the Easterly boundary of Lot 330 the following twenty-three (23) courses: thence S.11°07'45"W, for 19.03 feet; thence S.34°39'41"W, for 25.00 feet; thence S.61°43'26"W, for 41.80 feet; thence S.01°07'44"E, for 47.21 feet; thence S.72°34'09"W, for 23.20 feet; thence N.89°24'01"W, for 45.86 feet; thence S.26°40'38"E, for 83.60 feet; thence S.68°45'40"W, for 27.67 feet; thence S.46°37'41"E, for 57.21 feet; thence S.23°28'04"E, for 17.05 feet to the point of curvature of a curve concave Northwesterly; thence Southeasterly along the arc of said curve, having a radius of 25.00 feet, through a central angle of 30°42'03", for 13.40 feet to the point of tangency; thence S.54°10'07"E, for 19.05 feet; thence S.02°39'32"W, for 54.35 feet; thence S.33°50'21"W, for 113.51 feet; thence N.49°05'19"W, for 43.92 feet to a non-tangent curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 25.00 feet and a chord bearing of N.84°21'57"W, through a central angle of 68°43'44", for 29.99 feet to the point of tangency; thence S.61°16'11"W, for 36.36 feet; thence S.61°39'39"W, for 12.86 feet; thence S.37°57'01"W, for 5.60 feet; thence S.38°22'00"W, for 63.09 feet; thence S.40°21'19"W, for 19.78 feet to a non-tangent curve concave Easterly; thence Southerly along the arc of said curve, having a radius of 25.00 feet and a chord bearing of S.17°40'17"E, through a central angle of 39°17'37", for 17.15 feet to the point of tangency; thence S.37°19'06"E, for 54.60 feet; thence departing said Boundary of Lot 330 continue S.37°19'06"E, along the West line of Tract 89, CELEBRATION NORTH VILLAGE UNIT 2, for 2.24 feet; thence S.44°30'11"E, along Tract 89, for 20.48 feet; thence S.44°29'36"E, along Tract 89, for 26.46 feet; thence S.52°43'07"W, for 55.17 feet; thence N.80°15'29"W, for 105.45 feet to a point on the South line of said Lot 330; thence continue N.80°15'29"W, along said South line for 281.27 feet to the POINT OF BEGINNING.

Containing 3.541 acres ( 154244 square feet), more or less.

**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

DEED RESTRICTIONS AND COVENANTS FOR THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 1298, PAGE 1889; AS SUCH RESTRICTIONS AND COVENANTS HAVE BEEN AND MAY HEREAFTER BE AMENDED OR MODIFIED FROM TIME TO TIME, INCLUDING, BUT NOT LIMITED TO, SUPPLEMENT RECORDED IN OFFICIAL RECORDS BOOK 1539, PAGE 1816 (THE "DECLARATION"); AND INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1539 PAGE 1797. THERE MAY BE ADDITIONAL RESTRICTIONS AND OTHER MATTERS OF RECORD THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION**  
 THIS IS TO CERTIFY, That on April 1, 1999, 1999, the Osceola County Planning Commission approved the above plat.  
 Chairman: [Signature] Secretary: [Signature]

**CERTIFICATE OF COUNTY CLERK**  
 I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Minimum Land Subdivision Regulations, and was filed for record on the 9th day of JUNE, 1999  
 at 11:47 AM File Number: 7091394  
 Clerk of the Circuit Court in and for Osceola County, Florida LARRY WHALEY  
 By: [Signature] JERRY G. GENTIAN D.C.

**CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS**  
 THIS IS TO CERTIFY, That on June 7, 1999, that the foregoing plat was approved by the Board of Osceola County Commissioners of Osceola County, Florida.  
[Signature]  
 CHAIRMAN OF THE BOARD

**CERTIFICATE OF SURVEYOR**  
 KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed surveyor registered in State of Florida, does hereby certify that on 12 day of April, 1999, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by all Osceola County requirements and regulations, the survey was prepared under the undersigned responsible direction and supervision of a professional surveyor and that the survey data complies with all requirements of Chapter 177, F.S.; that permanent control points have been placed as required by Ch. 177 F.S.; and that said land is located in Section 8, Township 25 South, Range 28 East, Osceola County, Florida.  
[Signature] April 2, 1999  
 Glenn Bryan, Professional Surveyor, Florida Certificate No. [Number]

**CERTIFICATE OF APPROVAL BY COUNTY ENGINEERING COUNTY ATTORNEY'S OFFICE**  
 Examined on 6-8-99 and Examined on \_\_\_\_\_  
 Approved by [Signature] (ASSISTANT) COUNTY ENGINEER and Approved by \_\_\_\_\_ (ASSISTANT) COUNTY ATTORNEY

**CERTIFICATE OF APPROVAL BY COUNTY SURVEYOR**  
 Upon a review: This Plat conforms to Chapter 177 F.S.  
 SURVEYOR'S NAME: EMORY E COLE SIGNATURE: [Signature]  
 REGISTRATION NUMBER: 4403 DATE: 5-25-99  
 Florida Professional Surveyor and Mapper representing Osceola County, Florida

**CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2 CERTIFICATE OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that Issa Homes, Inc. a Florida corporation (the "Corporation") being the owner in fee simple of the lands described in the foregoing caption to this plat hereby dedicates the Lots and plat for the use and purposes herein expressed. The lots and tracts shown on this plat are not dedicated to the public nor for any public use or benefit.

IN WITNESS WHEREOF, the Corporation has caused these presents to be signed and attested to or witnessed by the officers or individuals named below and its corporate seal to be affixed hereto on the date set forth in the notary acknowledgment.  
 Issa Homes, Inc., a Florida corporation

By: [Signature] (SEAL)  
 JEFFREY F. MARCHELL, Vice President Secretary and Treasurer  
 Attest: [Signature]  
 DONALD E. HEMPEL, Vice President and Assistant Secretary  
 STATE OF FLORIDA )  
 COUNTY OF Osceola )ss

I HEREBY CERTIFY that on this 6th day of April, 1999, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared JEFFREY F. MARCHELL and DONALD E. HEMPEL who are personally known to me, as Vice President Secretary & Treasurer and Vice President & Assistant Secretary, respectively, of Issa Homes, Inc., a Florida corporation, who executed the foregoing Dedication and severally acknowledged the execution thereof to be of their free act and deed as such officers therunto duly authorized; that the official seal of said corporation is duly affixed thereto and that the said Dedication is the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
 NOTARY PUBLIC [Signature]  
 Commission Number: 0638223 My Commission Expires: 12/31/01  
 THE CELEBRATION COMPANY, a Florida corporation ("TCC") (SEAL)

By: [Signature]  
 PERRY J. READER, Vice President  
 Attest: [Signature]  
 LAWRENCE B. PITT, Assistant Secretary  
 STATE OF FLORIDA )  
 COUNTY OF Orange )ss

I HEREBY CERTIFY that on this 15th day of April, 1999, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared PERRY J. READER and LAWRENCE B. PITT, who are personally known to me, as President and Assistant Secretary, respectively, of THE CELEBRATION COMPANY, a Florida corporation, who executed the foregoing Dedication and severally acknowledged the execution thereof to be of their free act and deed as such officers therunto duly authorized; that the official seal of The Celebration Company is duly affixed thereto and that the said Dedication is the act and deed of THE CELEBRATION COMPANY.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
 NOTARY PUBLIC [Signature]  
 Commission Number: 0638223 My Commission Expires: 12/31/01  
 CELEBRATION COMMUNITY DEVELOPMENT DISTRICT (SEAL)

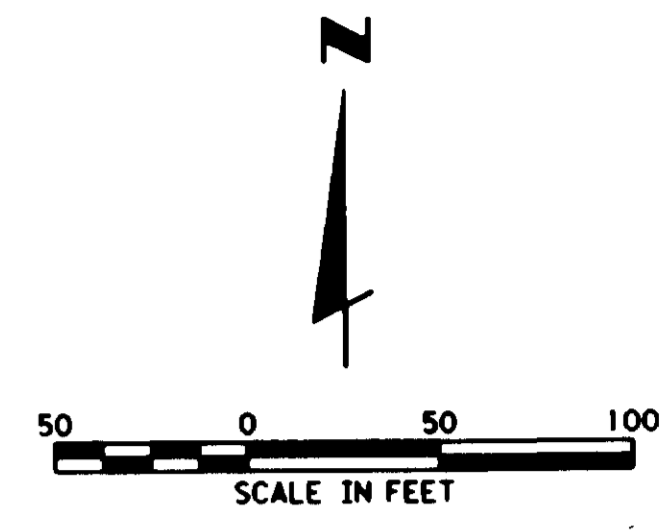
By: [Signature]  
 HAROLD W. MCINTYRE, Chairman  
 Attest: [Signature]  
 MATT KELLY, Vice Chairman  
 STATE OF FLORIDA )  
 COUNTY OF Osceola )ss

I HEREBY CERTIFY that on this 6th day of May, 1999, before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HAROLD W. MCINTYRE and Matt Kelly, who are personally known to me, as Chairman and Vice Chairman, respectively, of the Celebration Community Development District who executed the foregoing Dedication and acknowledged the execution thereof to be of their free act and deed as such officers therunto duly authorized; that the official seal of the Celebration Community Development District is duly affixed thereto and that the said Dedication is the act and deed of said District.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.  
 NOTARY PUBLIC [Signature]  
 Commission Number: 0638223 My Commission Expires: 12/31/01

# CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2

A replat of Lot 330 and part of Tract 69, CELEBRATION NORTH VILLAGE UNIT 2, as recorded in Plat Book 9, Pages 165 through 180, Public Records of LYING WITHIN SECTION 8, TOWNSHIP 25 SOUTH, RANGE 28 EAST, OSCEOLA COUNTY, FLORIDA.



- LEGEND**
- R= RADIUS
  - Δ= DELTA
  - C.B.= CHORD BEARING
  - L= ARC LENGTH
  - CL= CENTER LINE
  - D.B.= DEED BOOK
  - E.C.D.D.= ENTERPRISE CELEBRATION DEVELOPMENT DISTRICT
  - CCDD.= CELEBRATION COMMUNITY DEVELOPMENT DISTRICT
  - F.D.O.T.= FLORIDA DEPARTMENT OF TRANSPORTATION
  - NO. (#)= NUMBER
  - O.C.R.= OSCEOLA COUNTY RECORDS
  - O.R.B.= OFFICIAL RECORDS BOOK
  - PG.= PAGE
  - OSC. C.= OSCEOLA COUNTY
  - P.B.= PLAT BOOK
  - P.L.S.= PROFESSIONAL LAND SURVEYOR
  - RCID= REEDY CREEK IMPROVEMENT DISTRICT
  - R/W= RIGHT-OF-WAY
  - S.R.= STATE ROAD
  - TCC= THE CELEBRATION COMPANY
  - + = MORE OR LESS
  - (RAD)= RADIAL LINE
  - (NON-RADIAL IF NOT LABELED)
  - PC= POINT OF CURVATURE
  - PCC= POINT OF COMPOUND CURVATURE
  - PRC= POINT OF REVERSE CURVATURE
  - PT= POINT OF TANGENCY
  - PI= POINT OF INTERSECTION
  - POC= POINT ON CURVE
  - PM= PERMANENT CONTROL POINT
  - P1, PC, PCC, PRC, PT = NO POINT SET
  - = NO POINT SET
  - = PERMANENT REFERENCE MONUMENT SET
  - 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.S. J. INC. PCP PLS 3700"
  - = FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PRM P.B.S.S. J. INC. PCP PLS 3700"
  - FND = FOUND
  - = LIMITED ACCESS RIGHT-OF-WAY LINE
  - P.O.B. = POINT OF BEGINNING
  - COR= CORNER

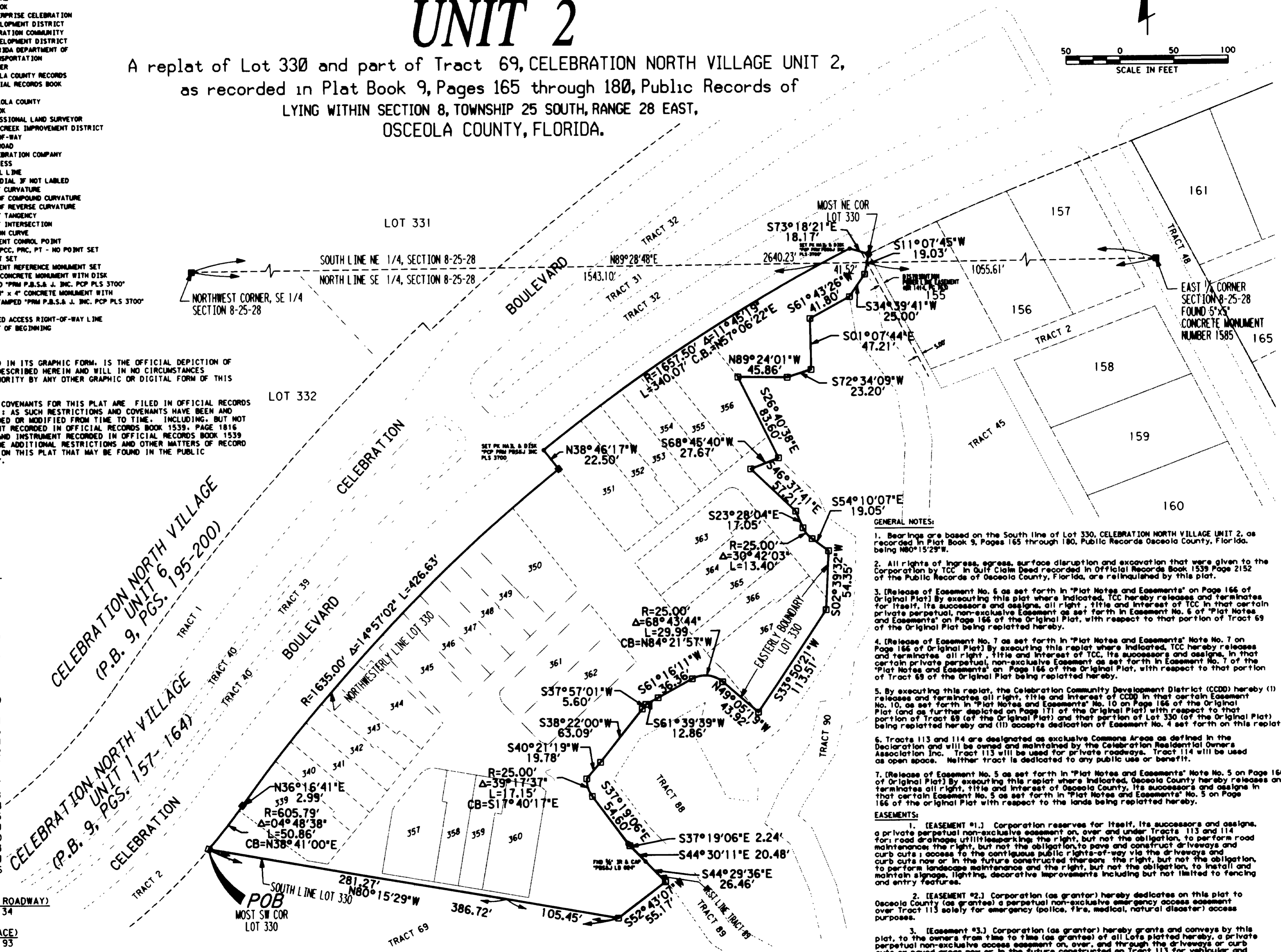
**NOTICE:** THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

DEED RESTRICTIONS AND COVENANTS FOR THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 1298, PAGE 1889; AS SUCH RESTRICTIONS AND COVENANTS HAVE BEEN AND MAY HEREAFTER BE AMENDED OR MODIFIED FROM TIME TO TIME, INCLUDING, BUT NOT LIMITED TO, SUPPLEMENT RECORDED IN OFFICIAL RECORDS BOOK 1539, PAGE 1816 (THE "DECLARATION") AND INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1539, PAGE 1797. THERE MAY BE ADDITIONAL RESTRICTIONS AND OTHER MATTERS OF RECORD THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LOT #	ACRES
LOT 339	0.113
LOT 340	0.052
LOT 341	0.054
LOT 342	0.054
LOT 343	0.052
LOT 344	0.080
LOT 345	0.082
LOT 346	0.052
LOT 347	0.054
LOT 348	0.054
LOT 349	0.052
LOT 350	0.100
LOT 351	0.119
LOT 352	0.064
LOT 353	0.065
LOT 354	0.064
LOT 355	0.062
LOT 356	0.112
LOT 357	0.101
LOT 358	0.057
LOT 359	0.058
LOT 360	0.098
LOT 361	0.085
LOT 362	0.099
LOT 363	0.100
LOT 364	0.063
LOT 365	0.064
LOT 366	0.066
LOT 367	0.141

TRACT (PRIVATE ROADWAY)  
TRACT 113 1.134

TRACT (OPEN SPACE)  
TRACT 114 0.193



- GENERAL NOTES:**
- Bearings are based on the South line of Lot 330, CELEBRATION NORTH VILLAGE UNIT 2, as recorded in Plat Book 9, Pages 165 through 180, Public Records Osceola County, Florida, being N80°15'29"W.
  - All rights of ingress, egress, surface disruption and excavation that were given to the Corporation by TCC in Quit Claim Deed recorded in Official Records Book 1539 Page 2152 of the Public Records of Osceola County, Florida, are relinquished by this plat.
  - (Release of Easement No. 6 as set forth in "Plat Notes and Easements" on Page 166 of Original Plat) By executing this replat where indicated, TCC hereby releases and terminates for itself, its successors and assigns, all right, title and interest of TCC in that certain private perpetual, non-exclusive Easement as set forth in Easement No. 6 of the "Plat Notes and Easements" on Page 166 of the Original Plat, with respect to that portion of Tract 69 of the Original Plat being replatted hereby.
  - (Release of Easement No. 7 as set forth in "Plat Notes and Easements" Note No. 7 on Page 166 of Original Plat) By executing this replat where indicated, TCC hereby releases and terminates all right, title and interest of TCC, its successors and assigns, in that certain private perpetual, non-exclusive Easement as set forth in Easement No. 7 of the "Plat Notes and Easements" on Page 166 of the Original Plat, with respect to that portion of Tract 69 of the Original Plat being replatted hereby.
  - By executing this replat, the Celebration Community Development District (CCDD) hereby (i) releases and terminates all right, title and interest of CCDD in that certain Easement No. 10, as set forth in "Plat Notes and Easements" No. 10 on Page 166 of the Original Plat (and as further depicted on Page 171 of the Original Plat) with respect to that portion of Tract 69 (of the Original Plat) and that portion of Lot 330 (of the Original Plat) being replatted hereby and (ii) accepts dedication of Easement No. 4 set forth on this replat.
  - Tracts 113 and 114 are designated as exclusive Commons Areas as defined in the Declaration and will be owned and maintained by the Celebration Residential Owners Association Inc. Tract 113 will be used for private roadways, Tract 114 will be used as open space. Neither tract is dedicated to any public use or benefit.
  - (Release of Easement No. 5 as set forth in "Plat Notes and Easements" Note No. 5 on Page 166 of Original Plat) By executing this replat where indicated, Osceola County hereby releases and terminates all right, title and interest of Osceola County, its successors and assigns in that certain Easement No. 5 as set forth in "Plat Notes and Easements" No. 5 on Page 166 of the Original Plat with respect to the lands being replatted hereby.
- EASEMENTS:**
- (EASEMENT #1.) Corporation reserves for itself, its successors and assigns, a private perpetual non-exclusive easement over and under Tracts 113 and 114 for road drainage, utility, parking, the right, but not the obligation, to perform road maintenance the right, but not the obligation, to pave and construct driveways and curb cuts; access to the contiguous public rights-of-way via the driveways and curb cuts now or in the future constructed thereon; the right, but not the obligation, to perform landscape maintenance and the right, but not the obligation, to install and maintain signage, lighting, decorative improvements including but not limited to fencing and entry features.
  - (EASEMENT #2.) Corporation (as grantor) hereby dedicates on this plat to Osceola County (as grantee) a perpetual non-exclusive emergency access easement over Tract 113 solely for emergency (police, fire, medical, natural disaster) access purposes.
  - (EASEMENT #3.) Corporation (as grantor) hereby grants and conveys by this plat, to the owners from time to time (as grantee) of all Lots plotted hereby, a private perpetual non-exclusive access easement over, and through the driveways or curb cuts or paved areas now or in the future constructed on Tract 113 for vehicular and pedestrian access to and from the publicly dedicated portions of the rights-of-way; provided, however, that the location and construction of all such driveways, curb cuts and paved areas must be approved in advance by the Corporation. This Easement #3 shall not be deemed or construed to grant to any lot owner the right to construct any such driveway curb cut or paved area without the prior approval of the Corporation; and this Easement #3 shall not be deemed or construed to be a grant or dedication to the public, nor to any utility or cable television company or provider.
  - (EASEMENT #4.) Corporation (as grantor) hereby grants and conveys by this plat to the CCDD (as grantee) a non-exclusive drainage easement over Tract 113 in the specific locations depicted on this plat.

CELEBRATION NORTH VILLAGE UNIT 2 (P.B. 9, PGS. 165-180)

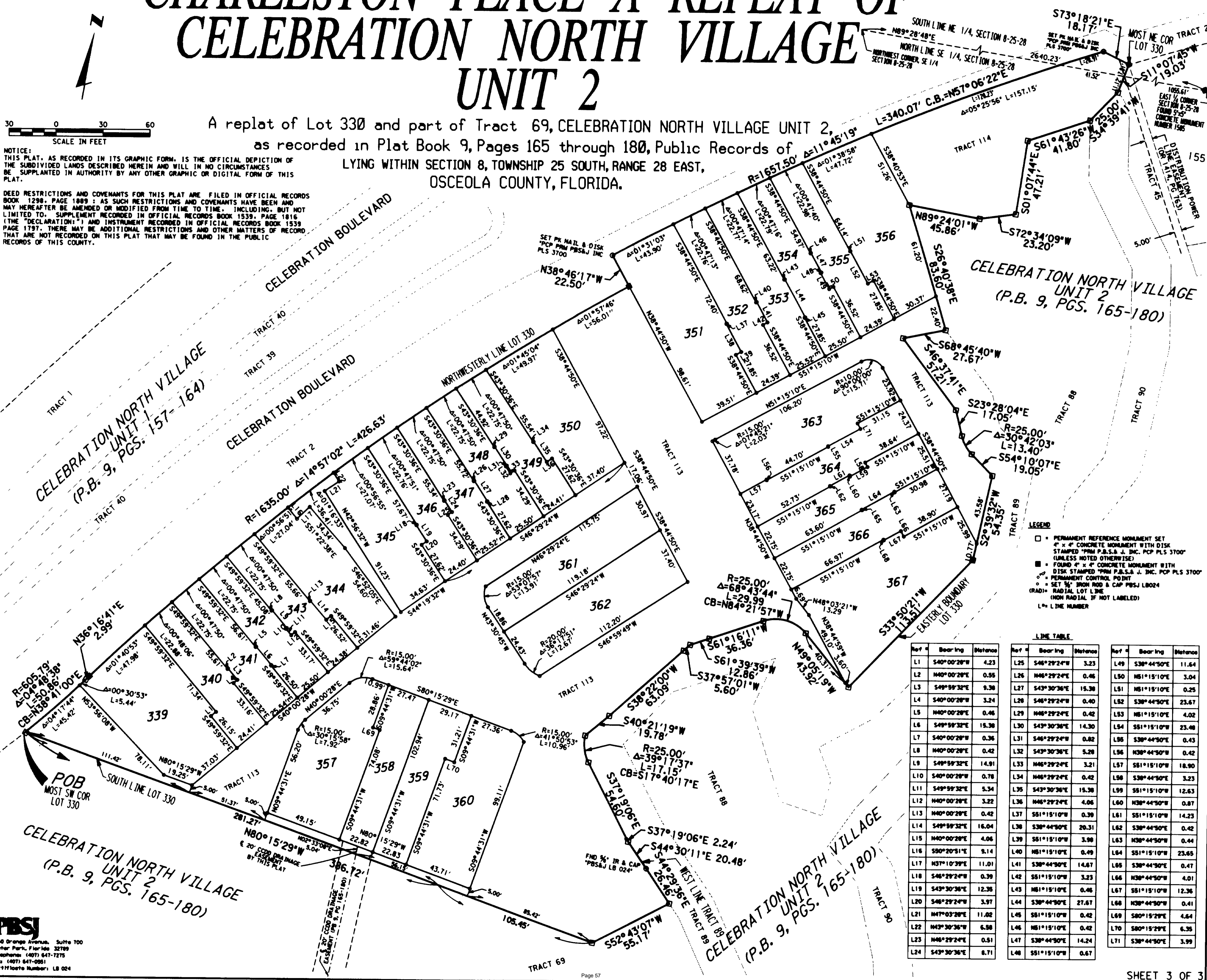
# CHARLESTON PLACE A REPLAT OF CELEBRATION NORTH VILLAGE UNIT 2

A replat of Lot 330 and part of Tract 69, CELEBRATION NORTH VILLAGE UNIT 2, as recorded in Plat Book 9, Pages 165 through 180, Public Records of OSCEOLA COUNTY, FLORIDA.



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT.

DEED RESTRICTIONS AND COVENANTS FOR THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 1298, PAGE 1809; AS SUCH RESTRICTIONS AND COVENANTS HAVE BEEN AND MAY HEREAFTER BE AMENDED OR MODIFIED FROM TIME TO TIME, INCLUDING, BUT NOT LIMITED TO, SUPPLEMENT RECORDED IN OFFICIAL RECORDS BOOK 1539, PAGE 1816 (THE "DECLARATION") AND INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1539, PAGE 1797. THERE MAY BE ADDITIONAL RESTRICTIONS AND OTHER MATTERS OF RECORD THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



- LEGEND**
- PERMANENT REFERENCE MONUMENT SET 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PMI P.B.S. & J. INC. PCP PLS 3700" (UNLESS NOTED OTHERWISE)
  - FOUND 4" x 4" CONCRETE MONUMENT WITH DISK STAMPED "PMI P.B.S. & J. INC. PCP PLS 3700"
  - PERMANENT CONTROL POINT
  - SET 1/2" IRON ROD & CAP PLS LB024
  - (RADI) RADIAL LOT LINE (NON RADIAL IF NOT LABELED)
  - L# LINE NUMBER

**LINE TABLE**

Ref #	Bearing	Distance	Ref #	Bearing	Distance	Ref #	Bearing	Distance
L1	S40°00'20"W	4.23	L25	S46°29'24"W	3.23	L49	S38°44'50"E	11.64
L2	N40°00'20"E	0.55	L26	N46°29'24"E	0.46	L50	N51°15'10"E	3.04
L3	S49°59'32"E	9.36	L27	S43°30'36"E	15.36	L51	N51°15'10"E	0.25
L4	S40°00'20"W	3.24	L28	S46°29'24"W	0.40	L52	S38°44'50"E	23.67
L5	N40°00'20"E	0.46	L29	N46°29'24"E	0.42	L53	N51°15'10"E	4.02
L6	S49°59'32"E	15.36	L30	S43°30'36"E	14.30	L54	S51°15'10"W	23.46
L7	S40°00'20"W	0.36	L31	S46°29'24"W	0.82	L55	S38°44'50"E	0.43
L8	N40°00'20"E	0.42	L32	S43°30'36"E	5.26	L56	N38°44'50"W	0.42
L9	S49°59'32"E	14.91	L33	N46°29'24"E	3.21	L57	S51°15'10"W	18.90
L10	S40°00'20"W	0.78	L34	N46°29'24"E	0.42	L58	S38°44'50"E	3.23
L11	S49°59'32"E	5.34	L35	S43°30'36"E	15.36	L59	S51°15'10"W	12.63
L12	N40°00'20"E	3.22	L36	N46°29'24"E	4.06	L60	N38°44'50"W	0.87
L13	N40°00'20"E	0.42	L37	S51°15'10"W	0.39	L61	S51°15'10"W	14.23
L14	S49°59'32"E	16.04	L38	S38°44'50"E	20.31	L62	S38°44'50"E	0.42
L15	N40°00'20"E	4.06	L39	S51°15'10"W	3.96	L63	N38°44'50"W	0.44
L16	S50°20'51"E	9.14	L40	N51°15'10"E	0.49	L64	S51°15'10"W	23.65
L17	N37°10'39"E	11.01	L41	S38°44'50"E	14.67	L65	S38°44'50"E	0.47
L18	S46°29'24"W	0.39	L42	S51°15'10"W	3.23	L66	N38°44'50"W	4.01
L19	S43°30'36"E	12.35	L43	N51°15'10"E	0.46	L67	S51°15'10"W	12.36
L20	S46°29'24"W	3.97	L44	S38°44'50"E	27.67	L68	N38°44'50"W	0.41
L21	N47°03'28"E	11.02	L45	S51°15'10"W	0.42	L69	S80°15'29"E	4.64
L22	N43°30'36"W	6.58	L46	N51°15'10"E	0.42	L70	S80°15'29"E	6.35
L23	N46°29'24"E	0.51	L47	S38°44'50"E	14.24	L71	S38°44'50"E	3.99
L24	S43°30'36"E	8.71	L48	S51°15'10"W	0.67			

**PMI**  
1860 Orange Avenue, Suite 700  
Winter Park, Florida 32789  
Telephone: (407) 647-7275  
Fax: (407) 647-0951  
Corr#1100000; LB 024



Katrina S. Scarborough, CFA, CCF, MCF  
 Osceola County Property Appraiser  
 www.property-appraiser.org  
 Osceola County Government Center  
 2505 East Irla Bronson Memorial Hwy, Kissimmee, FL 34744  
 Ph: (407) 742-5000 Fax:( 407) 742-4900

## Parcel: 07-25-28-2803-TRAC-0020



### Owner Information

<b>Owner Name</b>	CELEBRATION CDD
<b>Mailing Address</b>	210 N UNIVERSITY DR STE 702 CORAL SPRINGS, FL 33071
<b>Physical Address</b>	CELEBRATION BLVD, CELEBRATION FL 34747
<b>Description</b>	RESIDENTIAL COMMON ELEMENTS/AREA VAC
<b>Tax District</b>	300 - OSCEOLA COUNTY

### Tax Values

Current Values		Certified Values	
<b>Current Value represents working appraised values as of 07/27/2021, which are subject to change prior to certification</b>		<b>Certified Value represents certified values that appeared on the tax roll as of 02/04/2021</b>	
Land	\$2	Land	\$2
AG Benefit	\$0	AG Benefit	\$0
Extra Features	\$0	Extra Features	\$0
Buildings	\$0	Buildings	\$0
Appraised(just)	\$2	Appraised(just)	\$2
Assessed(estimated)	\$2	Assessed*	\$2
Exemption(estimated)	\$0	Exemption	\$0
Taxable(estimated)	\$2	Taxable	\$2
* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap		* Assessed Values Reflect Adjustments for Agricultural Classification and/or the Save Our Homes Cap	

### Sales Information

Seq	ORB-Pg	Price	Date	Deed Type
0	1414-0794	\$0	1997-07-02	QC
1	1431-1850	\$0	1997-05-30	CD
2	1411-2625	\$0	1997-05-29	QC

**Land Information - Total Acreage: 1.56**

Land Description	Units	Depth	Land Type	Land Value
ROADWAY / PEDESTRIAN	1.56	0.00	AC	\$800

**Legal Description**

**Legal Description** CELEBRATION NORTH VILLAGE UNIT 1 TRACT 2 PB 9 PG 157-164 08-25-28

**7Dii**

## **Discussion of E-Bike Bill**



LATHAM, LUNA,  
EDEN & BEAUDINE, <sup>LLP</sup>  
ATTORNEYS AT LAW

MICHAEL J. BEAUDINE  
JAN ALBANESE CARPENTER  
CATHERINE R. CHOE  
DANIEL H. COULTOFF  
SARAH M. DINON  
JENNIFER S. EDEN  
LENA R. FUCILE  
DOROTHY F. GREEN  
BRUCE D. KNAPP  
PETER G. LATHAM

201 SOUTH ORANGE AVENUE, SUITE 1400  
ORLANDO, FLORIDA 32801  
POST OFFICE BOX 3353  
ORLANDO, FLORIDA 32802  
TELEPHONE: (407) 481-5800  
FACSIMILE: (407) 481-5801  
[WWW.LATHAMLUNA.COM](http://WWW.LATHAMLUNA.COM)

JAY E. LAZAROVICH  
JUSTIN M. LUNA  
LORI T. MILVAIN  
ROBERT J. PETILLO  
L. WILLIAM PORTER, III  
BRANDON E. POWNALL  
CHRISTINA Y. TAYLOR  
KRISTEN E. TRUCCO  
DANIEL A. VELASQUEZ

**To:** CDD Board of Supervisors  
**From:** District Counsel  
**Regarding:** Short Summary of Senate Bill 382 (Electric Bicycles)  
**Date:** March 2026

---

**Proposed Amendment to Section 316.20655, Fla. Stat.**

-Senate Bill 382, proposed to take effect on July 1, 2026, would modify Section 316.20655, *Fla. Stat.*, including by adding the following requirements:

(a) A person operating an electric bicycle on a **shared pathway that is not located adjacent to a roadway**, including a shared pathway located in a park or recreational area, shall yield to pedestrians and shall give an audible signal before overtaking and passing a pedestrian.

(b) A person operating an electric bicycle **on a sidewalk or any other area designated for pedestrian use may not operate the electric bicycle at a speed greater than 10 miles per hour if a pedestrian is within 50 feet of the electric bicycle.**

(c) A person who fails to comply with this subsection commits a noncriminal traffic infraction, punishable as a nonmoving violation as provided in Chapter 318, *Fla. Stat.*

-Senate Bill 382 would also establish “The Micromobility Device Safety Task Force,” a task force adjunct to the Department of Highway Safety and Motor Vehicles (“DSV”), for the purpose of examining and recommending improvements to state law and regulatory framework governing “micromobility devices,” in order to encourage the safe operation of micromobility devices and to prevent traffic incidents, injuries and fatalities involving such devices.

-Senate Bill 382 would also require that the Florida Highway Patrol and each police dept. and sheriff’s office maintain a list of all traffic crashes involving a micromobility device. By Oct. 15, 2026, each police dept. and sheriff’s office shall submit a report with such list to the DSV and, by Oct. 31, 2026, the DSV is required to submit a summary of all reports to the Governor, the President of the Senate and the Speaker of the House of Representatives. The report must specify the crash data by device type and county, and list the reporting law enforcement agencies within each county.

-Section 316.003(41), *Fla. Stat.*, defines a “micromobility device” as the following:

*A motorized transportation device designed for individual use which is typically 20 to 36 inches in width and 50 pounds or less in weight and which operates at a speed of typically less than 15 miles per hour but no more than 28 miles per hour. This term includes both a human-powered and a nonhuman-powered device such as a bicycle, electric bicycle, motorized scooter, or any other device that is owned by an individual or part of a shared fleet.*

-The full text of Senate Bill 382 is attached. The legislature approved the Bill in March 2026 and the Bill is currently awaiting review/approval by the Governor.

2026382er

1  
2 An act relating to micromobility devices; amending s.  
3 316.20655, F.S.; providing requirements for the  
4 operation of electric bicycles; prohibiting the  
5 operation of an electric bicycle above a certain speed  
6 under certain circumstances; providing penalties;  
7 creating the Micromobility Device Safety Task Force  
8 adjunct to the Department of Highway Safety and Motor  
9 Vehicles; requiring the department to provide  
10 administrative and staff support services to the task  
11 force; providing the purpose of the task force;  
12 providing the composition of the task force; requiring  
13 the appointment of task force members within a  
14 specified timeframe; providing the manner in which  
15 task force vacancies must be filled; requiring that  
16 the task force convene within a certain timeframe;  
17 requiring the task force to meet at least monthly;  
18 providing requirements for the time and place of the  
19 task force meetings; providing that members of the  
20 task force are entitled to reimbursement for per diem  
21 and travel expenses; requiring the task force to  
22 develop and submit a certain report to the Governor  
23 and Legislature by a specified date; providing for the  
24 expiration of the task force; requiring the Florida  
25 Highway Patrol and each police department and  
26 sheriff's office to maintain a certain list, beginning  
27 on a certain date; providing requirements for the  
28 list; requiring each police department and sheriff's  
29 office to submit a certain report to the department by

2026382er

30 a specified date; requiring the department to provide  
31 a certain report to the Governor and Legislature by a  
32 specified date; providing effective dates.

33  
34 Be It Enacted by the Legislature of the State of Florida:

35  
36 Section 1. Effective July 1, 2026, subsection (10) is added  
37 to section 316.20655, Florida Statutes, to read:

38 316.20655 Electric bicycle regulations.—

39 (10)(a) A person operating an electric bicycle on a shared  
40 pathway that is not located adjacent to a roadway, including a  
41 shared pathway located in a park or recreational area, shall  
42 yield to pedestrians and shall give an audible signal before  
43 overtaking and passing a pedestrian.

44 (b) A person operating an electric bicycle on a sidewalk or  
45 any other area designated for pedestrian use may not operate the  
46 electric bicycle at a speed greater than 10 miles per hour if a  
47 pedestrian is within 50 feet of the electric bicycle.

48 (c) A person who fails to comply with this subsection  
49 commits a noncriminal traffic infraction, punishable as a  
50 nonmoving violation as provided in chapter 318.

51 Section 2. Micromobility Device Safety Task Force.—

52 (1) CREATION.—The Micromobility Device Safety Task Force, a  
53 task force as defined in s. 20.03(5), Florida Statutes, is  
54 created adjunct to the Department of Highway Safety and Motor  
55 Vehicles. The department shall provide administrative and staff  
56 support services related to the functions of the task force.

57 (2) PURPOSE.—The purpose of the task force is to examine  
58 and recommend improvements to state law and the regulatory

2026382er

59 framework governing micromobility devices as defined in s.  
60 316.003, Florida Statutes, in order to encourage the safe  
61 operation of micromobility devices and to prevent traffic  
62 incidents, injuries, and fatalities involving such devices.

63 (3) MEMBERSHIP; MEETINGS.—

64 (a) The task force shall be composed of the executive  
65 director of the Department of Highway Safety and Motor Vehicles,  
66 or his or her designee; the Secretary of Transportation, or his  
67 or her designee; and the following members, who shall be  
68 appointed by the executive director of the Department of Highway  
69 Safety and Motor Vehicles:

70 1. A representative from the Florida Sheriffs Association.

71 2. A representative from the Florida Police Chiefs  
72 Association.

73 3. A representative from the micromobility device industry.

74 4. A representative from the Florida League of Cities.

75 5. A representative from the Florida Association of  
76 Counties.

77 6. A representative from the medical field with experience  
78 in treating bicyclist and pedestrian injuries.

79 7. A representative from an organization involved in  
80 efforts to prevent injuries and fatalities involving  
81 micromobility devices, including electric bicycles and motorized  
82 scooters.

83 (b) Appointments to the task force must be made within 15  
84 days after this act becomes a law.

85 (c) The executive director of the Department of Highway  
86 Safety and Motor Vehicles, or his or her designee, shall chair  
87 the task force. Any vacancy on the task force must be filled in

2026382er

88 the same manner as the original appointment.

89 (d) The task force shall convene no later than 30 days  
90 after this act becomes a law. The task force shall meet at least  
91 monthly, but may meet more frequently at the call of the chair.  
92 At least one meeting of the task force must occur in each of the  
93 following regions of the state: North Florida, Central Florida,  
94 and South Florida. All meetings shall be held at the time and  
95 place designated by the chair.

96 (e) Members of the task force shall serve without  
97 compensation but are entitled to receive reimbursement for per  
98 diem and travel expenses pursuant to s. 112.061, Florida  
99 Statutes.

100 (4) REPORT.—The task force shall prepare a report that  
101 includes legislative recommendations for improvements to state  
102 law and the regulatory framework governing micromobility  
103 devices. The report must take into account methods to improve  
104 traffic safety for micromobility device operators and riders,  
105 pedestrians, and other vehicle operators through reasonable  
106 measures designed to reduce traffic incidents, injuries, and  
107 fatalities. Before October 1, 2026, the task force shall submit  
108 the report to the Governor, the President of the Senate, and the  
109 Speaker of the House of Representatives. Upon submission of the  
110 report, the task force shall expire.

111 Section 3. (1) Beginning 30 days after this act becomes a  
112 law, the Florida Highway Patrol and each police department and  
113 sheriff's office shall maintain a list of all traffic crashes  
114 that the respective agency investigates which involve a  
115 micromobility device. Each micromobility device crash must be  
116 included in the list, regardless of whether the crash is

2026382er

117 reported on a Florida Traffic Crash Report, Long Form; short-  
118 form crash report; or driver exchange-of-information form. The  
119 list must contain the following information for each traffic  
120 crash involving a micromobility device:

121 (a) Date and time of the crash.

122 (b) If applicable, the class of electric bicycle involved  
123 in the crash.

124 (c) Age of the micromobility device operator involved in  
125 the crash.

126 (d) If known, whether the micromobility device operator  
127 possessed a valid Florida learner's driver license or driver  
128 license at the time of the crash.

129 (2) By October 15, 2026, each police department and  
130 sheriff's office shall submit a report to the Department of  
131 Highway Safety and Motor Vehicles which contains a list of all  
132 micromobility device crashes investigated by the respective  
133 police department or sheriff's office from the beginning of the  
134 reporting period through September 30, 2026. The report must be  
135 submitted in a form and manner determined by the department.

136 (3) By October 31, 2026, the Department of Highway Safety  
137 and Motor Vehicles shall submit to the Governor, the President  
138 of the Senate, and the Speaker of the House of Representatives a  
139 report summarizing the reports submitted to the department  
140 pursuant to subsection (2) and include in the report the list  
141 maintained by the Florida Highway Patrol pursuant to subsection  
142 (1). The report must separate the micromobility device crash  
143 data by device type and county and list the reporting law  
144 enforcement agencies within each county.

145 Section 4. Except as otherwise expressly provided in this

2026382er

146 act, this act shall take effect upon becoming a law.

**7Ei**

# **No Parking Sign Audit**

# No Parking Sign Audit

Thursday, March 26 2026

**37 Items Identified**

**37 Items Incomplete**

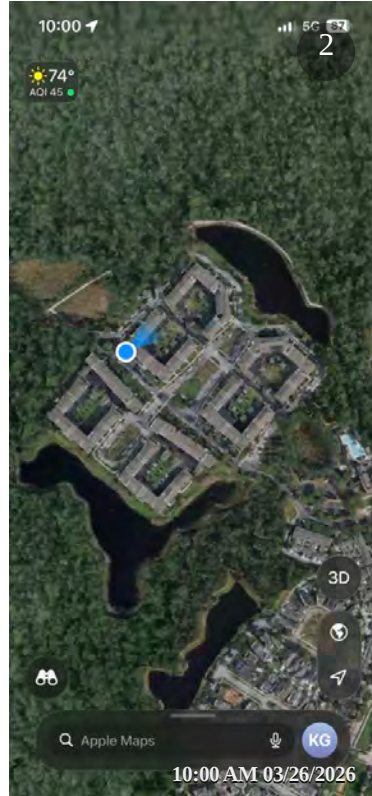
Kyle Goldberg

Inframark



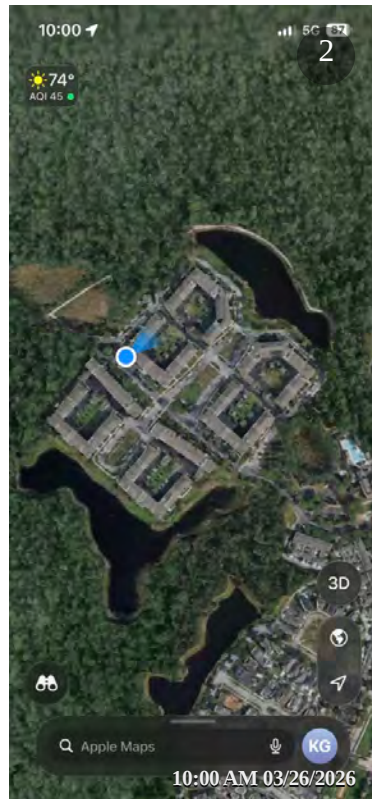
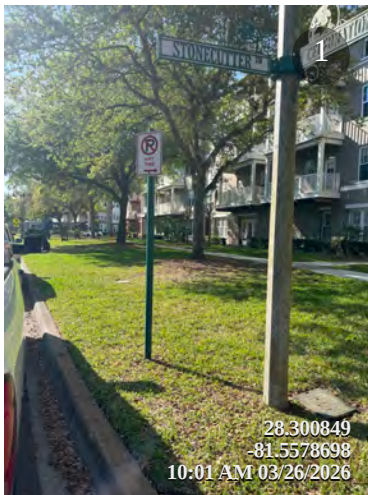
Item 1

Stonecutter Dr and Celebration Ave



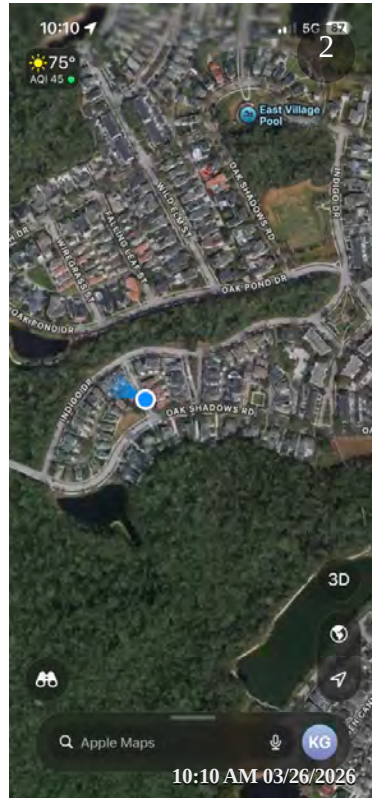
Item 2

Stonecutter Dr and Celebration Ave

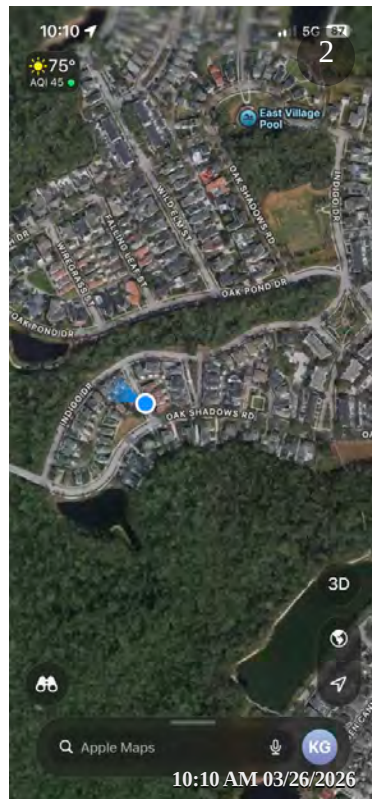
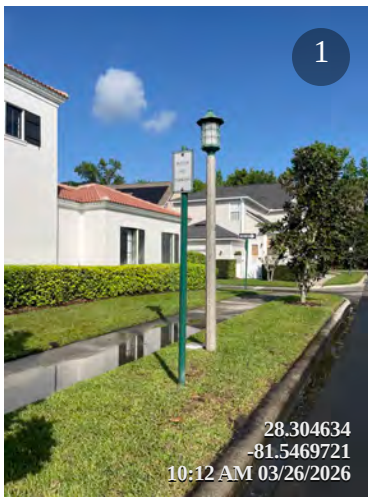


Item 3

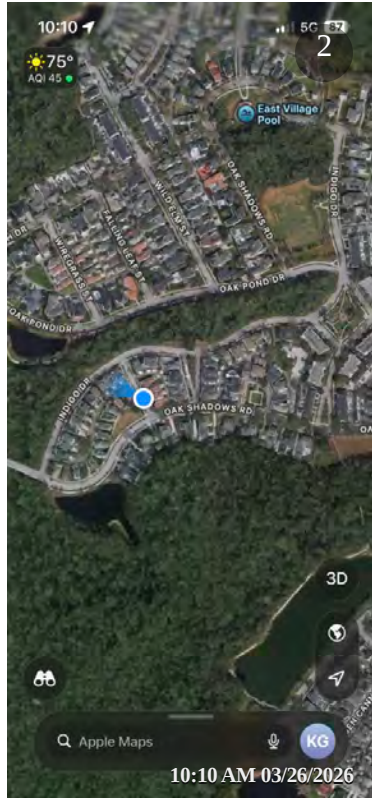
Pennyroyal St



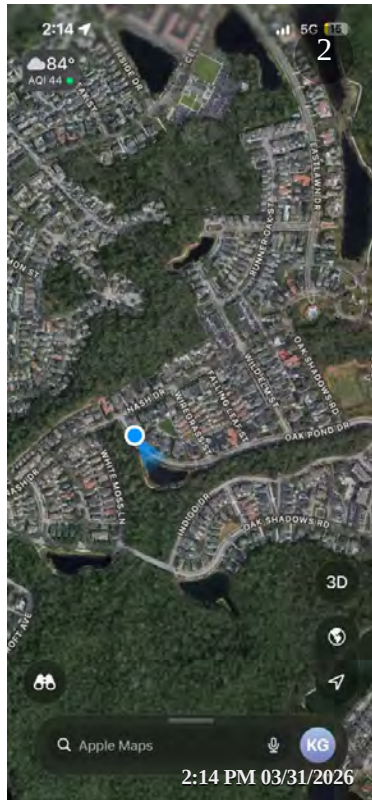
Item 4  
Pennyroyal St



Item 5  
Pennyroyal St



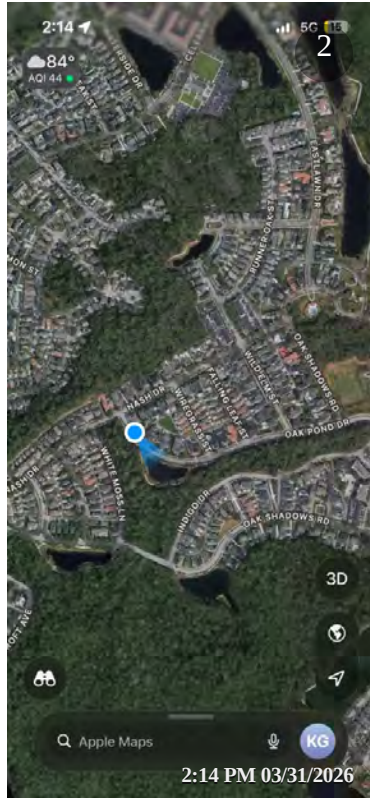
Item 6  
Oak Pond Dr



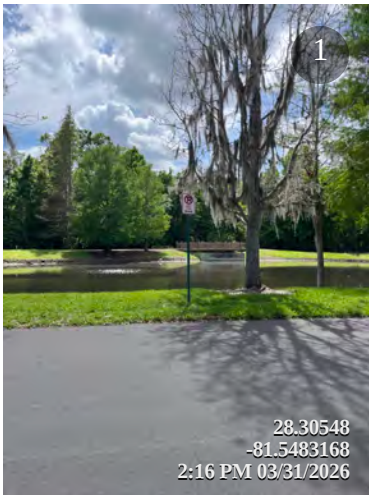
Item 7  
Oak Pond Dr



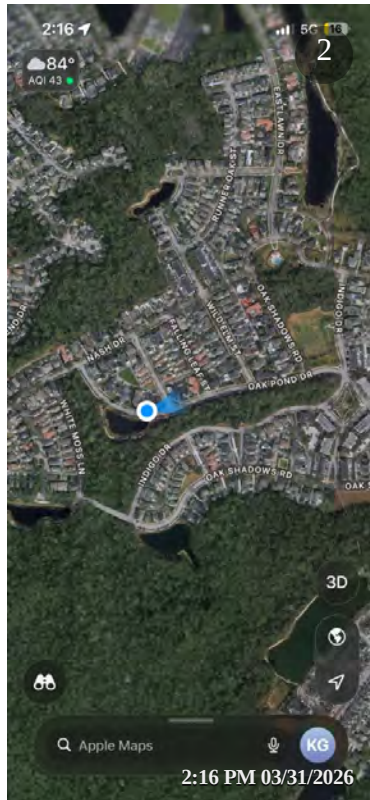
28.3057865  
-81.5490328  
2:15 PM 03/31/2026



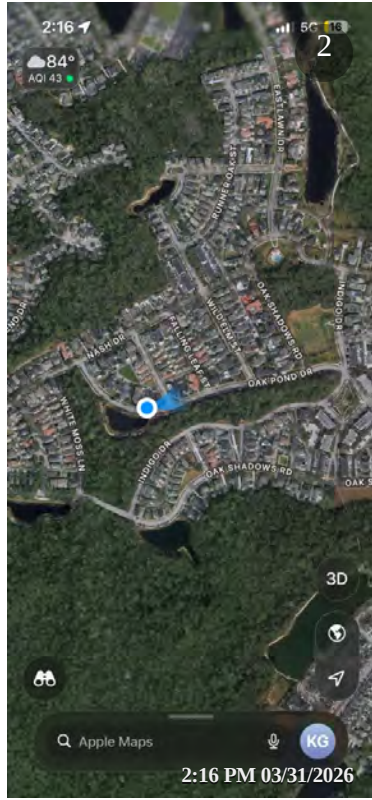
Item 8  
Oak Pond Dr



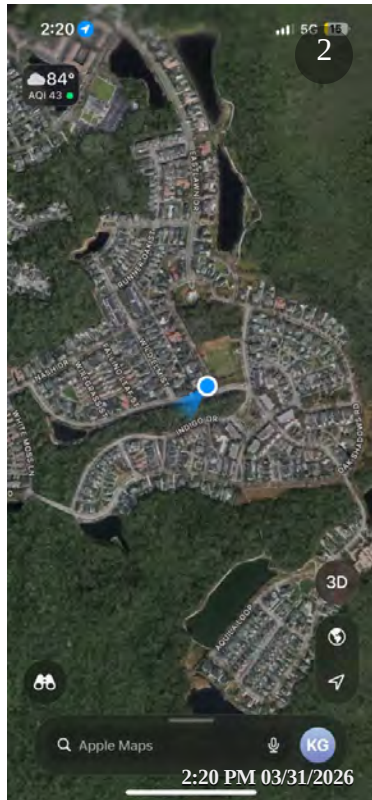
28.30548  
-81.5483168  
2:16 PM 03/31/2026



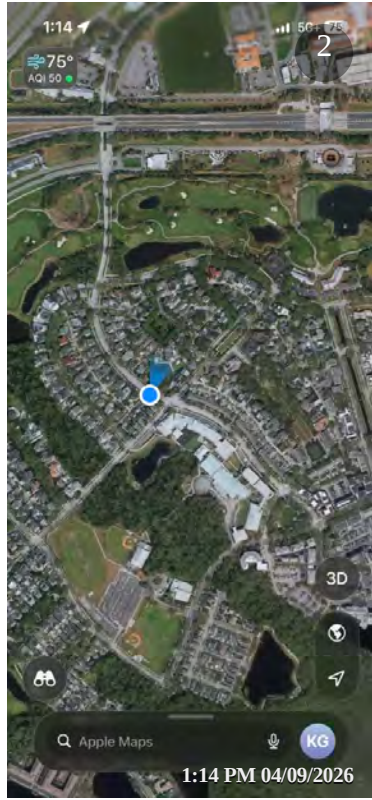
Item 9  
Oak Pond Dr



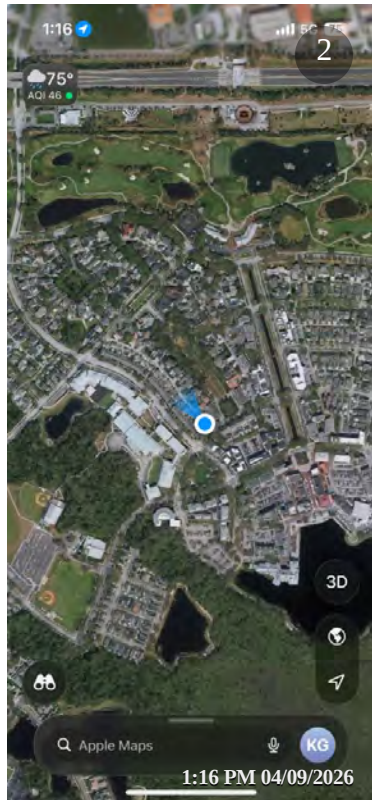
Item 10  
Oak Pond Dr



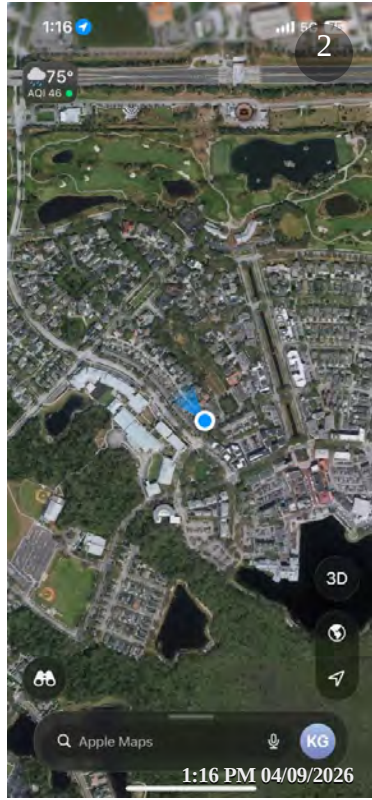
Item 11  
Campus St



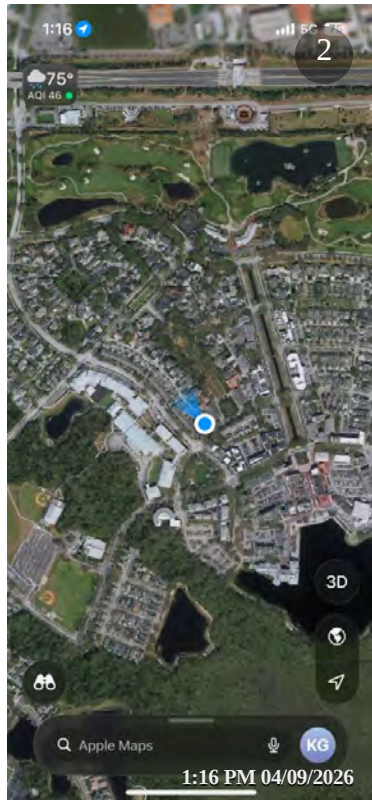
Item 12  
Mulberry Ave



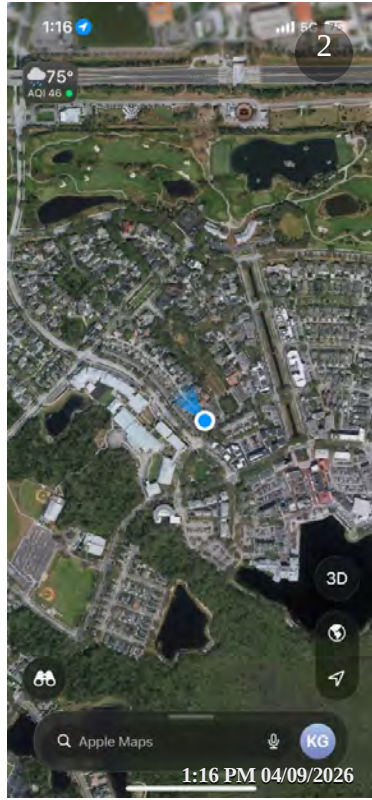
Item 13  
Mulberry Ave



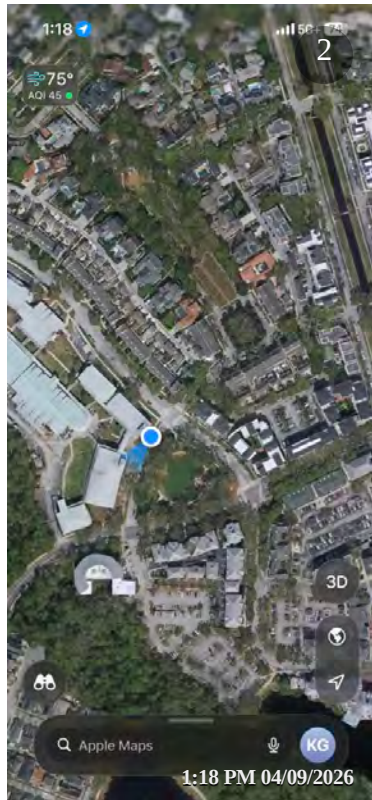
Item 14  
Mulberry Ave



Item 15  
Mulberry Ave



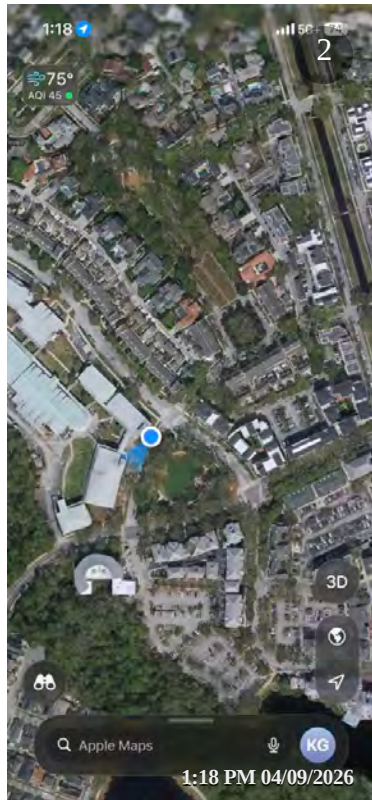
Item 16  
Mulberry Ave



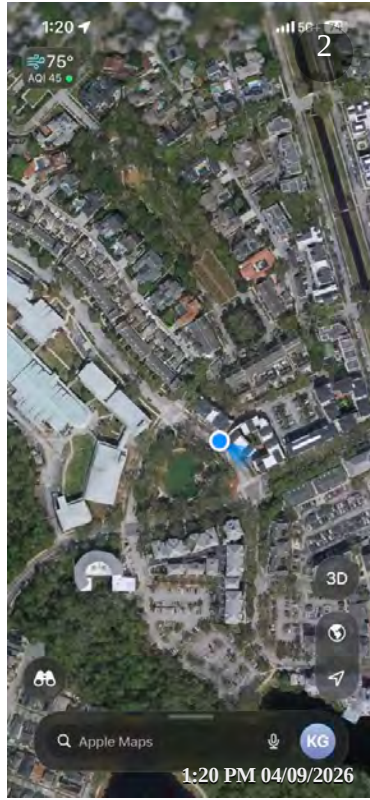
Item 17  
Mulberry Ave



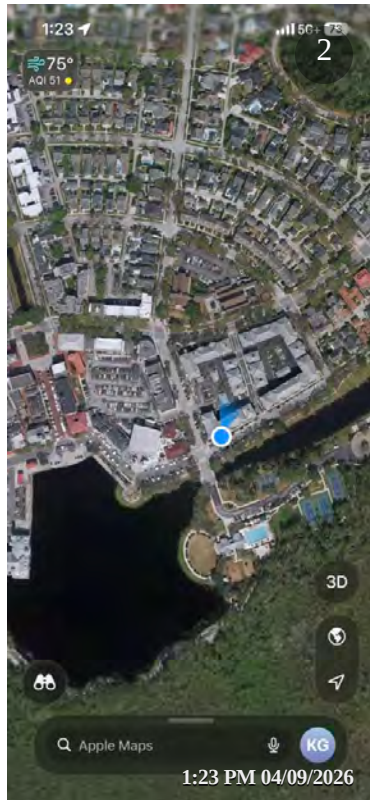
Item 18  
Mulberry Ave



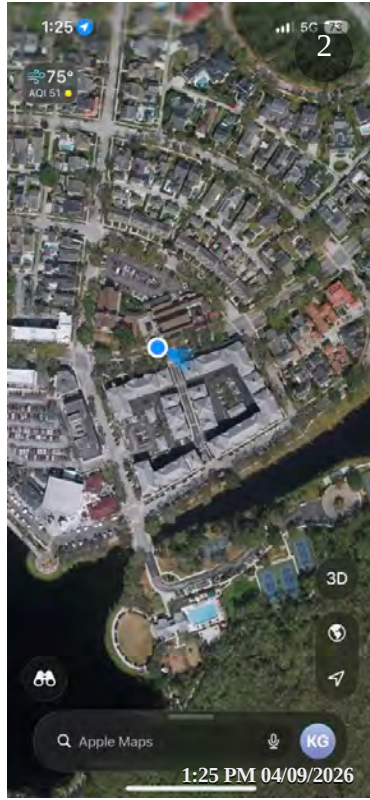
Item 19  
Campus St



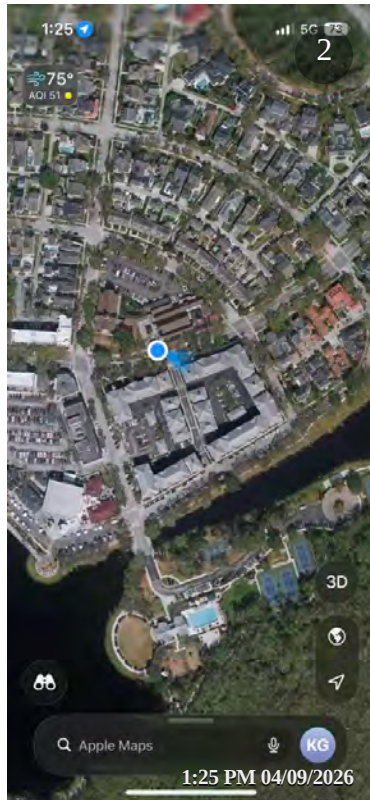
Item 20  
Front St



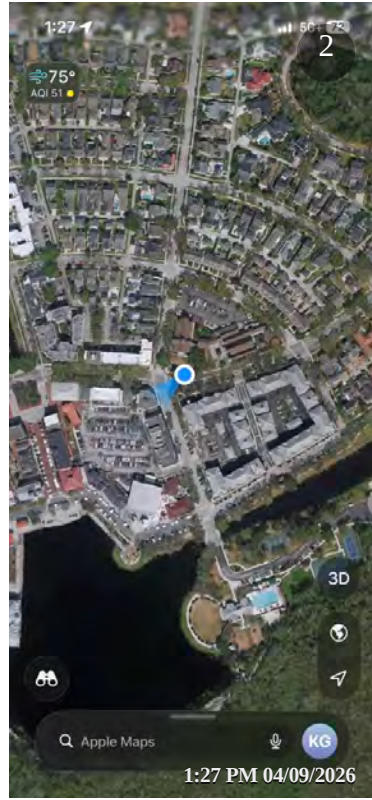
Item 21  
Celebration Ave



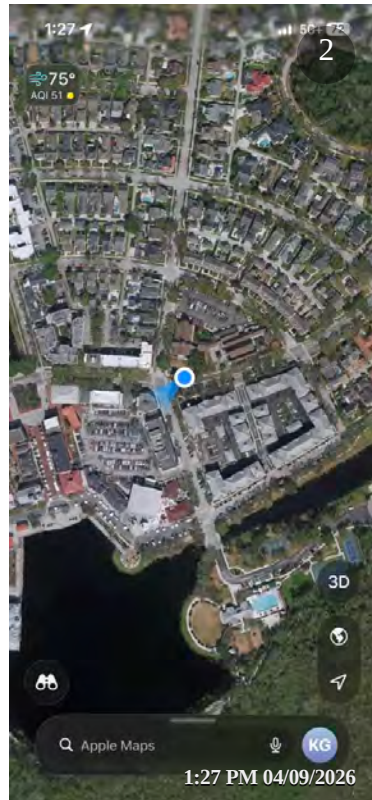
Item 22  
Celebration Ave



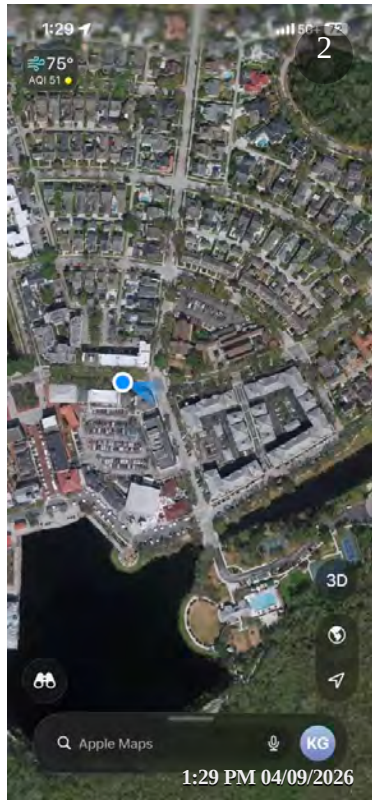
Item 23  
Celebration Ave



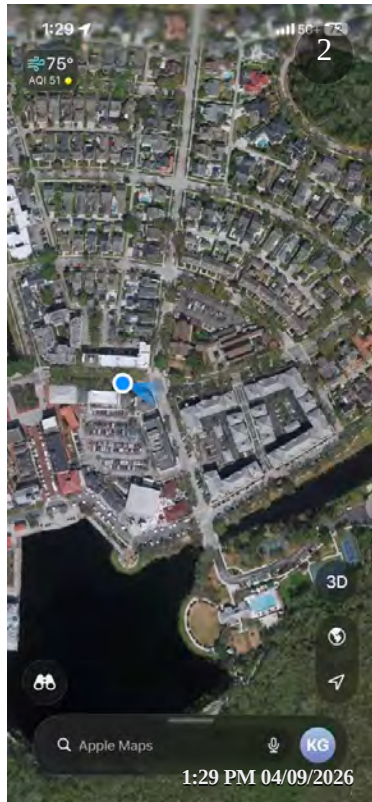
Item 24  
Celebration Ave



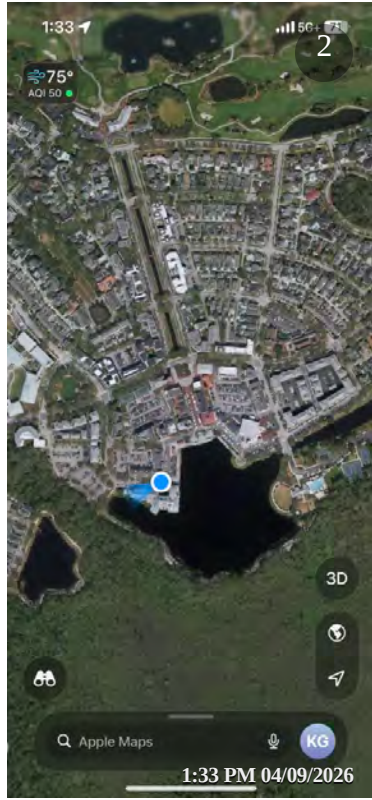
Item 25  
Celebration Ave



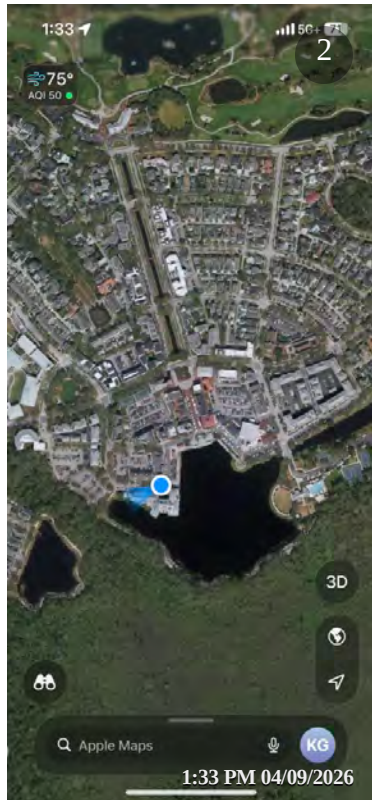
Item 26  
Celebration Ave



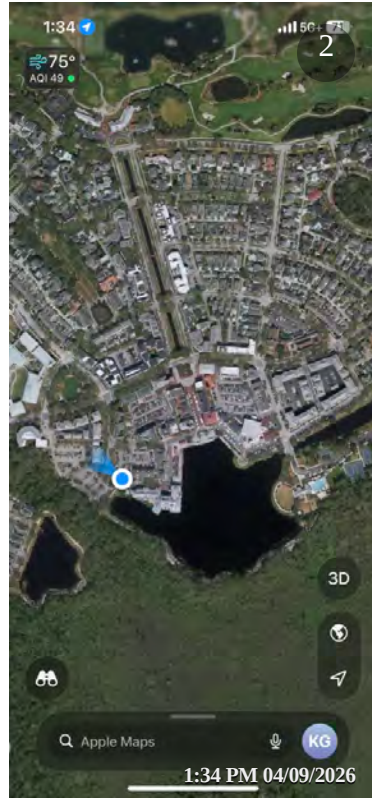
Item 27  
Bloom St



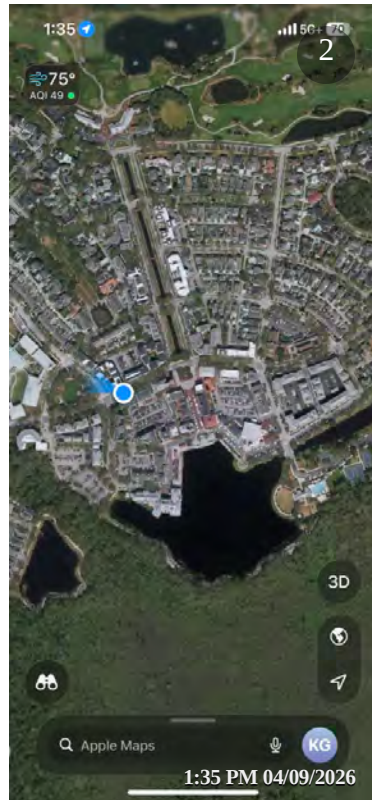
Item 28  
Bloom St



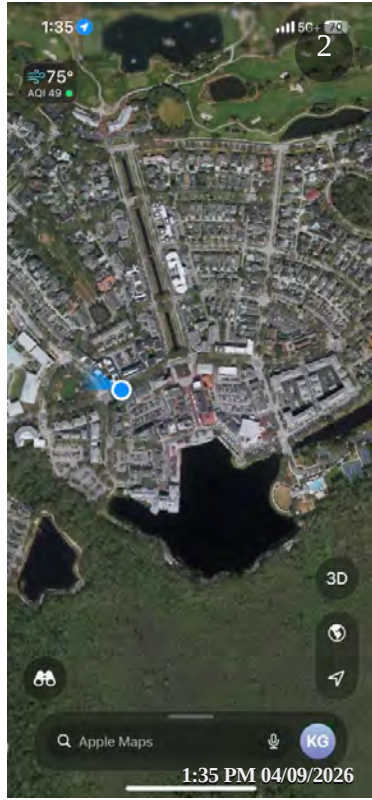
Item 29  
Bloom St



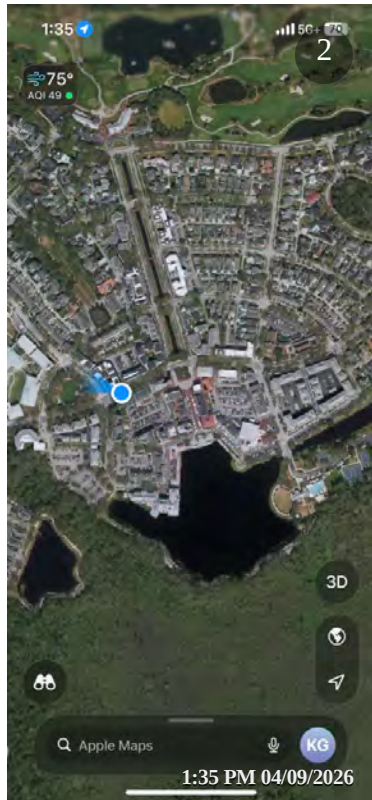
Item 30  
Celebration Ave



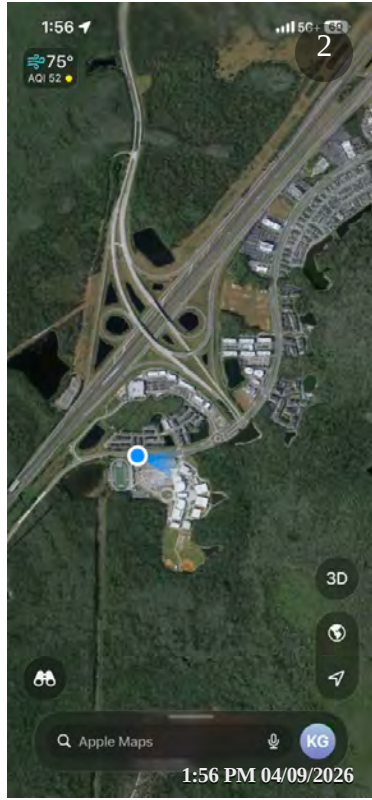
Item 31  
Celebration Ave



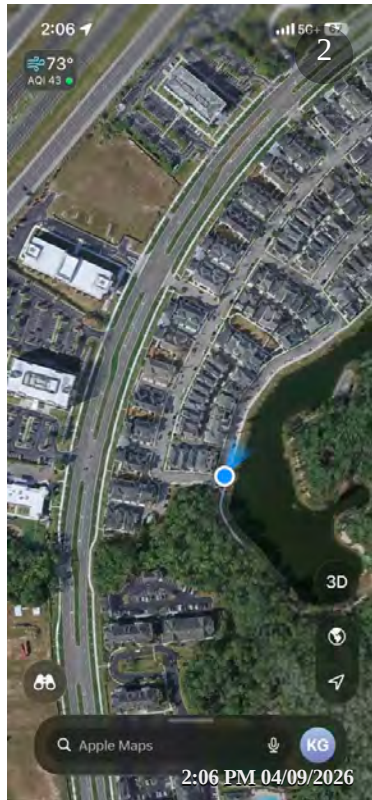
Item 32  
Celebration Ave



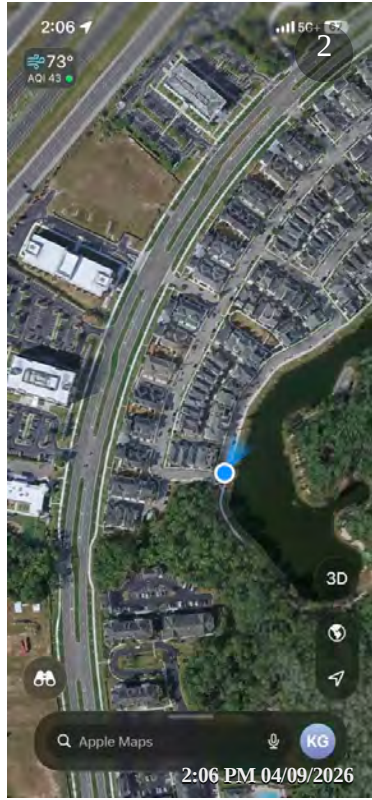
Item 33 - x12  
Celebration Blvd



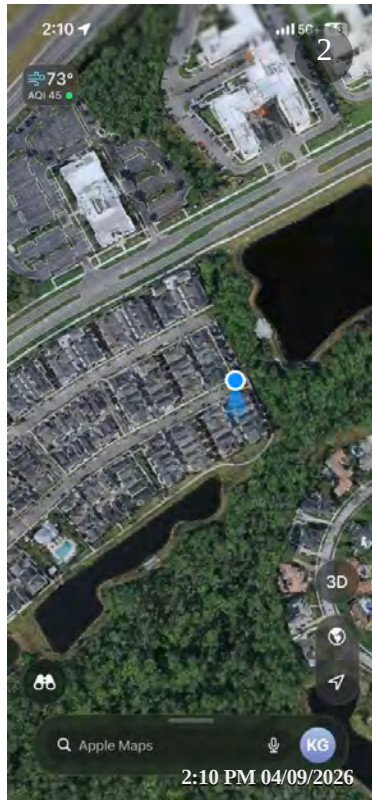
Item 34  
Cap Rock Dr



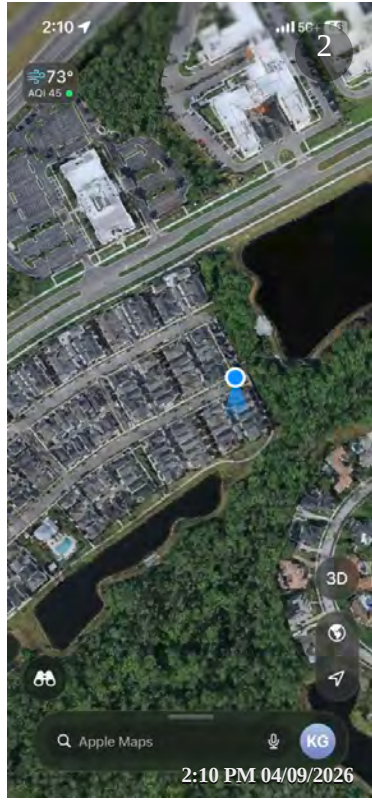
Item 35  
Castille St



Item 36  
Castille St



Item 37  
Cap Rock Dr



**7Eii**

## **Resolutions for Website**

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE RULE REGARDING PARKING AND TOWING ON THE DISTRICT'S ROADWAYS, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Celebration Community Development District (the District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (the "Board") finds that it is in the best interests of the District to adopt by this Resolution the Rule Regarding Parking and Towing on the District's Roadways, attached hereto as **Exhibit "A"** (the "Rule") for immediate use and application, and to replace any previously adopted parking and towing rules by the District; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Florida law, and the Rule shall replace and supersede any previously adopted parking and towing rules. Legal authority for the Rule includes Sections 190.035, 120.54, 190.011 and 190.012, *Florida Statutes*.

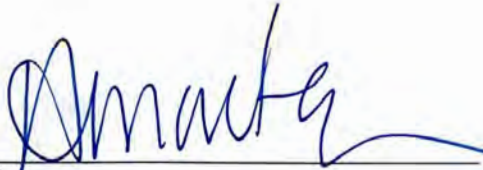
**SECTION 2.** In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

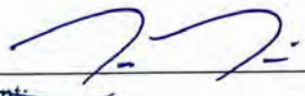
**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 19th day of November, 2024.

**SIGNATURE PAGE TO RESOLUTION 2025-04  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district

  
Print: \_\_\_\_\_  
Secretary/Assistant Secretary

  
Print: \_\_\_\_\_  
Chairman/Vice Chairman

**EXHIBIT "A"**

**RULE REGARDING PARKING AND TOWING ON THE DISTRICT'S ROADWAYS**

*[See following page.]*

# CELEBRATION COMMUNITY DEVELOPMENT DISTRICT RULE REGARDING PARKING AND TOWING ON THE DISTRICT'S PROPERTY AND OTHER DISTRICT PROPERTY

---

*Pursuant to Chapter 190, Florida Statutes, at a duly noticed public meeting, the Board of Supervisors of Celebration Community Development District (the "District") adopted the following policy to govern overnight parking and parking enforcement on Alleys owned by the District and other property owned by the District. This policy repeals and supersedes any and all prior rules and/or policies governing the same subject matter and shall be referred to as the "District's Parking and Towing Rules."*

---

**Section 1. Introduction.** The District finds that the parking and standing of Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles (all as defined herein) have the potential to cause public safety hazards; impede the effective operation of the alleys and other property owned by the District; and create a danger to the health, safety and welfare of District residents, paid users and the public. The District's Parking and Towing Rules are intended to provide guidelines for parking on alleys and other property owned by the District.

**Section 2. Applicability.** The District's Parking and Towing Rules shall be applicable on, over or within (a) all property owned by the District, including but not limited to, portions of the alleys located within the District's boundary that are owned by the District, sidewalks, parks, green spaces, walkways and landscaped areas, and (b) all portions of the "Stetson Parking Lot" owned by the District, as provided on the attached Exhibit "A" (collectively referred to herein as the "District's Property"). A list and map of the District's Property covered by this Rule is set forth in **Exhibit "A"** attached hereto.

Nothing in this designation shall be deemed to affect the obligation of owners of lots to maintain the lawns and landscape improvements within the alley way areas, as required under Section 6.1 of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for Celebration Residential Properties recorded in Official Records Book 2338, Page 2780, of the Public Records of Osceola County, Florida, or any amendment or supplement thereto.

### **Section 3. Definitions.**

A. Commercial Vehicle. Vehicles and mobile items (whether motorized or not), that are: (1) not designed and used for personal/family transportation, such vehicles with work racks, tool racks and/or visible equipment for commercial purposes (includes limousines, lawn maintenance vehicles, construction vehicles and vehicles used for businesses); or (2) three or more axels. This also includes storage pods and other moving storage units.

B. Vehicle. Any mobile item which normally uses wheels, whether motorized or not (includes motorcycles and trailers).

C. Vessel. Any mobile item capable of being used as a means for transportation on water (includes a boat, boat trailer, watercraft, barge or airboat).

D. Recreational Vehicle. A mobile item designed for recreational use (includes motor homes, campers, trailers, go-carts, all-terrain vehicles, mopeds, unregistered vehicles, golf carts).

E. Parked. Left unattended or stalled by its owner or user.

F. Overnight. Between the hours of 10 p.m. and 6 a.m. daily.

The terms Commercial Vehicle, Vehicle, Vessel and Recreational Vehicle may collectively be referred to herein as the “vehicle.”

#### **Section 4. Parking Restrictions.**

A. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park in alleys or any other District property in any manner that blocks access to a driveway.

B. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand in an alley or any other District property in any manner that blocks a sidewalk, intersection and/or crosswalk. No parking within 20 feet of a crosswalk and no parking within 30 feet of a stop sign.

C. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand with tires on grass, as this could cause damage to the District’s irrigation/landscaping improvements.

D. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park, stop or stand, except momentarily to pick up or discharge a passenger or passengers, within 15 feet of a fire hydrant.

E. Temporarily parked Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not park or stop in an alley or any other District property in any manner which has the effect of disrupting the normal flow of traffic; which block ingress or egress of trucks, public service vehicles and emergency vehicles; or which would require other vehicles to leave the paved surface of the District’s property to pass.

F. Any vehicle not capable of operating on its own is prohibited from being parked on, over or within the District’s Property.

G. No vehicle bearing an expired tag sticker,<sup>1</sup> expired registration, missing license plate, or a license plate that fails to match the vehicle registration shall be parked on, over, or within the District’s Property.

---

<sup>1</sup> As also may be referred to as a “registration decal” by the Florida Department of Highway Safety and Motor Vehicles and/or as a “validation sticker” by Section 320.06, *Florida Statutes*.

H. No vehicle parked on, over or within the District's Property shall be used as a domicile or residence either temporarily or permanently.

I. Parking of any Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles is prohibited on or within all non-paved property owned by the District, including landscaped or grassed areas within or adjacent to any District Property.

J. Parking, standing or stopping of any vehicles on District Property deemed to be unsafe by the District, as identified by signage, pavement marking or both.

K. No abandoned, inoperable and/or discarded vehicle (including a Commercial Vehicle, Vehicle, Vessel or Recreational Vehicle), or any part thereof, shall be parked, stored or left upon on the District's Property for a period in excess of seventy-two (72) hours. Abandoned, inoperable and/or discarded means a state of disuse, neglect or abandonment. Evidence of "abandoned, inoperable and/or discarded" may include, any one (1) or a combination of the following factors: (1) the vehicle is wrecked; (2) the vehicle is inoperable, as evidenced by vegetation underneath as high as the vehicle body or frame; debris collected underneath; or, the vehicle is being used solely for storage/habitation purposes; (3) the vehicle is partially dismantled, having no engine, transmission or other major and visible part; (4) the vehicle has major and visible parts which are dismantled; (5) the vehicle is incapable of functioning as a vehicle in its present state; (6) the vehicle has only nominal salvage value; (7) the vehicle is incapable of safe operation under its own power, or a vehicle that cannot be self-propelled or moved in a manner it was originally intended to move.

L. Commercial vehicles shall not be parked on, over, or within the District's Property, except during the period of delivery or during the period of time services are provided to the adjacent residential unit(s), which shall not exceed eight hours.

M. Commercial Vehicles, Vehicles, Vessels and Recreational Vehicles shall not be parked in a manner that blocks access to mail kiosks or mailboxes on or adjacent to the District's Property between the hours of 8 a.m. and 6 p.m. Mail service requires 30 feet of clearance, so each side of a mailbox should have 15 feet of clear space.

N. All vehicles shall park facing the direction of authorized traffic movement on the District's Property (with its right-hand wheel (as applicable) within 12 inches of the right-hand curb or edge of the alley (as applicable)).

## **Section 5. Enforcement.**

A. Towing. Any vehicle parked in violation of the District's Parking and Towing Rules may be towed at the owner's expense by a towing contractor approved by the District's Board of Supervisors pursuant to Section 715.07, *Florida Statutes*. Such towing contractor shall be authorized to erect signage complying with Section 715.07, *Florida Statutes*. Upon direction from the District Manager or a designee of the District Manager, the tow contractor is authorized to commence towing for a violation or violations of these Rules pursuant to Section 715.07, *Florida*

*Statutes*. All expenses associated with such towing and the storage of vehicles shall be the responsibility of the vehicle owner. Nothing herein shall prevent the District from issuing warnings or from implementing an administrative grace period. The Board of Supervisors for the District shall have the right to charge and assess an administrative fee pursuant to Section 190.035, *Florida Statutes*, not to exceed \$250.00 for violations of the District’s Parking and Towing Rules.

B. Suspension of Rules. The enforcement of the District’s Parking and Towing Rules may be suspended in whole or in part for a specified period of time, as determined by Resolution of the Board of Supervisors of the District. In addition, the enforcement of the District’s Parking and Towing Rules may be suspended during emergency situations, or as otherwise deemed necessary, at the discretion of the District Manager.

C. Damage to District Property. Should the parking, stopping or standing of any vehicle on, over, or within the District’s Property or other property owned by the District, or any portion thereof, even if on a temporary basis, cause damage to the District’s Property, including to landscaping or other improvements, the owner and driver of the vehicle causing such damage shall be responsible to fully reimburse the District to repair or replace such damage and for any staff fees the District incurs related to such damage (including attorney fees for collection efforts). Damage includes, but is not limited to, staining caused by fluid leaking onto the District’s Property. The District reserves the right to collect such reimbursement as permitted by Florida law, including by lien and/or through utilization of the County’s Tax Roll, as applicable.

D. Vehicle Repairs. No vehicle maintenance or repairs shall be performed on, over, or within any portion of the District Property.

E. Other Traffic and Parking Regulations. Nothing in these District Parking and Towing Rules shall prohibit local law enforcement from enforcing the laws that are a part of the State Uniform Traffic Control Law, Chapter 316, *Florida Statutes*, or any other local or state law, rule or ordinance pertaining to vehicular traffic or parking enforcement.

**Section 6. Parking at Your Own Risk.** The District assumes no liability for any theft, vandalism and/or damage that may occur to personal property or vehicles parked on the District’s Property pursuant to the District’s Parking and Towing Rules.

**Section 7. Severability.** The invalidity or unenforceability of any one or more provisions of this Rule shall not affect the validity or enforceability of the remaining portions of this Rule or any part of this Rule not held to be invalid or unenforceable.

**Section 8. Effective Date.** The effective date of the District’s Parking and Towing Rules is November 19, 2024.

**Exhibit “A”:** List and Map of the District’s Property and Other District Property Subject to Rule

Implemented Florida Law: Section 190.012, *Florida Statutes*; Section 190.011, *Florida Statutes*; Section 715.07, *Florida Statutes*; Section 316.1945, *Florida Statutes*; Section 316.195, *Florida Statutes*; Section 316.1951, *Florida Statutes*; Section 120.54, *Florida Statutes*; and Section 120.69, *Florida Statutes*.

***[Remainder of page intentionally left blank.]***

## **Exhibit “A”**

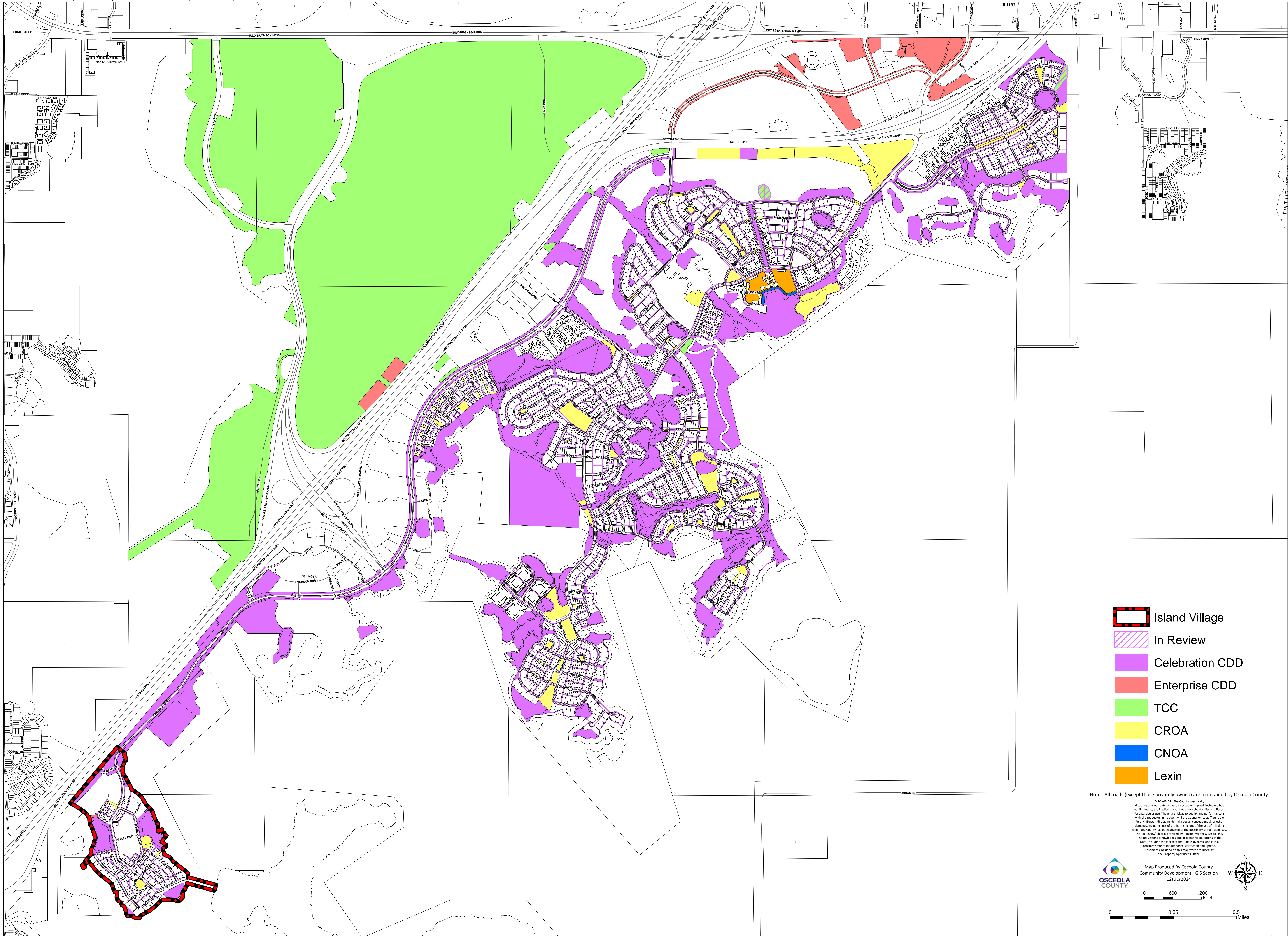
### List and Map of the District’s Property and Other District Property Subject to Rule

All property owned by the District, including but not limited to, portions of the alleys located within the District’s boundary that are owned by the District, sidewalks, parks, green spaces, walkways and landscaped areas, stormwater ponds and tracts, the District offices at 313 Campus Street, all portions of the “Stetson Parking Lot” owned by the District, as provided on the attached map.

*[See attached map]*

# Celebration, Florida

G:\GIS\Project\Warehouse\WestCounty\_Warehouse\Developments\Celebration\Celebration\_Ownership\Celebration\_Ownership.mxd


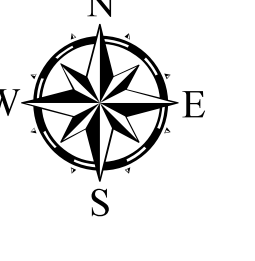
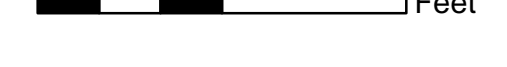
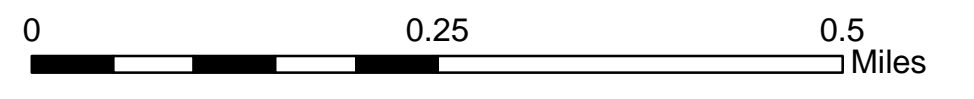


-  Island Village
-  In Review
-  Celebration CDD
-  Enterprise CDD
-  TCC
-  CROA
-  CNOA
-  Lexin

Note: All roads (except those privately owned) are maintained by Osceola County.

DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requester. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profits, arising out of the use of this data even if the County has been advised of the possibility of such damages. The "In Review" data is provided by Stantec, Walker & Associates, Inc. The requester acknowledges and accepts the limitations of the data, including the fact that the data is dynamic and is in a constant state of maintenance, correction and update. Easements included on this map were produced by the Property Assessor's Office.

Map Produced By Osceola County  
Community Development - GIS Section  
12JUL2024



**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE RULE GOVERNING ADMINISTRATIVE FEES FOR THE HANDLING AND INSTALLATION OF MEMORIAL BENCHES, DOGGY STATIONS AND OTHER MOMUMENTS/EQUIPMENT, PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Celebration Community Development District (the District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (the “Board”) finds that it is in the best interests of the District to adopt by this Resolution the Rule Governing Administrative Fees for the Handling and Installation of Memorial Benches, Doggy Stations and Other Monuments/Equipment, attached hereto as **Exhibit “A”** (the “Rule”) for immediate use and application, and to replace any previously adopted memorial donation rules by the District; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Florida law, and the Rule shall replace and supersede any previously adopted memorial donation rules. Legal authority for the Rule includes Sections 190.035, 120.54, 190.011 and 190.012, *Florida Statutes*.

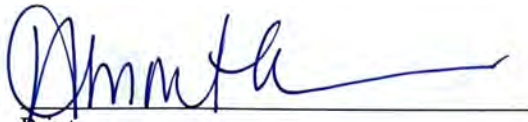
**SECTION 2.** In the event any section or part of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of this Resolution is wholly or necessarily dependent upon the section or part so held to be invalid or unconstitutional.

**SECTION 3.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 19th day of November, 2024.

**SIGNATURE PAGE TO RESOLUTION 2025-05  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district

  
Print: \_\_\_\_\_  
Secretary/Assistant Secretary

  
Print: \_\_\_\_\_  
Chairman/Vice Chairman

**EXHIBIT "A"**

**Rule Governing Administrative Fees for the Handling and Installation of Memorial Benches,  
Doggy Stations and Other Monuments/Equipment**

*[See following page.]*

## **Celebration Community Development District**

### **Memorial Program**

**POLICY STATEMENT:** The Celebration Community Development District (CCDD) recognizes the need for CCDD landowners to have an opportunity to memorialize an outstanding achievement or the memory of a loved one through the planting of trees, the placement of [memorial benches, doggy stations, or other monuments and/or equipment] for the entire community to use and enjoy.

**POLICY/PROCEDURE:** This policy was developed to provide a coordinated and consistent approach for accepting and processing memorial requests. Anyone submitting an application (an “Applicant”) for a memorial item acknowledges and recognizes that the CCDD Board of Supervisors may approve or disapprove any request at its sole discretion. This policy is limited to CCDD landowners and to memorials placed only within those certain open spaces and parks owned by CCDD.

Guidelines established by this policy will apply to all donations made after the effective date of this policy.

#### General Guidelines

- The purchase and dedication of any and all memorials shall be fully funded by CCDD landowners or groups of landowners. The CCDD shall bear no costs other than installation of the memorial, which cost shall be reimbursed by Applicant.
- Memorials representing or depicting a commercial advertisement or purpose shall not be permitted.
- Engraving on all memorial items are limited to a 2” x 8” plaque with a maximum of [3 lines and 15 characters per line - TBD by District].
- The CCDD will have final approval of the wording for the engraving on all memorials. Suggested wording must be provided in the application.
- Full payment for the purchase and installation of a memorial must be made to the CCDD prior to ordering and installation of the memorial.
- All memorials will be installed by the CCDD or a qualified contractor selected by the CCDD.
- The CCDD will not be responsible for the maintenance, repair or replacement of any memorial. The purchaser of the memorial shall release the CCDD from all responsibility for repairs and/or replacement of memorials, due to vandalism, weather, age, disease, or any other reason whatsoever. The CCDD may remove any memorial that is in disrepair, in its sole discretion, without prior notice to the Applicant or other dedicating landowner.
- The CCDD has final approval of a requested memorial and the location of the memorial. When determining the approval of a memorial, CCDD may consider proximity to homes, lines of sight, distance to other memorials, safety, maintenance and existing landscaping.

- The CCDD, in its sole discretion, may limit the number of types of memorials, the suitable locations within the CCDD property, and remove existing memorials with no reimbursement due to the Applicant or other dedicating landowner.
- The CCDD does not make any representation that the payment for a memorial is a charitable deduction by the Applicant for tax purposes. Applicants must contact their own tax advisors for any applicable deductions.

### Types and Costs for Memorials

#### **Memorial Bench**

Wooden Benches – 5ft and 6 ft in size (depending on location)

Metal and Wooden Benches

- The CCDD has selected designs and styles for benches within certain areas of the CCDD. A bench may be purchased with no bronze memorial plaque (2"x8"). The style of bench and plaque are at the sole discretion of CCDD.
- The cost for the bench and plaque will be the District's actual cost for the bench and plaque plus an administration and installation fee. If a pre-installed bench is selected, the original purchase price of the bench shall be charged plus the cost for a new plaque and the above-mentioned administration and installation fee.
- A memorial bench will only be considered in locations where benches are scheduled to be replaced or where new benches are planned by CCDD.

#### **Costs**

The cost for a memorial bench or a tree will be the District's actual cost for the bench or tree selected, materials needed for installation, and a plaque (If desired) plus a \$100.00 administration and installation fee.

#### **Doggy Station**

[Doggy Station – \_\_ ft in size (depending on location)]

- The CCDD has selected designs and styles for doggy stations within certain areas of the CCDD. A doggy station may be purchased with no bronze memorial plaque (2"x8"). The style of doggy station and plaque are at the sole discretion of CCDD.
- The cost for the doggy station and plaque will be the District's actual cost for the doggy station and plaque plus an administration and installation fee. If a pre-installed doggy station is selected, the original purchase price of the doggy station shall be charged plus the cost for a new plaque and the above-mentioned administration and installation fee.
- A memorial doggy station will only be considered in locations where doggy stations are scheduled to be replaced or where new doggy stations are planned by CCDD.]

## **Costs**

The cost for a doggy station will be the District's actual cost for the doggy station selected, materials needed for installation, and a plaque (If desired) plus a \$100.00 administration and installation fee.

## **[Other Monuments/Equipment]**

### **Costs**

The cost for all other monuments/equipment will be the District's actual cost for the monuments/equipment selected, materials needed for installation, and a plaque (If desired) plus a \$100.00 administration and installation fee.

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT  
Memorial Donation Application and Agreement**

\_\_\_\_\_ (the "Applicant") has read the Celebration Community Development District (the "CCDD") Memorial Program and acknowledges and agrees:

- Applicant will be responsible for the cost of the memorial, plus a fee for administration and installation. Commemorative benches, doggy stations, or other monuments/equipment must be purchased new or fully renovated by the CCDD.
- The CCDD has no duty to guarantee or maintain the donated item beyond the guarantee given by the manufacturer from whom the benches, doggy stations, or other monuments/equipment were purchased.
- The CCDD will make best efforts, but shall bear no duty, to replace a commemorative item that is stolen or is damaged by vandalism, weather, normal wear and tear, age, disease, etc.
- The CCDD has no duty to replace, relocate or reinstall any memorial item that has been removed due to construction, paving, change in landscape design, site safety or maintenance concerns, etc.
- The CCDD staff shall confer with Applicant concerning the location and type of bench, tree, doggy station, or other monument/equipment; however, the final determination of location and type of bench, tree, doggy station, or other monument/equipment, rests with the CCDD.
- All benches, trees, doggy stations, or other monuments/equipment donated through this program are the property of the CCDD.
- Not all open spaces or parks are suitable for a bench, tree, doggy station, or other monument/equipment donation. The CCDD staff will make the final decision regarding bench, tree, doggy station, or other monument/equipment location, style, type and availability.
- The CDDD has not made any representation that a payment for a memorial is a charitable deduction by the Applicant for tax purposes. Applicant must contact its own tax advisor.

[SIGNATURES FOLLOW ON NEXT PAGE]

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT  
Memorial Donation Application and Agreement (continued)**

Applicant Name: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

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

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

Phone: \_\_\_\_\_

Memorial Bench type and location requested: \_\_\_\_\_

Tree type and location requested: \_\_\_\_\_

Doggy Station type and location requested: \_\_\_\_\_

Monument/Equipment type and location requested: \_\_\_\_\_

Proposed wording for plaque, if requested: \_\_\_\_\_

\_\_\_\_\_

Cost: \_\_\_\_\_ (supplied by CCDD) Accepted by Applicant: \_\_\_\_\_

CCDD Staff Name: \_\_\_\_\_ Approval Date: \_\_\_\_\_

Payment received: \_\_\_\_\_ Date: \_\_\_\_\_

Payment Method: \_\_\_\_\_

**RESOLUTION NO. 2024-13**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING A RULE GOVERNING SIDEWALK, ALLEY AND OTHER DISTRICT PROPERTY USE FOR MAINTENANCE OR CONSTRUCTION WORK; PROVIDING FOR DEPOSITS AND REIMBURSEMENT FOR DAMAGE OR REPAIRS TO DISTRICT PROPERTY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE**

WHEREAS, the Celebration Community Development District (hereinafter, the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida;

WHEREAS, the District owns and operates certain real and personal property used by the public, including, but not limited to, sidewalks, alleys, boardwalks, passive parks, green spaces, stormwater ponds, verges, etc. (hereinafter, the “District Property”);

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to adopt rules and orders pursuant to the provisions of Chapter 120, *Florida Statutes*, prescribing the conduct of the business of the District;

WHEREAS, the District has complied with the provisions of Chapter 120 and Section 190.035, *Florida Statutes*, advertised and conducted a public hearing to address a proposed Rule Governing Sidewalk, Alley and other District Property Use for Maintenance or Construction Work establishing a process for the use of District property and recovery of costs for damage or repairs (the “Rule”) attached hereto as Exhibit “A”, which includes a deposit schedule for the use of District Property for construction, maintenance and repairs by landowners, and has further requested public input addressing the rule regarding use of District Property; and

WHEREAS, the Board finds that the Rule and fee schedule set forth in Exhibits “A” and “B” attached hereto and incorporated herein, including the imposition of deposits and the reimbursement of costs for the use of District Property, is necessary in order to provide for the orderly operation of the District and to cover the expenses associated with the use of the District Property, without which said costs would be borne by the District and its landowners; and

WHEREAS, the Board further finds that the deposits and recovery of costs are just, equitable and uniform for users of the same class having been based upon (i) the amount of use; (ii) the average size of the real property which is served by the District Property; and (iii) other factors affecting the use of the District Property furnished.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA:**

Section 1. Adoption of Fee Schedule/Deposits/Recovery of Costs and Rule. The fee schedule/deposit amounts are just and equitable and have been based upon (i) the amount of use; (ii) the average size of the real property which is served by the District Property; and (iii) other factors affecting the use of the District Property furnished. The deposits and Rule for use of the District Property, are hereby adopted in accordance with Exhibit “A” and Exhibit “B” are hereby ratified, approved and confirmed. The deposits and Rule are hereby adopted to provide for the orderly maintenance of the District Property and are in the best interest of the District.

Section 2. Prior Fee Schedules/Deposits and Rules. Any fee schedule/deposits, rules, or policies established by the District prior to the effective date of this Resolution and pertaining to the use of the District Property are hereby superseded by this Resolution.

Section 3. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reasons, the remainder of this Resolution shall continue in full force and effective, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Celebration Community Development District this 27th day of August, 2024.

BOARD OF SUPERVISORS OF THE  
CELEBRATION COMMUNITY DEVELOPMENT  
DISTRICT, a Florida community development  
district

ATTEST:

  
\_\_\_\_\_  
Print: Angel Montagna  
Secretary/Asst. Secretary

By: Tom Touzin  
\_\_\_\_\_  
Print: [Signature]  
Chairman/Vice-Chairman

**EXHIBIT “A”**

**RULE GOVERNING SIDEWALK, ALLEY AND OTHER DISTRICT PROPERTY USE  
FOR MAINTENANCE OR CONSTRUCTION WORK**

**Celebration Community Development District**

***Rule Governing Sidewalk, Alley and other District Property Use  
for Maintenance or Construction Work***

Law Implemented: ss. 120.69, 190.011, 190.012, Florida Statutes, (2023)  
Effective Date: August 27, 2024

---

**In accordance with Chapters 190 and 120, Florida Statutes, and on August 27, 2024, at a duly noticed public meeting, the Board of Supervisors of the Celebration Community Development District (the “Board”) adopted the following rule to govern the maintenance, operation and use of the Celebration sidewalks, alleys and other public property for construction and maintenance uses by landowners and their contractors, agents and other third parties. Any and all prior rules/policies of the District governing this subject matter are hereby rescinded.**

---

1. **INTRODUCTION & FINDINGS.** This Rule Governing Sidewalk, Alley and other District Property Use for Maintenance or Construction Work (“**Rule**”) addresses the maintenance, operation and use of the sidewalks, alleys, verges and other property owned by the Celebration Community Development District for construction and maintenance uses by landowners and their contractors, agents and other third parties. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The Celebration Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994.

b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, sidewalks, roads, alleys, recreational areas, stormwater systems, verge areas, open space and related property and improvements.

c. Section 190.012(3), Florida Statutes, specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of Chapter 120, in connection with the provision of one or more services through its systems and facilities;”  
and

d. The District constructed and maintains certain public sidewalks, verges (the lawn area from curb to sidewalk) alleys, green spaces, stormwater ponds and other public real property and improvements (together, “**District Property**”) adjacent to commercial properties, residential lots and condominium, apartments and townhome developments located within the District.

e. Landowners and associations are constructing, making repairs and performing maintenance on their buildings and landscaping, which construction, maintenance and repairs are causing damage to the

District Property through the use of equipment, lifts, trucks, machinery, automobiles, personnel, etc., being placed on or travelling over the District Property.

f. It is in the best interest of the District to establish a rule for addressing the use of the District Property by landowners and their contractors, agents and other third parties and for a process for notice, deposits and the reimbursement for damage or repairs required by such use of the District Property.

2. **LICENSE FOR USE.** Owners of commercial properties, residential lots and condominium, apartments and townhome developments, and associations (as applicable, **“Responsible Party”**), when construction, repairs or maintenance is required on their property or the improvements thereon, shall file a notice for a LICENSE FOR USE of the District Property which may be impacted by the use of equipment, lifts, trucks, machinery, automobiles, personnel, etc., used for the construction, repairs or maintenance of the Responsible Party’s improvements or property (the **“Use”**).

a. For each proposed Use, a License for Use Notice (a **“Use Notice”**) must be completed and submitted by the Responsible Party to the District Manager at the District office, which is currently located at:

Celebration Community Development District  
c/o District Manager  
313 Campus Street,  
Celebration, Florida, 34747  
Telephone: 407-566-1935.  
Email: admin@celebrationcdd.org

b. Use Notices must be filed not more than one hundred eighty (180) days before and not less than sixty (60) days before the date and time at which the proposed Use is intended to occur; provided, however, that for good cause shown (such as an emergency repair), the District may waive the maximum and minimum filing periods and may accept a Use Notice filed within a longer or shorter period.

c. Use Notices will be reviewed by the District Manager, who has the authority to approve complete, routine Use Notices and issue approvals for such Uses. The District Manager has the sole, absolute discretion to determine which Use Notices are “routine” and which are “non-routine;” all Responsible Parties agree, by their submission of a Use Notice, to defer to the District Manager’s determination.

The District Manager will refer any non-routine Use Notices to the Board for review at the next regularly scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Use, elect to reject, approve, or conditionally approval the Use Notice.

d. Each Use Notice shall be accompanied by cash or check(s) constituting a **“Use Deposit,”** which Use Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Rule:

1. Rate/Deposit Schedule:

<u>Building Type:</u>	<u>Deposit:</u>
Residential Lot/townhome	\$ 250.00
Home Business District Lots	\$ 500.00
Nonresidential Business (includes churches, schools, etc.)	\$1,000.00
Condominium, Apartment, or Townhome Development	\$ 1,500.00

2. Upon request, the District will provide an invoice or other notice of the required Use Deposit to the Responsible Party.
3. The District shall take photos of the condition of the District Property prior to the District's consideration of the Use Notice to document the "before" condition of the District Property. The Responsible Party, by submitting the Use Notice, agrees that these photos are representative of the condition of the District Property prior to the start of the Use.
4. For any Use Notice that is not approved, the Use Deposit shall be refunded to the Responsible Party. The Use Deposit will be retained by the District Manager until such time as all the District's costs pursuant to this Rule for which the Responsible Party is obligated to reimburse or pay the District have been satisfied as provided in subsection (h). If the Responsible Party does not pay such costs within fourteen (14) days after the District has billed the Responsible Party for the cost thereof, which bill shall include an itemized statement as to the costs incurred by the District, the District shall apply the Use Deposit to said costs and remit any remainder to the Responsible Party. If the Use Deposit is insufficient to pay such cost, the District may seek any remedy against the Responsible Party available at law or equity, including referring the matter to the District Attorney or third-party collection agency, and the Responsible Party shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Responsible Party or its affiliate from applying for any future Use Notices.

e. The Responsible Party shall be fully responsible for the care, condition, maintenance, repair and replacement of any District Property that is damaged or removed, including the replacement of sidewalk panels which are cracked or otherwise damaged, and the replacement of sod and landscaping to any altered area(s) of the District Property.

f. The District, by adopting this Rule, does not represent that the District has authority to provide any other necessary approvals relating to the Use. Instead, the Responsible Party shall be responsible for obtaining any and all District approvals (including association architectural review, where applicable). The Responsible Party is responsible for ensuring that the construction, maintenance or repair work on their property, as well as the construction, maintenance or repair work affecting or on the District Property is conducted in compliance with all applicable laws, codes, regulations and ordinances, and is properly permitted by Osceola County and other regulatory agencies, as necessary. The Responsible Party is responsible for locating and identifying any and all improvements and utilities on the District Property that may be affected by the proposed Use.

g. The Responsible Party shall ensure that the Use does not damage any District Property or any third party's property.

h. After the work at the site is completed, the Responsible Party must advise the District and the District shall take photos of the condition of the District Property to document the "after" condition of the District Property. The Responsible Party agrees that these photos shall be representative of the condition of the District Property after the completion of the Use.

If damage to the District Property is apparent through a visual inspection by the District's staff or through a review of the "after" photographs, the District shall provide the Responsible Party with an itemized list of repairs needed to restore the District Property to its original condition (the "**Repair Notice**"). If such repairs are not made and their completion approved by the District within 30 days of the Repair Notice, the District shall obtain or prepare a cost estimate and submit it to the Responsible Party for reimbursement to the District and the District shall perform or have performed such repairs.

The Responsible Party shall pay such costs, plus an administrative fee to the District within fifteen days (15) days of the sending of the notice to the District Office by overnight delivery service or by email. Failure of the Responsible Party to pay such costs and fee shall result in a lien upon the Responsible Party's property and may be collected by any applicable legal action. The District may also elect to collect such costs plus its attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil, or criminal in nature.

3. **RESERVATIONS.** Without notice, the District may maintain, repair, replace or remove, any improvements or equipment, etc., on the District Property or otherwise take any actions, to address any issues within the District Property that endanger the health, safety, or welfare of the District's residents/landowners or the general public. In such case, the District is not responsible for any cost or damage to the Responsible Party or the Responsible Party's property as result of the actions or removals.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend, and hold harmless the District, as well as any officers, supervisors, managers, employees, staff members, lawyers, engineers, agents, and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lands within the District. The District shall record a notice in the public records of Osceola County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District, by vote at a public meeting, may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and, where doing so, is in the best interest of the District.

**EXHIBIT A**

**CELEBRATION CDD DISTRICT PROPERTY USE NOTICE**

Notice for use must be filed not more than one hundred eighty (180) days before and not less than sixty (60) days before the date and time at which the proposed construction or maintenance is intended to occur, provided, however, that for good cause shown, the Celebration Community Development District ("CCDD"), may waive the maximum and minimum filing periods and may accept a notice filed within a longer or shorter period. The CCDD may, after due consideration for the date, time, place, and nature of the construction or maintenance and the probable use of or damage to the District's property in connection therewith, elect to reject or approve this Notice. The terms, conditions and requirements of the CCDD's Rule are incorporated into this Notice.

**PLEASE TYPE OR PRINT IN INK**

Name of Applicant: \_\_\_\_\_

Property Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

Date(s) of work: \_\_\_\_\_ TIMES—Start: \_\_\_\_\_ End: \_\_\_\_\_

Nature of construction, repair or maintenance (including the type(s) of activities which will occur on applicant's property): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Type of building: Single Family Residence: \_\_\_\_ Commercial Building: \_\_\_\_ Condominium: \_\_\_\_ Townhome: \_\_\_\_ Other: \_\_\_\_\_

\_\_\_\_\_

Number of workers and type of equipment and/or vehicles expected to be used: \_\_\_\_\_

\_\_\_\_\_

Area(s) of District Property to be used (attach sketch and/or legal description): \_\_\_\_\_

\_\_\_\_\_

Will any sidewalks or alleys be closed? If yes, attach sketch to identify location(s): \_\_\_\_\_

Will any CCDD utilities (electric, water, reuse, wastewater) be needed? \_\_\_\_ If yes, describe use: \_\_\_\_\_

\_\_\_\_\_

Provider or description of debris and trash removal: \_\_\_\_\_

**FEES:** Applicant had included with this Notice, the required Use Deposit. Further, Applicant agrees that additional fees and expenses as well as costs to repair damage may be incurred by the Applicant in accordance with the CCDD District Property Use Rule.

**AGREEMENT:** By submission of this Notice, the Applicant acknowledges that it has received a copy, has read and understands the CCDD District Property Use Rule, and agrees to abide by such policy.

**Signed by Applicant:**

Date: \_\_\_\_\_

Signature \_\_\_\_\_

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

Title: \_\_\_\_\_

Received by: \_\_\_\_\_

Celebration CDD

Deposit Received: \$ \_\_\_\_\_

Approved by: \_\_\_\_\_

**ADDITIONAL RULES AND REGULATIONS FOR USE NOTICE**

1. No permanent structures are permitted within the District Property.
2. No digging activities are permitted within the Area.
3. Site shall be restored as closely as possible to the original condition through grading, sodding and for relandscaping of District Property used, as applicable. Clearing of small plant material is unacceptable. Sidewalks and alleys shall be repaired of all cracks or other imperfections.
4. Applicant shall coordinate all activities with the CCDD's field personnel and shall provide written and verbal communication of progress of activities as well as any issues or problems that arise.
5. Applicant shall notify the CCDD of sidewalk or alley closures, at least 3 business days in advance of any proposed closing.
6. Applicant must obtain appropriate permits from Osceola County related to the work associated with this notice.
7. The Celebration Community Development District shall be named as additional insured on all contractors' general liability insurance policy, with a minimum limit of \$500,000, combined single limit per occurrence, protecting it and the CCDD from claims for bodily injury (including death) and property damage which may arise from or in connection with the work. A copy of the insurance certificate shall be provided to the CCDD at least fourteen (14) days prior to the work or the commencement of any work.
8. Applicant shall not use the CCDD's utilities (electric, water, reuse, wastewater) for any purpose without previous written consent from the CCDD.
9. Applicant shall protect stormwater system from any infiltration of chemicals or debris.
10. Applicant shall provide all trash and debris removal.
11. Applicant shall at all times comply with the provision of the CCDD Rule regarding the Use of District Property as may be amended from time to time.
12. Applicant agrees to contact the CCDD and advise as to the date of the completion of work, to allow the CCDD to take photos of the CCDD property.

---

**Applicant agrees to abide by all requirements and stipulations as noted above:**

Signature: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT “B”**

**FEE SCHEDULE/DEPOSIT SCHEDULE ADOPTED BY RULE**

Each District Property Use Notice shall be accompanied by cash or check(s) for a “**Use Applicant Deposit,**” which Use Applicant Deposit shall be paid in the applicable amount set forth below and handled pursuant the terms and conditions of the Special Event Policy:

1. Fee Schedule/Deposit Schedule:

<u>Property Type</u>	<u>Cost</u>
Residential Lot/townhome	\$ 250.00
Home Business District Lots	\$ 500.00
Nonresidential Business (includes churches, schools, etc.)	\$ 1,000.00
Condominium, Apartment, or Townhome Development	\$ 1,500.00

2. Fee Schedule for Recovery Costs for Damage or Repair of District Property:

The District shall invoice the landowner the actual cost of repairs to remedy damage to the District Property caused by the use of such property. The District shall include an administrative fee of up to 5% of the invoice amount to cover District employee time for gathering quotes and supervising the work.

**RESOLUTION NO. 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE RULE GOVERNING ROAD PARKWAY/VERGE AREA MAINTENANCE (INCLUDING TREES) WITHIN THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Celebration Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) finds that it is in the best interests of the District to adopt by this Resolution the Rule Governing Road Parkway/Verge Area Maintenance, attached hereto as **Exhibit “A”** (“Rule”) for immediate use and application, and to replace the Rules of Procedure adopted by the District; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted rules that conflict with the Rule.

**SECTION 2.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 23<sup>rd</sup> day of May, 2023.

CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district



Print: Angel Montagna  
Secretary/Assistant Secretary



Print: Greg Filak  
Chairman/Vice Chairman

**EXHIBIT “A”**

**RULE GOVERNING ROAD PARKWAY/VERGE AREA MAINTENANCE**

*[See following page.]*

**Celebration Community Development District**  
***Rule Governing Road Parkway/Verge Area Maintenance***

Law Implemented: ss. 120.69, 190.011, 190.012, Florida Statutes, (2022)  
Effective Date: May 23, 2023

---

**In accordance with Chapters 190 and 120, Florida Statutes, and on April 25, 2023, at a duly noticed public meeting and after a duly noticed public hearing, which was continued to May 23, 2023, the Board of Supervisors of the Celebration Community Development District adopted the following rules/policies to govern the maintenance and operation of the Road Parkway/Verge. Any and all prior rules/policies of the District governing this subject matter are hereby rescinded.**

---

1. **INTRODUCTION & FINDINGS.** This Rule Governing Road Parkway/Verge Area Maintenance (“**Rule**”) addresses the installation, maintenance, repair, replacement and removal of improvements such as grass, landscaping, irrigation and other improvements (together, “**Improvements**”) within the Road Parkway/Verge, as defined herein. The following findings are made and determined, and incorporated herein as the factual basis for this Rule:

a. The Celebration Community Development District (“**District**”) is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, Florida Statutes (“**Act**”), by Chapter 42Q-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission effective March 29, 1994.

b. Pursuant to the Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services including, but not limited to, roadway systems and related improvements.

c. Section 190.012(3), Florida Statutes, specifically provides the District with the authority to:

“adopt and enforce appropriate rules following the procedures of Chapter 120, in connection with the provision of one or more services through its systems and facilities;” and

d. The District constructed certain public rights-of-way and conveyed the asphalt roadbed area only (“**curb-to-curb**”) to Osceola County; the District owns the lawn area (from curb to sidewalk) and the sidewalks (“**District Rights-of-Way**”) adjacent to the lots located within the community known as Celebration, and such District Rights-of-Way include the lawn area extending from the sidewalk edge closest to the road to the road curbs (“**Road Parkway/Verge**”).

e. In addition to the District, portions of the Celebration community are served by a variety of homeowners associations, including, but not limited to, the Celebration Residential Owners Association, the Celebration Non-Residential Owners Association, a number of condominium associations and a number of sub-homeowners’ associations (together, “**Associations**”).

f. The Associations' declarations of covenants (together, “**Declarations**”) address the maintenance of the Road Parkway/Verge differently, with certain Declarations requiring the homeowner to maintain the Road Parkway/Verge and some requiring the Association to maintain the Road Parkway/Verge.

g. It is in the best interest of the District to establish a rule for addressing landscaping, trees, and other improvements within the Road Parkway/Verge that present a threat to the health, safety, or welfare of the District’s residents/landowners or the general public.

2. **EASEMENT.** Owners of individual lots and/or the Associations (as applicable, “**Responsible Party**”), as dictated by the applicable Declarations, are hereby granted the non-exclusive, revocable right to install, maintain, repair, replace, and remove improvements such as grass, landscaping, and other improvements (together “**Improvements**”) within the Roadway Parkway/Verge. The term “Improvements” shall not include trees, which are owned by the District. Responsible Parties are granted a non-exclusive revocable right to maintain, repair, and prune all trees in the Road Parkway/Verge, with the District retaining the right to install and remove any trees. Such grant of rights is subject to the following conditions:

a. The Responsible Party shall be fully responsible for the installation, maintenance, repair, replacement, and removal of the Improvements. The Responsible Party shall be fully responsible for the maintenance, repair, irrigation and pruning of trees within the Road Parkway/Verge. The Responsible Party shall be fully responsible for the replacement of sod and landscaping to any altered area(s) as a result of the installation, maintenance, repair, replacement, pruning and/or removal of the trees within the Road Parkway/Verge.

b. The Responsible Party shall be responsible for ensuring that the installation, maintenance, repair, replacement, and removal of the Improvements and the maintenance, repair and pruning of trees, are conducted in compliance with all applicable laws and Association requirements (including but not limited to the Declarations, building codes, set back requirements, etc.).

c. District, by adopting this Rule, does not represent that District has authority to provide all necessary approvals relating to the Improvements and trees. Instead, the Responsible Party shall be responsible for obtaining any and all Association approvals (including Architectural Review, where applicable), permits and other approvals relating to the work.

d. The Responsible Party shall ensure that the installation, maintenance, repair, replacement and removal of the Improvements and the maintenance, repair and pruning of trees, does not damage any property of the District or any third party’s property. In the event of any such damage, the Responsible Party shall immediately repair the damage or compensate the District for such repairs, at the District’s option.

e. Responsible Party’s exercise of rights hereunder shall not interfere with other existing rights (e.g., drainage easements, utility easements, etc.). It shall be the Responsible Party’s responsibility to locate and identify any and all such improvements and/or utilities.

f. Upon completion of the installation, the Improvements will be owned by the Responsible Party, subject to the provisions of this Rule. The Responsible Party shall be responsible for such Improvements, and agree to maintain the Improvements in good

condition and consistent with applicable law. Trees shall be owned by the District, but maintained, repaired and pruned by the Responsible Party. Trees may not be removed by the Responsible Party without the prior written consent of the District (or any Associations, as applicable).

g. Additionally, the Responsible Party shall keep the Road Parkway/Verge free from any materialmen's or mechanic's liens and claims or notices in respect to such liens and claims, which arise by reason of the Responsible Party's exercise of rights under this Agreement, and the Responsible Party shall immediately discharge any such claim or lien.

### 3. **RESERVATIONS; ENFORCEMENT.**

a. The District hereby acknowledges its right, but not any obligation, to maintain the Road Parkway/Verge for the limited purpose of addressing any issues that, in the District's sole discretion, may endanger the health, safety or welfare of the District's residents/landowners or the general public. The District hereby adopts the Osceola County guidelines for tree-trimming heights over street and sidewalks. By its adoption of this Rule, the District shall not be obligated nor is it affirmatively agreeing to monitor or otherwise assess the condition of the Road Parkway/Verge. Any maintenance assumed by the District herein shall be undertaken on a case-by-case basis as the District is notified of any health, safety or welfare concern. Crepe myrtles may be pruned by the District in accordance with prudent industry standards.

b. Without notice, the District may maintain, repair, replace or remove, all or any portion or portions of the Improvements and/or trees, or otherwise take action, to address any issues within the Road Parkway/Verge that endanger the health, safety or welfare of the District's residents/landowners or the general public. In such case, the District is not obligated to re-install the Improvements, and is not responsible for any damage to the Improvements, or their supporting structure as a result of the removal or installation.

c. The District shall, in general, replace trees in the event of a storm or other Act of God. The District will not replace trees where the need for replacement is due to the Responsible Party's actions. The District may replace sod, as reasonably determined by the District, when it installs and removes trees, but shall not repair or replace any other landscaping or Improvements.

d. For any and each violation of this Rule, the District shall additionally have the right to impose a required reimbursement of costs not to exceed One Thousand Dollars and No Cents (\$1,000.00) per incident and collect such costs plus its attorney's fees as a contractual lien or as otherwise provided pursuant to Florida law. Additionally, if any person is found to have committed any violation of this Rule, such person may additionally be subject to any applicable legal action, civil, or criminal in nature.

4. **INDEMNIFICATION.** The Responsible Party agrees to indemnify, defend, and hold harmless Osceola County and the District, as well as any officers, supervisors, managers, lawyers, engineers, agents, and representatives of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, the exercise of the rights granted hereunder.

5. **NOTICE.** This Rule, and all rights and obligations contained herein, shall run with the land and be deemed appurtenant to all lots adjoining the District Rights-of-Way. The District shall record a notice in the public records of Osceola County, Florida informing third parties of the existence of this Rule.

6. **SOVEREIGN IMMUNITY.** Nothing herein shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.

7. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of these policies shall not affect the validity or enforceability of the remaining provisions, or any part of the policies not held to be invalid or unenforceable.

8. **AMENDMENTS; WAIVERS.** The District in its sole discretion may amend or rescind this Rule, including any license or other rights granted hereunder, at any time and without further notice. Further, the District's Board by vote at a public meeting may elect in its sole discretion at any time to grant waivers to any of the provisions of this Rule on a case-by-case basis, and where doing so is in the best interest of the District.

**RESOLUTION 2022-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CELEBRATION COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR A POLICY FOR THE PUBLIC'S OPPORTUNITY TO BE HEARD; DESIGNATING PUBLIC COMMENT PERIODS; DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD; ADDRESSING PUBLIC DECORUM; ADDRESSING EXCEPTIONS; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.**

**WHEREAS**, Celebration Community Development District (the "District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Osceola County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt policies as may be necessary for the conduct of District business; and

**WHEREAS**, Section 286.0114, Florida Statutes, requires that members of the public be given a reasonable opportunity to be heard on a proposition before a board or commission; and

**WHEREAS**, Section 286.0114, Florida Statutes, sets forth guidelines for rules and policies that govern the public's opportunity to be heard at a public meeting; and

**WHEREAS**, the District's Board of Supervisors (the "Board") finds that it is in the best interests of the District to adopt by resolution a policy on public comment, including procedures for compliance with law and meeting decorum (the "Public Comment Policy"), for immediate use and application.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CELEBRATION COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. INCORPORATION OF RECITALS AND AUTHORITY.** The recitals stated above are true and correct and by this reference are incorporated by reference as a material part of this Resolution. The Resolution is adopted pursuant to the provisions of Florida Law, including Chapter 189 and 190, *Florida Statutes*.

**SECTION 2. ADOPTING A PUBLIC SPEAKING POLICY.** The Board of Supervisors of the District find it to be in the best interest of the District to adopt the PUBLIC Speaking Policy attached as **Exhibit "A"** attached hereto and made a part hereof. This Policy will comply with applicable law and provide an orderly and effective process for the District's consideration, review and conveyance of such common area property.

**SECTION 3. SEVERABILITY.** If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4. EFFECTIVE DATE; PRIOR POLICY SUPERSEDED.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed. Furthermore, upon its passage this Resolution shall supersede any Public Comment Policy previously adopted by the District.

**PASSED AND ADOPTED** this 25th day of January, 2022.

ATTEST:

**CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT**

X \_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_  
Secretary/Assistant Secretary

Print: \_\_\_\_\_  
Chairman/Vice-Chairman  
Board of Supervisors

**EXHIBIT A**  
**Public Speaking Policy**



# **CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

## **PUBLIC SPEAKING POLICY**

**Adopted: January 25, 2022**

## **INTRODUCTION**

It is the desire of the Board of Supervisors (“Board”) of the Celebration Community Development District (“CDD” or “District”) to implement a public speaking policy that will comply with applicable law, foster communication between the residents and the Board and facilitate more effective Board meetings.

## **PURPOSE OF A PUBLIC SPEAKING POLICY**

Meetings of the Board are open to any member of the public. However, we ask that you keep in mind that it is a business meeting of the Board members to discuss issues, make decisions, and have conversations that they cannot have outside of a publicly noticed meeting to which the public is invited.

The purpose of these meetings is for the Board to conduct business; however, in the course of business, residents and members of the public have valuable and applicable comments relating to these meetings and issues that the Board faces. In order to facilitate this communication between the Board and the public, it is necessary to set forth a policy related to members of the public speaking during any portion of the meeting.

## **GENERAL INFORMATION**

As a courtesy to others, please turn your cell phones and/or pagers to vibrate or silent mode during the meeting. These meetings are recorded and videotaped. Your cooperation in this regard will allow everyone to hear all of the meeting discussion.

The Board is very interested in hearing comments from its citizens and encourages participation in meetings, at the appropriate time and in the appropriate manner. We ask that each person who speaks at a meeting be courteous and respectful, speaking only when recognized by the District’s Chairperson, his or her designee, or such other person conducting a District meeting (“Presiding Officer”), and yielding the floor when requested by the Presiding Officer, District Manager, District Attorney, or other Board member.

In accordance with the Americans with Disabilities Act, Section 286.26, Florida Statutes, any person requiring special accommodations because of a disability or physical impairment to participate in any of these proceedings should contact the District Office, 610 Sycamore Street, Suite 140, Celebration, Florida 34747, 407-566-1935, at least two (2) business days in advance of the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 800-955-8770 for aid in contacting the District Office at least two (2) days prior to the date of the meeting.

**DESIGNATING PUBLIC COMMENT PERIODS.** The Presiding Officer, shall ensure that there are at least two periods of time (each a “Public Comment Period”) in the District’s meeting agenda whereby the public has an opportunity to be heard on propositions before the Board, as well as any other general matters relating to District business, as follows:

- a) An initial Public Comment Period shall be provided at the start of each Board meeting prior to consideration of any propositions by the Board, and shall be limited to items which appear on the agenda or are otherwise scheduled to be considered by the Board during such meeting (the “Initial Comment Period”). In the event that, during the course of the meeting, there are propositions that come before the Board that are not listed on the agenda, the Presiding Officer shall announce an additional Public Comment Period on such proposition prior to the Board voting on the matter.
- b) During the Initial Comment Period, speakers shall be permitted to address any agenda item (but not non-agenda matters, which may be addressed as indicated herein) of personal or general concern.
- c) Prior to the close of the meeting, an additional Public Comment Period shall be held in order to allow speakers to address any non-agenda item of personal or general concern (the “General Comment Period”).
- d) Individuals wishing to make a public comment, whether during the Initial Comment Period, the General Comment Period, or any other Public Comment Period, are limited to three (3) minutes per person. Potential speakers may not assign his/her three (3) minutes to extend another speaker’s time (without prior board approval); however no speaker may be assigned more than 1 additional three minute period. Any board member may extend a speaker’s initial three (3) minute speaking time by one additional three (3) minute period.
- e) The Presiding Officer may extend or reduce the time periods set forth herein in order to facilitate orderly and efficient District business, provided however that a reasonable opportunity for public comment shall be provided consistent with the requirements of Section 286.0114, Florida Statutes. The Presiding Officer may also elect to set and announce additional Public Comment Periods if he or she deems it appropriate.

## **DESIGNATING A PROCEDURE TO IDENTIFY INDIVIDUALS SEEKING TO BE HEARD.**

Unless otherwise directed and declared by the Presiding Officer, individuals seeking to be heard on agenda items or propositions before the Board during the Initial Comment Period shall complete speaker request cards that include the individual’s name, address, the proposition on which they wish to be heard, the individual’s position on the proposition (i.e., “for,” “against,” or “undecided”), and if appropriate, to indicate the designation of a representative to speak for the individual or the individual’s group. Alternatively, during any other Public Comment Period, or in the event that public attendance is low, and/or if otherwise in the best interests of the District in order to facilitate efficient and orderly District business, the Presiding Officer may allow individuals to identify themselves by a show of hands at the beginning of each Public Comment Period, as announced by the Presiding Officer. In the event large groups of individuals desire to speak, the Presiding Officer may require each group to designate a representative to speak on behalf of such group.

Speaker request cards should be completed and given to the Manager prior to the start of the meeting. These forms are available online for your convenience in advance of the meeting. They are also available next to the agendas in the back of the meeting room

Sections 1 and 2 herein shall be deemed to apply only to District Board meetings, but the Presiding Officer of a District workshop in his or her discretion may elect to apply such Sections to District workshops.

**PUBLIC DECORUM** The following policies govern public decorum at public meetings and workshops:

1. Each person addressing the Board shall proceed to the place assigned for speaking, and should state his or her name and address in an audible tone of voice for the public record.
2. All remarks shall be relevant to the matter at hand, and shall be addressed to the Board as a body and not to any member thereof or to any staff member. The Presiding Officer shall rule as to the relevancy of any remarks, as appropriate. No person other than a Board Supervisor or District staff member shall be permitted to enter into any discussion with an individual speaker while he or she has the floor, without the permission of the Presiding Officer.
3. Nothing herein shall be construed to prohibit the Presiding Officer from maintaining orderly conduct and proper decorum in a public meeting. Speakers shall refrain from disruptive behavior, and from making profane, vulgar, intimidating, or threatening remarks. Speakers shall refrain from launching personal attacks against any Board Supervisor, District staff member, or member of the public. If any speaker, after a verbal warning from the Presiding Officer against such behavior, continues to disregard these policies, the Presiding Office, District Manager and District Counsel shall have the discretion to expel such speaker from the meeting in accordance with the process set forth herein. Persons in the audience shall also refrain from behavior which may disrupt the meeting. This will include loud noises, verbal outbursts, clapping, shouting, heckling, booing, hissing or engaging in any other activity in a manner that disturbs, disrupts or impedes the orderly conduct of meeting.
4. In the case that any person, whether a speaker or audience member, is declared out of order by the Presiding Officer and ordered expelled, and does not immediately leave the meeting facilities, the following steps may be taken:
  - a. The Presiding Officer may declare a recess.
  - b. The Presiding Officer may contact the local law enforcement authority.
  - c. In case the person still refuses to remove himself or herself from the meeting, the Presiding Officer may request that he or she be placed under arrest by local law enforcement authorities for violation of Section 871.01, Florida Statutes, or other applicable law.

## OTHER POLICY ELEMENTS

1. Board Action: At the Board's discretion, any issue can be placed on the agenda for formal action at a later date or later on the same agenda.
2. Public Comments: The public is welcome to make comments at the appropriate times during the meeting, in conjunction with the other elements and instructions listed in this Policy. This is a forum for allowing the public to comment on District business; it is not a debate or question and answer session. Many residents find it helpful to write their comments before speaking to ensure the most valuable use of their three minutes. The Board may choose at its sole discretion to further discuss an item among its members, but that is not an open forum for the public to join.

**EXCEPTIONS.** The Board recognizes there are exceptions to public comment requirements and may apply all applicable exceptions to Section 286.0114, including those set forth in Section 286.0114(3) and other applicable law. Additionally, the Presiding Officer may alter the procedures set forth in this Public Comment Policy for public hearings and other special proceedings that may require a different procedure under Florida law.

Examples of such exceptions are:

- (a) An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the board or commission to act;
- (b) An official act involving no more than a ministerial act, including, but not limited to, approval of minutes and ceremonial proclamations;
- (c) A meeting that is exempt from s. 286.011; or
- (d) A meeting during which the board or commission is acting in a quasi-judicial capacity. This paragraph does not affect the right of a person to be heard as otherwise provided by law.

**EFFECTIVE DATE; PRIOR POLICY SUPERSEDED.** This Resolution adopted and effective on January 25, 2022. Furthermore, upon its passage this Resolution shall supersede any Public Comment Policy previously adopted by the District.

**RESOLUTION NO. 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE RULE GOVERNING INSTALLATION OF ROOT BARRIERS WITHIN THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, PROVIDING A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Celebration Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida; and

**WHEREAS**, Chapter 190, *Florida Statutes*, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

**WHEREAS**, the Board of Supervisors of the District (“Board”) finds that it is in the best interests of the District to adopt by this Resolution the Rule Governing Installation of Root Barriers, attached hereto as **Exhibit “A”** (“Rule”) for immediate use and application, and to replace the Rules of Procedure adopted by the District; and

**WHEREAS**, the Board has complied with applicable Florida law concerning rule development and adoption.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The attached Rule is hereby adopted. The Rule shall stay in full force and effect until such time as the Board may amend the Rule, in accordance with Chapter 190, *Florida Statutes*, and shall replace and supersede any previously adopted rules that conflict with the Rule.

**SECTION 2.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this 25th day of April, 2023.

CELEBRATION COMMUNITY  
DEVELOPMENT DISTRICT, a Florida  
community development district



Print: Angel Montagna  
Secretary/Assistant Secretary



Print: Greg Filak  
Chairman/Vice Chairman

**EXHIBIT “A”**

**RULE GOVERNING INSTALLATION OF ROOT BARRIERS**

*[See following page.]*

**RESOLUTION NO. 2016-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AND/OR MODIFYING RATES AND POLICIES FOR UTILIZATION OF DISTRICT PROPERTY FOR SPECIAL EVENTS; ESTABLISHING A DEPOSIT STRUCTURE FOR SPECIAL EVENTS; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE**

WHEREAS, the Celebration Community Development District (hereinafter, the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida;

WHEREAS, the District owns and operates certain real and personal property capable of use and utilization for special events, including, but not limited to, the lakefront esplanade, sidewalks, boardwalks, passive parks, ponds and landscape tracts (hereinafter, the “District Property”);

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to adopt rules and orders pursuant to the provisions of Chapter 120, *Florida Statutes*, prescribing the conduct of the business of the District;

WHEREAS, the District has complied with the provisions of Chapter 120 and Section 190.035, *Florida Statutes*, advertised and conducted a public hearing to address a proposed rule establishing a rates and/or deposits for the use of District Property for special events (each, a “Special Event”) and has further requested public input addressing policies and procedures regarding use of District Property for Special Events; and

WHEREAS, the Board finds that the policies set forth in Composite Exhibit “A” attached hereto and incorporated herein, including the imposition of deposits for utilization of District Property for Special Events, are necessary in order to provide for the orderly operation of the District and to cover the expenses associated with the operation, repair and maintenance of the District Property, without which said costs would be borne by the District; and

WHEREAS, the Board further finds that the rates/deposits are just, equitable and uniform for users of the same class having been based upon (i) the amount of service furnished historically; (ii) the average number of persons residing or working in or otherwise occupying the District Property served; and (iii) other factors affecting the use of the District Property furnished.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA:**

Section 1. Adoption of Rates/Deposits and Policies. The rate/deposit amounts are just and equitable and have been based upon (i) the amount of service furnished historically; (ii) the average number of persons residing or working in or otherwise occupying the District Property served; and (iii) other factors affecting the use of the District Property furnished. The rates/deposits and policies for use of the District Property for Special Events, are hereby adopted in accordance with Composite Exhibit "A" are hereby ratified, approved and confirmed. The rates/deposits and policies are hereby adopted to provide for the orderly maintenance of the District Property and are in the best interest of the District.

Section 2. Prior Rates/Deposits, Rules and Policies. Any rates/deposits, rules, or policies established by the District prior to the effective date of this Resolution and pertaining to the District Property are hereby superseded by this Resolution.

Section 3. Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reasons, the remainder of this Resolution shall continue in full force and effective, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 4. Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Celebration Community Development District this 20th day of October, 2015.

BOARD OF SUPERVISORS OF THE  
CELEBRATION COMMUNITY DEVELOPMENT  
DISTRICT, a Florida community development  
district

ATTEST:

\_\_\_\_\_

By: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

Secretary/Asst. Secretary

Chairman/Vice-Chairman

**COMPOSITE EXHIBIT "A"**

**Exhibit "A-1":**      **Rates/Deposits Schedule**

**Exhibit "A-2":**      **Special Event Policy**

**EXHIBIT “A-1”**

**RATE/DEPOSIT SCHEDULE ADOPTED BY RULE**

Each Event Use Application shall be accompanied by cash or check(s) for an “**Event Deposit**,” which Event Deposit shall be paid in the applicable amount set forth below and handled pursuant the terms and conditions of the Special Event Policy:

1. Rate/Deposit Schedule:

<u>Estimated No. of Attendees</u>	<u>Cost</u>
1 - 499	\$100.00
500 - 999	\$500.00
1,000 – 2,999	\$1,000.00
3,000 +	\$3,000.00

\* Any event with 3,000 or more attendants is considered a “**Large Event**” for the purposes hereof.

2. Upon request, the District will provide an invoice or other notice of the required Event Deposit to applicants.

EXHIBIT "A-2"

SPECIAL EVENT POLICY



**CELEBRATION  
COMMUNITY DEVELOPMENT DISTRICT**

SPECIAL EVENT POLICY

Adopted and Approved on October 20, 2015

## I. INTRODUCTION:

The Board of Supervisors (the “**Board**”) of the Celebration Community Development District (the “**CCDD**” or “**District**”) has implemented a uniform policy and schedule for Special Events requested to be held on District Property (as defined below).

“**Special Event**” shall mean any preplanned meeting, activity, parade or gathering of a group of persons, animals or vehicles or a combination thereof, having a common purpose on any District Property or public street, sidewalk, alley, park, lake or other public place or building, which special event inhibits the usual flow of pedestrian or vehicular travel or which occupies any District Property or public place so as to preempt use of space by the general public or which deviates from the established use of space or building.

“**District Property**” shall mean all of the District-owned or maintained real and personal property, including, but not limited to, the lakefront esplanade, sidewalks, boardwalks, passive parks, ponds and landscape tracts.

Please note that the District does not own all of the real and personal property contained within the District’s boundaries (e.g., Osceola County roads and private commercial and retail property) and the permits provided for herein are for the use of the District Property only. If the Special Event intends to use any additional non-District Property, such event may require additional permit or approvals from the applicable governmental authority or private land owners.

## II. GENERAL INFORMATION:

The District is a special purpose government and its District Property is open to the general public in most instances. Special Events are important to our community; they bring interest and excitement to the District and enhance our quality of life. The District is happy to assist organizations and groups in providing quality Special Events, while balancing the interests of the landowners and residents of the CCDD and promoting public health, safety and welfare. The District has implemented this Special Event Policy (this “**Policy**”) and has duly adopted a Rule establishing a rate/deposit schedule for Special Events.

## III. PURPOSE OF A SPECIAL EVENT POLICY:

The District understands the attractive nature of use of the District Property for Special Events and programs and has established this Policy for the consideration and permitting of Special Events. Such consideration is handled through the production and submittal of an “**Event Use Application**” (form attached hereto as **Exhibit “A”**, the terms of which are incorporated herein by this reference) in order to ensure that activities and events proposed are in conformance with this Policy, applicable legal requirements, and are not detrimental to public health, safety or welfare. The form of the Event Use Application may be modified by the District from time to time. The individuals and/or groups filing an Event Use Application, together with their respective representative, are hereinafter collectively referred to as the “**Applicant**.”

#### IV. AUTHORITY:

The District has adopted this Policy to issue permits (each, an “Event Use Permit”) pursuant to the guidelines described herein for the use of specified areas of the District Property (the “Site”) and to provide the District Manager with authority to approve routine Event Use Applications or deny Applications that do not meet the requirements of this Policy. This Policy may be amended, rescinded or otherwise revised, in whole or part, by the District from time to time after applicable notice and hearing, provided that ministerial changes (e.g., those to correct typographical errors) may be made at any time.

#### V. REQUIREMENTS FOR USE OF DISTRICT PROPERTY AND APPLICATION PROCESS:

1. For each proposed Special Event, an Event Use Application must be completed and submitted to the District Manager at the District office, which is currently located at:

Celebration Community Development District  
c/o District Manager  
610 Sycamore Street, Suite 140  
Celebration, Florida 34747  
Telephone: 407-566-1935.  
Email: admin@celebrationcdd.org

2. Event Use Applications must be filed not more than one hundred eighty (180) days before and not less than sixty (60) days before the date and time at which the proposed Special Event is intended to occur; provided, however, that for good cause shown, the District may waive the maximum and minimum filing periods and may accept an Event Use Application filed within a longer or shorter period.

3. Each Event Use Applications shall be accompanied by cash or check(s) for an “Event Deposit,” which Event Deposit shall be paid in the applicable amount set forth below and handled pursuant to this Policy:

A. Rate/Deposit Schedule:

<u>Estimated No. of Attendees</u>	<u>Cost</u>
1 - 499	\$100.00
500 - 999	\$500.00
1,000 – 2,999	\$1,000.00
3,000 +	\$3,000.00

\* Any event with 3,000 or more attendants is considered a “Large Event” for the purposes hereof.

B. Upon request, the District will provide an invoice or other notice of the required Event Deposit to the Applicants.

C. If the District determines, in its sole discretion, that the Event Use Application requires additional engineering, legal or other professional staff review, the Applicant shall reimburse the District for the actual costs the District incurs for such professional services.

D. For any Special Event that is not approved, the Event Deposit shall be refunded to the Applicant. The Event Deposit shall secure the obligations of the Applicant under this Policy, including, but not limited to, Paragraphs 3(C), 5 and 12 hereof. The Event Deposit will be retained by the District Manager until such time as all the District's costs pursuant to this Policy for which the Applicant is obligated to reimburse or pay have been satisfied. If the Applicant does not pay such cost within fourteen (14) days after the District has billed the Applicant for the cost thereof, which bill shall include an itemized statement as to the costs incurred by the District, the District shall apply the Event Deposit to said costs and remit any remainder to the Applicant. If the Event Deposit is insufficient to pay such cost, the District may seek any remedy against the Applicant available at law or equity, including referring the matter to the District Attorney or third party collection agency, and the Applicant shall reimburse and be responsible for such additional attorneys' or collections agents' cost and fees. Failure to pay such fees and cost may prohibit the Applicant or its affiliate from applying for, or holding, any future Special Events at the District.

4. All Event Use Applications shall be accompanied by a Site set-up diagram and a location map (the "Map"), to clearly delineate the Site's boundaries, which Map shall include all areas impacted by the proposed Special Event and the use of the District Property therein. If the District Manager determines that the proposed Map does not encompass the entire portion of the District Property impacted by the proposed Special Event, the District Manager shall deny the Application. Upon such denial, the Applicant may resubmit its Application with a revised Map or appeal the District Manager's decision to the Board.

5. All Event Use Applications shall be accompanied by an attached written Safety Plan of Action (the "SPA"). The intent of the SPA is to identify and address concerns for the general welfare, safety, emergencies, security, parking, traffic control, sanitation (trash and debris disposal, portable toilets) and stormwater system protection for the proposed Special Event. The SPA is a part of the Event Use Application and compliance with the SPA shall be required, if the Special Event is approved. For Large Events, the Applicant shall meet with the Osceola County Sheriff's Office to determine the number of County Sheriff's Deputies and County Emergency Management Technicians ("EMTs") required for the Special Event; proof of the meeting and the recommendations of the Osceola County Sheriff's Office must be included in the SPA. The District has the right to require the number of Sheriff's Deputies and EMTs to be greater than the recommendation of the Osceola County Sheriff based on the nature of the proposed Special Event. The Applicant may request a waiver of the foregoing requirements which the District will consider in its sole reasonable discretion, by providing for other licensed and bonded third-party security officers in a number determined by the District.

A missing or insufficient SPA may be cause for rejection of the Event Use Application; a sample of an SPA form is available online ([www.celebrationcdd.org](http://www.celebrationcdd.org)) and at the District Office for informational purposes. The following health and safety matters must be addressed in the SPA or in the Event Use Application:

A. PORTABLE RESTROOMS: The SPA must provide for sufficient restrooms, as determined by the District in accordance with industry standards, based on the number of attendants and the length of the Special Event, and describe the location thereof. At a minimum, the Applicant must ensure two (2) toilets for any Special Event which is expected to have at least one-hundred (100) attendants and last four (4) hours or more. The District may reasonably require additional facilities based on industry standards prevailing in Osceola County, Florida, and the nature of the proposed Special Event. Rental fees are the sole responsibility of the Applicant. Said facilities shall be removed from the District Property within twenty four (24) hours after the scheduled-conclusion of the Special Event. If the Applicant fails to timely remove said facilities, the District, after twenty four (24) hours' notice to the Applicant, may remove or cause said facilities to be removed and bill the cost thereof to the Applicant. The Applicant shall reimburse the District for the cost of such removal.

B. REPAIR AND CLEAN UP: The SPA must provide for sufficient trash receptacles based on the number of attendants and the length of the Special Event, and described the location thereof. The District may reasonably require additional receptacles based on the nature of the proposed Special Event. Applicant shall pay for all dumpsters and trash receptacles. The District can assist in coordinating such receptacles, if requested by the Applicant. Applicant shall ensure that the Site is free and clear of all items used by the Applicant or its attendees during the Special Event (including tents, flags, banner, structures, etc.) and any and all garbage, trash and debris within twenty four (24) hours after the scheduled-conclusion of the Special Event. Furthermore, the Applicant shall be responsible for the repair of any damage caused by the Special Event as necessary to return the Site to the condition which existed prior to the Special Event within said twenty four (24) hour period; provided, however, that if the damage is of such a nature that cannot reasonably repaired within said twenty four (24) hour period and the Applicant has commenced such repairs, the time to repair shall reasonably be extended, but in no event longer than seven (7) days after the scheduled-conclusion of the Special Event. If the Applicant fails to timely clean and repair the Site, the District, after providing the Applicant with twenty four (24) hours' notice, may conduct such actions (or obtain a third-party therefore), and bill the cost thereof to the Applicant.

C. STRUCTURES, TENTS, AMPLIFIERS: Any special structures such as fences, platforms, electrical structures, tents and amplifiers, etc., may require separate permits and must comply with all appropriate codes and be inspected by Osceola County for approval.

D. PYROTECHNICS: Any Special Event utilizing any type of pyrotechnic displays or devices shall obtain the proper permit from the Osceola County Department of Fire Rescue, telephone (407) 742-7000, at least sixty (60) days prior to the Special Event. Any Special Event utilizing any type of special effects not mentioned above, shall require the proper

Osceola County Department of Fire Rescue permit(s) and inspection, and shall be subject to the District's approval, which approval shall be granted in the District's sole discretion.

E. BONFIRES OR CEREMONIAL TYPE FIRES: No Special Event utilizing a bonfire or ceremonial-type fire shall be permitted.

F. HANDBILLS & FLYERS: Due to historical inability to collect trash from such activities, any Special Event in which handbills or flyers are to be present shall include specific description in the SPA on how the collection and disposal of same will be handled.

G. MUSIC AND MOVIES. All Applicants requesting a Site for motion picture or television recording must receive a permit from Osceola County, complete a Motion Photography Production Permit with the Orlando Film Office at (407) 422-7159, and provide a copy of the issued permit to the District. Any Special Events that play music that may be subject to applicable fees must provide the District with evidence of payment thereof. The Applicant shall indemnify, defend and hold the District harmless from such fees. Should the District receive any bill or invoice for such fees may be paid for by the District and deducted from the Applicant's deposit as provided for in Section 3D hereof.

6. Other than as provided for herein, no picketing, processions, or parades shall be allowed on or about the District Property. All picketing, processions, or parades must be peaceful. "**Peaceful**" shall mean any tranquil means of presenting a cause to the public which is devoid of noise or tumult or quarrelsome demeanor and is not a nuisance, including those actions described in Section 877.03, *F.S.*, and which does not violate or disturb the public peace or private property rights or involve or cause any block or impair movement of vehicles or pedestrians. "**Picket**" shall mean to position oneself, or to assemble or gather, as a means of protest, or as a means of presenting or advocating a cause or grievance. No picketing shall be allowed on or within a reasonable distance (based on the nature and circumstances of the proposed Special Event) of, any property that is a residential unit or any school or school bus stop, hospital, court of law, or public transportation facility. "**Residential or dwelling unit**" shall mean any single or multifamily residence, to include units within an apartment or condominium complex. No amplifiers or other sound enhancement devices may be used by picketers other than as provided herein. No signage shall be allowed in excess of 11x17 inches and must not contain any obscene, grotesque, or profane pictures or words.

7. No advertising or distribution of flyers, brochures, posters, emails, or by internet, etc. regarding the Special Event as it pertains to the District Property is to take place until the date(s) and time(s) have been approved in writing by the District.

8. Special Events shall be suitable for all ages and shall not discriminate against participants or observers as to race, color, religion, sex, national origin, age, disability, marital or veteran status.

9. No alcohol may be sold or served on any District Property at any time. Sheriff's Deputies will be required at all Special Events held at District Property if alcohol sales related to the Special Event (i.e. not part of standard commercial operation of restaurants within the

District) are to occur on adjacent or nearby property. Associated Sheriff Department fees are to be paid by the Applicant.

10. Other than as provided herein, the Special Event may not include the sales of any goods or services on any District Property unless the Applicant is a non-profit entity organized and in good standing under Section 501(c)(3) of the United States Internal Revenue Code (or similar non-taxable provisions of the said code) and the sales must be incidental to the purpose of the Special Event. Evidence satisfactory to the District of such organization and good standing must be submitted with the Event Use Application.

11. Applicants may not charge an entrance fee or other fee for access to, or for use of, the District Property.

12. The Applicant assumes all responsibility for event setup, cleanup, and any other necessary tasks described herein or associated with its Special Event, including but not limited to security/sheriff services, emergency services.

13. Other than as provided herein, all Special Events, including set-up beforehand and clean-up afterward, must generally be held between the hours of 9:00 AM and 10:00 PM. However, the District shall determine the allowed time of the Special Event as may be appropriate for the event and the surrounding neighborhood(s) and businesses. Certain New Year's Eve events may operate until 1:00 AM on January 1.

14. The Applicant shall be responsible for providing the District with appropriate certificate(s) of insurance. The District reserves the right to change the limits and/or coverages for insurance. The District Manager is authorized to make the final determination that the required insurance limits are met. The "Celebration Community Development District" shall be named as an additional insured on Applicant's general liability insurance policy with a minimum limit of \$1,000,000 combined single limit per occurrence, protecting it and the CCDD from claims for bodily injury (including death) and property damage which may arise from or in connection with the Special Event. If vehicle(s) are used as part of the Special Event, vehicle liability insurance, with a minimum limit of \$1,000,000 combined single limit per occurrence, shall also be provided. A copy of the insurance certificate(s) shall be provided to the CCDD at least fourteen (14) days prior to the Special Event. A copy of the policy shall be provided upon request by the District. The District may waive the foregoing insurance requirement upon being provided with other appropriate security, in the District's sole and absolute discretion.

15. All Special Events shall comply with applicable law, including the Osceola County Code and the laws of the State of Florida and the United States of America, including, but not limited to any and all regulations imposed under the American's with Disability Act. However, nothing herein shall require the District to enforce same.

16. An indemnification and/or hold harmless agreement with the District must be signed on or with the Event Use Application.

## **VI. APPLICATION REVIEW PROCESS:**

All Event Use Applications will be reviewed by the District Manager, who has the authority to approve complete, routine Event Use Applications and issue Event Use Permits for such uses. The District Manager has the sole, absolute discretion to determine which Event Use Applications are “routine” and which are “non-routine;” all Applicants agree, by their submission of an Event Use Application, to defer to the District Manager’s determination.

The District Manager will refer any non-routine Event Use Applications to the Board for review at the next regularly-scheduled Board meeting. The District may, after due consideration for the date, time, place and nature of the proposed Special Event, the anticipated number of participants and the necessity for County and/or District services which will be required in connection therewith, elect to reject, approve, or conditionally approval the Event Use Application.

## **VII. OTHER SPECIAL EVENT POLICY ELEMENTS:**

1. Conditional Approvals; Additional Restrictions. The District may impose reasonable additional conditions, restrictions, or limitations as part of its approval of an Event Use Application based on the specifics of the proposed Special Event as it pertains to the District Property.

2. Revocation of Approval or Permit. An approved Event Use Application or Event Use Permit may be revoked at any time if the District or the District Manager feels there is a danger to District Property or other health, safety, or general welfare of the public; for violations of the District’s rules or policies by the Applicant or the Applicant’s representatives; or the default of any conditions of the Event Use Permit. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant’s Deposit to cover the cost of same.

3. Termination of Events. All Applicants must understand that at any time during the Special Event, the Osceola County Sheriff and/or Department of Fire Rescue or other County officials, or any other official having jurisdiction over the Special Event, may order termination of the Special Event if it is in violation of any law or ordinance, or if it endangers any person, participant or spectator, or if it threatens the peace and dignity of the community, or if it creates unmanageable problems for public safety officials whereby the proper execution of their duties are endangered. Such termination shall not relieve the Applicant of its obligations under this Policy, the Event Use Application or the Event Use Permit (or the conditions contained in any), including the cleaning, maintenance and repair of the Site, nor shall such termination prevent the District from conducting such actions and applying the Applicant’s Deposit to cover the cost of same.

4. Traffic/Crowd Control. It is at the District’s discretion as to whether Sheriff’s Deputies will be required for crowd/traffic control. Deputies will be required for any Large Events

that have alcohol served at adjacent private properties or cause significant road closures. All fees involved for the hiring of Deputies will be paid by the Applicant.

5. Prior and Recurring Events. Applicants further understand that records shall be kept of all Special Events and Event Use Applications and that repeated requests for approval of Special Events shall be determined by the Applicant's previous performance history according to records on file with the District as well as existing ordinances, policies, rules and procedures. Prior approval of a Special Event does not exempt an Applicant from compliance with this Policy, the Event Use Application process or guarantee approval. Notwithstanding the foregoing, in recognition of the hardship and the performance history of event organizers, who prior to the implementation of this Special Event Policy, have held previously-approved annual and seasonal Special Events (the "**Historical Events**") that may not fully comply with this Policy, and in recognition of the public benefits of unified control and the unique location or circumstances of such Historical Events, when an Event Use Application for an Historical Event is submitted to the District, the District Manager may submit said Event Use Application to the Board, who may waive any provision(s), restriction(s) or requirement(s) of this Special Event Policy in its reasonable discretion, including incidental sales of goods or service related to the Historical Event, other than those that may negatively affect public health and safety or the District Property.

6. Substance of Events. The District's approval, conditional approval, or disapproval of any Special Event in no way is a reflection of the District's or the Board's approval or disapproval of the conduct or basis of or for such event.

**EXHIBIT A**  
**CELEBRATION CDD EVENT USE APPLICATION**

Applications for use must be filed not more than one hundred eighty (180) days before and not less than sixty (60) days before the date and time at which the proposed event/program is intended to occur, provided, however, that for good cause shown, the Celebration Community Development District ("CCDD"), a Florida community development district, may waive the maximum and minimum filing periods and may accept an application filed within a longer or shorter period. The CCDD may, after due consideration for the date, time, place, and nature of the event/program, the anticipated number of participants and the necessity for the CCDD services which will be required in connection therewith, elect to reject or approve this Application. The terms, conditions and requirements of the CCDD's Special Event Policy are incorporated into this Application.

**PLEASE TYPE OR PRINT IN INK**

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Email: \_\_\_\_\_

Contact Person (name and title): \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Email: \_\_\_\_\_

Date of event/program: \_\_\_\_\_ TIMES—Start: \_\_\_\_\_ End: \_\_\_\_\_

Nature of event/program (including the type(s) of activities which will occur during its conduct): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

How does event / program benefit the constituents of the CCDD? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Number of people and vehicles expected to attend: \_\_\_\_\_  
\_\_\_\_\_

Area(s) to be used (attach sketch and/or legal description): \_\_\_\_\_  
\_\_\_\_\_

Will any sidewalks be closed? If yes, attach sketch to identify location(s): \_\_\_\_\_

Will any CCDD utilities (electric, water, reuse, wastewater) be needed? \_\_\_\_ If yes, describe use: \_\_\_\_\_  
\_\_\_\_\_

Setup will begin at said area(s) at approximately (time) \_\_\_\_\_ and will be completed at (time) \_\_\_\_\_

People will begin arriving at said area(s) at approximately (time) \_\_\_\_\_ and will be dispersed at (time) \_\_\_\_\_

Equipment and apparatus proposed to be utilized in connection with the event/program (i.e., tables, sound system, props): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Provider or description of debris and trash removal: \_\_\_\_\_

Will any goods or services be sold? \_\_\_\_ If yes, describe: \_\_\_\_\_

**FEES:** Applicant had included with this Application, the required Special Event Deposit. Further, Applicant agrees that additional fees and expenses may be incurred by the Applicant in accordance with the CCDD Special Event Policy.

**AGREEMENT:** By submission of this Event Use Application, the Applicant acknowledges that it has received a copy, has read and understands the CCDD Special Event Policy, and agrees to abide by such policy.

**Signed by Applicant:**

Date: \_\_\_\_\_

\_\_\_\_\_  
(Insert name of organization, if applicable)

Witness: \_\_\_\_\_

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

Signature

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

Witness: \_\_\_\_\_

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

Title: \_\_\_\_\_

**SPECIAL EVENT AGREEMENT**

Celebration Community Development District, a Florida community development district ("CCDD") hereby grants permission to the applicant ("Applicant") named on the attached EVENT USE APPLICATION (the "Application") to use the area described on the Application (the "Area") on the date and during the time specified on the Application and for the purpose specified on the Application (the "Special Event"), and only on such date, during such time and for such purpose, on and subject to the terms, conditions and provisions contained herein. The terms, conditions and requirements of the CCDD's Special Event Policy are incorporated into this Agreement; **Applicant acknowledges that it has received a copy of the CCDD Special Event Policy, has read and understands the policy, and agrees to comply with all terms and requirements of the CCDD Special Event Policy.**

1. General Compliance: The CCDD is a local unit of special-purpose government created in accordance with the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*. Applicant agrees to comply with all applicable requirements of the "Sunshine Law," the "Public Records Law," the Community Development Districts Law, and all other policies, statutes and regulations applicable to Applicant.
2. Right to Terminate: The CCDD reserves the right to, immediately and without notice, terminate the Special Event if there shall be any violation of the terms, conditions or provisions of this AGREEMENT, or, if in the judgment of CCDD or Osceola County, there is a reasonable likelihood that continuation of the Special Event will put life or property at risk of injury or damage.
3. Indemnification: Applicant shall indemnify, defend and hold harmless the CCDD and the officers, supervisors, agents, employees and assigns of the CCDD from and against any and all claims, demands, suits, judgments, losses or expenses of any nature whatsoever (including, without limitation, attorneys' fees, costs and disbursements, whether of in-house or outside counsel and whether or not an action is brought, on appeal or otherwise), arising from or out of, or relating to, directly or indirectly, any act or omission of Applicant, its officers, directors, agents, employees, invitees and/or guests (collectively, "Applicant's Representatives") including, without limitation, any failure of Applicant or Applicant's Representatives to comply with the terms, conditions and/or provisions of this AGREEMENT.
4. Sovereign Immunity: Nothing herein shall cause or be construed as a waiver of the CCDD's sovereign immunity or limitations on liability granted pursuant to Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which could otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
5. Compliance with Law: Applicant shall comply, and cause all of Applicant's Representatives to comply, with all applicable laws, rules, ordinances and other legal requirements applicable to Applicant's and Applicant's Representatives use of the Area.
6. Damage to Property: Applicant shall be responsible for any damage caused to any real or personal property caused by Applicant and/or Applicant's Representatives. CCDD shall not be responsible for any injury or damage to Applicant or Applicant's Representatives or their respective property. The CCDD shall send an invoice to the Applicant following the Special Event and Applicant shall make payment to the CCDD within fourteen (14) days of the Special Event.
7. "As Is" Condition: Applicant accepts the use of the Area in its "as is condition." The CCDD shall have no obligation to make any changes thereto. The CCDD shall have no obligation to provide any utilities to the Area. Applicant has inspected the Area prior to filing its Application and is aware of the Area's current condition.
8. Rules and Regulations: Applicant and Applicant's Representatives shall comply with the CCDD's Special Event Policy, as well as the following requirements:
  - a) Neither Applicant nor Applicant's Representatives shall engage in any conduct that might tend to interfere with or impede the use and enjoyment of any other portion of the CCDD by any other person or entity including, without limitation, creating any objectionable noise, sound or odor.
  - b) No materials or items shall be affixed to any portion of the Area or any facilities or improvements located thereon so as to cause damage thereto.
  - c) Applicant shall remove all trash and other property of Applicant from the Area and shall return the Area to the condition that existed prior to Applicant's use of the Area.
  - d) Applicant and Applicant's Representatives shall comply with any additional Rules and Regulations attached hereto.
9. Right to Use Only: This AGREEMENT is not intended to, and shall not be deemed to, create a lease or any other interest in real property, but shall merely give Applicant and Applicant's Representatives the right to use the Area as and when provided above.
10. Other Conditions. Depending upon the nature of the Special Event and the Area, the CCDD reserves the right to require in addition to the requirements of the Special Event Policy, as a condition of using the Area:
  - a) Additional Certificate of Insurance (form, type, limits and coverage approved by CCDD) with respect to the Area and the Special Event;
  - b) Security appropriate for the Special Event and Area;
  - c) Additional Bond or deposit to cover clean up/repair costs; and/or
  - d) Payment of professional fees related to the review of the Application and/or fees to cover costs incurred by the CCDD during the Special Event; and/or
  - e) Such other conditions or limitations reasonably related to mitigating impacts to the Area because of the Special Event.

**Signed by Applicant:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**Approved by: CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

## ADDITIONAL RULES AND REGULATIONS FOR SPECIAL EVENT

1. Applicant shall provide its own sanitary facilities in accordance with applicable regulations or reasonable requirements of the CCDD.
2. No permanent structures are permitted within the Area.
3. No digging activities are permitted within the Area.
4. Site shall be restored as closely as possible to the original condition through grading and sodding of Area used. Clearing of small plant material is unacceptable.
5. Applicant shall provide written confirmation to the CCDD that coordination and notification has been made with all utility systems within the area.
6. Applicant shall coordinate all activities with the CCDD's field personnel and shall provide written and verbal communication of progress of activities as well as any issues or problems that arise.
7. Applicant shall notify the CCDD of sidewalk closures.
8. Applicant must obtain appropriate permits from Osceola County related to the work associated with this permit.
9. The Celebration Community Development District shall be named as additional insured on applicant's general liability insurance policy, with a minimum limit of \$1,000,000, combined single limit per occurrence, protecting it and the CCDD from claims for bodily injury (including death) and property damage which may arise from or in connection with the Special Event. A copy of the insurance certificate shall be provided to the CCDD at least fourteen (14) days prior to the Special Event or the commencement of any work related to the permit or Special Event.
10. Applicant shall not use the CCDD's utilities (electric, water, reuse, wastewater) for any purpose without previous consent from the CCDD.
11. Applicant shall protect stormwater system from any infiltration of chemicals or debris.
12. Applicant shall provide all trash and debris removal.
13. Applicant shall maintain all trash receptacles on CCDD property during the Special Event and shall leave all trash receptacles empty and clean after the Special Event.
14. There shall be no sale or service of ALCOHOL on CCDD property.
15. Applicant shall repair any damage to the shade structures after the Special Event. This includes stucco repairs, painting, light fixtures, etc.
16. Applicant shall at all times comply with the provision of the CCDD Special Event Use Policy as may be amended from time to time.

---

**Applicant agrees to abide by all requirements and stipulations as noted above:**

Signature: \_\_\_\_\_

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

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**RESOLUTION NO. 2019-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AND/OR MODIFYING RULES AND POLICIES FOR SIGNAGE ON DISTRICT PROPERTY AND IN DISTRICT RIGHTS-OF-WAY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE**

**WHEREAS**, the Celebration Community Development District (hereinafter, the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida;

**WHEREAS**, the District owns and operates certain real and personal property capable of use and utilization for Signage, including, but not limited to, District rights-of-way, open space tracts and landscape tracts (hereinafter, the “District Property”);

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to adopt rules and orders pursuant to the provisions of Chapter 120, *Florida Statutes*, prescribing the conduct of the business of the District;

**WHEREAS**, the District has complied with the provisions of Chapter 120 and Section 190.035, *Florida Statutes*, advertised and conducted a public hearing to address a proposed rule establishing and/or modifying rules and policies for the use of District Property for Signage (each, “Signage”) and has further requested public input addressing policies and procedures regarding use of District Property for Signage; and

**WHEREAS**, the Board finds that the rules and policies set forth in Composite Exhibit “A” attached hereto and incorporated herein, including the Signage Application and Signage Policy, are necessary in order to provide for the orderly operation and protection of the District; and

**WHEREAS**, the Board further finds that the rules and policies were properly enacted pursuant to Resolution 2019-07 and in accordance with Chapters 120 and 190, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA:**

Section 1.     Adoption of Rules and Policies. The rules and policies for use of the District Property for Signage, are hereby adopted in accordance with Composite Exhibit “A” are hereby ratified, approved and confirmed. The rules and policies, including, but not limited to the Signage Application and Signage Policy, are hereby adopted to provide for the orderly maintenance of the District Property and are in the best interest of the District.

Section 2.     Prior Rules and Policies. Any rules or policies established by the District prior to the effective date of this Resolution and pertaining to the District Property are hereby superseded by this Resolution.


Section 3.     Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reasons, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

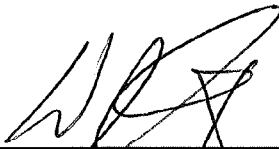
Section 4.     Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Celebration Community Development District this 20th day of August, 2019.

**BOARD OF SUPERVISORS OF THE  
CELEBRATION COMMUNITY DEVELOPMENT  
DISTRICT**, a Florida Community Development District

ATTEST:

  
\_\_\_\_\_  
Print: CLIFF AKEY 8/21/19  
Secretary/Asst. Secretary

By:   
\_\_\_\_\_  
Print: DAVID J. OUSE  
Chairman/Vice-Chairman

**COMPOSITE EXHIBIT "A"**

**Exhibit "A-1":**      **Signage Application**

**Exhibit "A-2":**      **Special Event Policy**

**EXHIBIT "A-1"**  
**Signage Application**

**CELEBRATION CDD Signage APPLICATION**

The Celebration Community Development District ("CCDD"), a Florida Community Development District, may require further information in connection with this application to elect to approve or reject this Application. The terms, conditions and requirements of the CCDD's Signage Policy are incorporated into this Application.

**PLEASE TYPE OR PRINT IN INK**

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Email: \_\_\_\_\_

Contact Person (name and title): \_\_\_\_\_  
Address (if different): \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Email: \_\_\_\_\_

Desired Signage Placement Date: \_\_\_\_\_ Signage Removal Date: \_\_\_\_\_

Text of Sign or Signs (include depiction if available):  
\_\_\_\_\_  
\_\_\_\_\_

Approximate Size of Signage (include depiction if available) \_\_\_\_\_

Proposed Location of Signage (attach depiction, sketch and/or legal description): \_\_\_\_\_  
\_\_\_\_\_

Has the proposed Signage been approved by Osceola County? \_\_\_\_ If no, does the Signage conform to Osceola County signage standards?: \_\_\_\_  
Other Information (if sign is reoccurring, or multiple similar signs, please explain here \_\_\_\_\_  
\_\_\_\_\_

**AGREEMENT:** By submission of this Signage Application, the Applicant acknowledges that it has received a copy, has read and understands the CCDD Signage Policy, and agrees to abide by such policy.

**Signed by Applicant:**

Date: \_\_\_\_\_  
\_\_\_\_\_ (Insert name of applicant)

\_\_\_\_\_  
Signature

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
\_\_\_\_\_  
Print Name

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT “A-2”**

**Signage POLICY**

**POLICY OF THE  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**POLICY FOR Signage ON DISTRICT PROPERTY AND RIGHTS-OF-WAY**

**PURPOSE.** The purpose of this Policy of the Celebration Community Development District (the “District”) is to establish a policy regulating signage on property and rights-of-way owned by and within the boundaries of the District (“District Property”), provide definitions; and provide an effective date.

**SECTION 1 – Signage ON DISTRICT PROPERTY AND RIGHTS-OF-WAY.** The Celebration Community Development District does hereby establish a policy regulating signage on District Property.

1.1 Pursuant to §190.012(d), *Florida Statutes*, the District has specific authority over: “District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines.”

1.2 It is found and declared that the purpose of District Property, including, but not limited to, rights-of-way, Public Streets, roads, alleys, and sidewalks, is for vehicular and pedestrian traffic. Obstructions on District Property create safety hazards for both pedestrians and motorists. Reasonable regulation of the use of District Property is necessary to protect the public’s health, safety and welfare.

1.3 No signage shall be placed on any District Property, except for Signage installed with the written authorization of the District or as required by federal, state or local law, permit, regulation or requirement. All applicants seeking such written authorization of the District shall submit an executed CCDD Signage Application, in such form as approved by the District.

1.4 Any Signage placed in violation of this provision may be removed immediately by any authorized personnel or agent of the District. Any sign so removed shall be disposed of without notice or compensation.

1.5 All such Signage, other than those required by law, shall meet or exceed any standards for Signage imposed by Osceola County and shall meet or exceed any Signage standards imposed by applicable codes, covenants and restrictions (unless such standards conflict with Osceola County standards, in which case Osceola County standards shall prevail). Signage shall be made of quality materials that do not easily warp, fade or degrade due to exterior use and the following Signage materials are expressly prohibited: paper, fabric,

plywood, unfinished metal or any other material that easily warps, fades or degrades in quality due to exterior use. The applicant shall be responsible for placing, maintaining and removing the Signage.

1.6 All such Signage shall be for the primary purpose of providing direction and wayfinding information and will not be for the primary purpose of marketing and/or advertisement.

1.7 Upon enactment of this Policy by the District, there shall be a thirty (30) day grace period for owners of existing Signage on District Property to seek the written authorization of the District. The District may remove any unauthorized existing Signage remaining following the thirty (30) day grace period.

## SECTION 2 - DEFINITIONS.

The following definitions apply to this Chapter:

2.1 “Alley” - means a narrow service way dedicated to public use providing a secondary means of access to abutting properties and not intended for general traffic circulation.

2.2 “District” - means the Celebration Community Development District, a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.3 “District Property” - means property and rights-of-way owned by and within the boundaries of the District, including, but not limited to, any District right-of-way, open space, Public Street, road, alley or sidewalk owned by the District.

2.4 “Celebration Community Development District” - means a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.5 “Public Street” - means a street that has been dedicated to the public by the approval of an appropriate government agency and by the recordation of a plat, deed or other document in the public records.

2.6 “Signage” - means any device designed to inform or attract the attention of persons by the display of characters, letters, illustrations or any ornamentation. The term signage, as used herein, does not include any such device installed by the District, its assignees, contractors, licensees, or any governmental authority exercising jurisdiction over the District.

2.7 “Street” - means a public thoroughfare owned by the District, including avenue, road, lane, drive or other such terms.

2.8 Terms “may” and “shall” - As used herein, the word “may” is permissive, and the word “shall” is mandatory.

**Specific Authority:** Chapter 190.011, 190.012(3), 120.54, *Florida Statutes*

**Law Implemented:** Chapter 190.012, 190.012(1), 190.012(3), *Florida Statutes*

**RESOLUTION NO. 2019-12**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AND/OR MODIFYING RULES AND POLICIES FOR SIGNAGE ON DISTRICT PROPERTY AND IN DISTRICT RIGHTS-OF-WAY; AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE**

**WHEREAS**, the Celebration Community Development District (hereinafter, the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Osceola County, Florida;

**WHEREAS**, the District owns and operates certain real and personal property capable of use and utilization for Signage, including, but not limited to, District rights-of-way, open space tracts and landscape tracts (hereinafter, the “District Property”);

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District is authorized to adopt rules and orders pursuant to the provisions of Chapter 120, *Florida Statutes*, prescribing the conduct of the business of the District;

**WHEREAS**, the District has complied with the provisions of Chapter 120 and Section 190.035, *Florida Statutes*, advertised and conducted a public hearing to address a proposed rule establishing and/or modifying rules and policies for the use of District Property for Signage (each, “Signage”) and has further requested public input addressing policies and procedures regarding use of District Property for Signage; and

**WHEREAS**, the Board finds that the rules and policies set forth in Composite Exhibit “A” attached hereto and incorporated herein, including the Signage Application and Signage Policy, are necessary in order to provide for the orderly operation and protection of the District; and

**WHEREAS**, the Board further finds that the rules and policies were properly enacted pursuant to Resolution 2019-07 and in accordance with Chapters 120 and 190, *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CELEBRATION COMMUNITY DEVELOPMENT DISTRICT, OSCEOLA COUNTY, FLORIDA:**

Section 1.     Adoption of Rules and Policies. The rules and policies for use of the District Property for Signage, are hereby adopted in accordance with Composite Exhibit “A” are hereby ratified, approved and confirmed. The rules and policies, including, but not limited to the Signage Application and Signage Policy, are hereby adopted to provide for the orderly maintenance of the District Property and are in the best interest of the District.

Section 2.     Prior Rules and Policies. Any rules or policies established by the District prior to the effective date of this Resolution and pertaining to the District Property are hereby superseded by this Resolution.

Section 3.     Severability. If any section, paragraph, clause, or provision of this Resolution shall be held to be invalid or ineffective for any reasons, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause, or provision.

Section 4.     Effective Date. This Resolution shall take effect immediately upon its adoption.

**PASSED AND ADOPTED** in Public Session of the Board of Supervisors of the Celebration Community Development District this 20th day of August, 2019.

**BOARD OF SUPERVISORS OF THE  
CELEBRATION COMMUNITY DEVELOPMENT  
DISTRICT**, a Florida Community Development District

ATTEST:

Cliff Akey 8/21/19  
Print: CLIFF AKEY 8/21/19  
Secretary/Asst. Secretary

By: [Signature]  
Print: DAVID J. OWEN  
Chairman/Vice-Chairman

**COMPOSITE EXHIBIT "A"**

**Exhibit "A-1":**      **Signage Application**

**Exhibit "A-2":**      **Special Event Policy**

**EXHIBIT "A-1"**  
**Signage Application**

**CELEBRATION CDD Signage APPLICATION**

The Celebration Community Development District ("CCDD"), a Florida Community Development District, may require further information in connection with this application to elect to approve or reject this Application. The terms, conditions and requirements of the CCDD's Signage Policy are incorporated into this Application.

**PLEASE TYPE OR PRINT IN INK**

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Email: \_\_\_\_\_

Contact Person (name and title): \_\_\_\_\_  
Address (if different): \_\_\_\_\_ Phone: \_\_\_\_\_  
\_\_\_\_\_ Email: \_\_\_\_\_

Desired Signage Placement Date: \_\_\_\_\_ Signage Removal Date: \_\_\_\_\_

Text of Sign or Signs (include depiction if available):  
\_\_\_\_\_  
\_\_\_\_\_

Approximate Size of Signage (include depiction if available) \_\_\_\_\_

Proposed Location of Signage (attach depiction, sketch and/or legal description): \_\_\_\_\_  
\_\_\_\_\_

Has the proposed Signage been approved by Osceola County? \_\_\_\_ If no, does the Signage conform to Osceola County signage standards?: \_\_\_\_\_

Other Information (if sign is reoccurring, or multiple similar signs, please explain here \_\_\_\_\_  
\_\_\_\_\_

**AGREEMENT:** By submission of this Signage Application, the Applicant acknowledges that it has received a copy, has read and understands the CCDD Signage Policy, and agrees to abide by such policy.

**Signed by Applicant:**

Date: \_\_\_\_\_  
\_\_\_\_\_ (Insert name of applicant)

\_\_\_\_\_  
Signature

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
\_\_\_\_\_  
Print Name

Witness: \_\_\_\_\_  
Title: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**EXHIBIT “A-2”**

**Signage POLICY**

**POLICY OF THE  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**POLICY FOR Signage ON DISTRICT PROPERTY AND RIGHTS-OF-WAY**

**PURPOSE.** The purpose of this Policy of the Celebration Community Development District (the “District”) is to establish a policy regulating signage on property and rights-of-way owned by and within the boundaries of the District (“District Property”), provide definitions; and provide an effective date.

**SECTION 1 – Signage ON DISTRICT PROPERTY AND RIGHTS-OF-WAY.** The Celebration Community Development District does hereby establish a policy regulating signage on District Property.

1.1 Pursuant to §190.012(d), *Florida Statutes*, the District has specific authority over: “District roads equal to or exceeding the applicable specifications of the county in which such district roads are located; roads and improvements to existing public roads that are owned by or conveyed to the local general-purpose government, the state, or the Federal Government; street lights; alleys; landscaping; hardscaping; and the undergrounding of electric utility lines.”

1.2 It is found and declared that the purpose of District Property, including, but not limited to, rights-of-way, Public Streets, roads, alleys, and sidewalks, is for vehicular and pedestrian traffic. Obstructions on District Property create safety hazards for both pedestrians and motorists. Reasonable regulation of the use of District Property is necessary to protect the public’s health, safety and welfare.

1.3 No signage shall be placed on any District Property, except for Signage installed with the written authorization of the District or as required by federal, state or local law, permit, regulation or requirement. All applicants seeking such written authorization of the District shall submit an executed CCDD Signage Application, in such form as approved by the District.

1.4 Any Signage placed in violation of this provision may be removed immediately by any authorized personnel or agent of the District. Any sign so removed shall be disposed of without notice or compensation.

1.5 All such Signage, other than those required by law, shall meet or exceed any standards for Signage imposed by Osceola County and shall meet or exceed any Signage standards imposed by applicable codes, covenants and restrictions (unless such standards conflict with Osceola County standards, in which case Osceola County standards shall prevail). Signage shall be made of quality materials that do not easily warp, fade or degrade due to exterior use and the following Signage materials are expressly prohibited: paper, fabric,

plywood, unfinished metal or any other material that easily warps, fades or degrades in quality due to exterior use. The applicant shall be responsible for placing, maintaining and removing the Signage.

1.6 All such Signage shall be for the primary purpose of providing direction and wayfinding information and will not be for the primary purpose of marketing and/or advertisement.

1.7 Upon enactment of this Policy by the District, there shall be a thirty (30) day grace period for owners of existing Signage on District Property to seek the written authorization of the District. The District may remove any unauthorized existing Signage remaining following the thirty (30) day grace period.

## SECTION 2 - DEFINITIONS.

The following definitions apply to this Chapter:

2.1 “Alley” - means a narrow service way dedicated to public use providing a secondary means of access to abutting properties and not intended for general traffic circulation.

2.2 “District” - means the Celebration Community Development District, a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.3 “District Property” - means property and rights-of-way owned by and within the boundaries of the District, including, but not limited to, any District right-of-way, open space, Public Street, road, alley or sidewalk owned by the District.

2.4 “Celebration Community Development District” - means a political subdivision of the State of Florida, created pursuant to Chapter 190, *Florida Statutes*.

2.5 “Public Street” - means a street that has been dedicated to the public by the approval of an appropriate government agency and by the recordation of a plat, deed or other document in the public records.

2.6 “Signage” - means any device designed to inform or attract the attention of persons by the display of characters, letters, illustrations or any ornamentation. The term signage, as used herein, does not include any such device installed by the District, its assignees, contractors, licensees, or any governmental authority exercising jurisdiction over the District.

2.7 “Street” - means a public thoroughfare owned by the District, including avenue, road, lane, drive or other such terms.

2.8 Terms “may” and “shall” - As used herein, the word “may” is permissive, and the word “shall” is mandatory.

**Specific Authority:** Chapter 190.011, 190.012(3), 120.54, *Florida Statutes*

**Law Implemented:** Chapter 190.012, 190.012(1), 190.012(3), *Florida Statutes*

**9A**

**3-23-26 Meeting Minutes**

**MINUTES OF MEETING  
CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Celebration Community Development District was held Monday, March 23, 2026, at 5:00 p.m. at the District Office, 313 Campus Street, Celebration, Florida 34747.

Present and constituting a quorum were:

Tom Touzin	Chairman
David Hulme	Vice Chairman
Shel Hart	Assistant Secretary
Jack McLaughlin	Assistant Secretary
Greg Filak	Assistant Secretary

Also present, either in person or via Zoom Video Communications, were:

Kerry Satterwhite	Area Manager: Inframark, Management Division
Melissa Williams	Administrative Assistant III: Inframark
Jan Carpenter	Attorney: Latham, Luna, Eden & Beaudine
Mark Vincutonis	Engineer: Hanson, Walter & Associates
Russ Simmons	Inframark, Field Services
Residents of the Public	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order and Roll Call**

The meeting was called to order at 5:00 p.m.

Mr. Satterwhite conducted roll call and indicated a quorum was present for the meeting.

**SECOND ORDER OF BUSINESS**

**Pledge of Allegiance**

The *Pledge of Allegiance* was conducted.

**THIRD ORDER OF BUSINESS**

**Approval of the Meeting Agenda**

The Board approved the meeting agenda.

Mr. Hart made a MOTION to approve the meeting agenda, seconded by Mr. Hulme, with all in favor, the meeting agenda was approved.
--

**FOURTH ORDER OF BUSINESS**

**Public Comment Period**

With there being no public comments, the Board moved to the next order of business.

## **FIFTH ORDER OF BUSINESS**

### **Third Party Representatives**

Representative Spencer attended the meeting in person and provided an update to the Board regarding current e-bike legislation. He explained that the primary focus of the proposed measures centers on affordability, opportunity, and sustainability. He noted that discussions are ongoing about ensuring that local Boards retain authority over decisions related to their own growth.

Representative Spencer also referenced House Bill 1001, which restricts counties from taking actions that would prohibit local governments from implementing certain policies.

Mr. Filak asked Representative Spencer for any updates regarding E-Bike Bill 243 and the rules associated with it. Mrs. Carpenter responded that the bill has not yet passed, and therefore no new updates are available at this time.

Mr. McLaughlin requested additional clarification regarding the proposed 10-mph speed limit for e-bikes and how such a limit would be monitored or enforced within the District. Representative Spencer explained that concerns from various communities were taken into account during the legislative discussions, and the 10-mph limit represents a negotiated compromise. He added that he anticipates this topic will be revisited in future legislative sessions as the issue continues to evolve.

A representative from CROA was present, however, they did not have any comments or updates for the Board.

Mr. McLaughlin reported that the signs previously placed in front of the yard near the easements have been removed. Mr. Filak inquired about the status of a tree located within the easement area. Mrs. Carpenter stated that a letter had been received indicating the matter would be addressed, though no formal agreement has been finalized.

Mr. Satterwhite informed the Board that the easement issue in Phase 2 is complicated by the fact that ownership of the track is divided, with the CDD owning only half of the area in question.

A representative from the Sheriff's Department provided an update to the Board and reported that electrical components from new construction sites in Island Village had been stolen. His report also noted that the District experienced several incidents, including package thefts, fraudulent scams, an isolated battery-related incident, and a road-rage event. The representative further informed the Board that two deputies are currently in town conducting e-bike education. In response to Mr. Filak's inquiry regarding the effectiveness of the program, it was noted that communication efforts have been partially successful. Two schools have already begun participating in the program, and Mr. Filak expressed his belief that elementary schools should also be included. Mr. Filak requested that the Sheriff's Department provide a traffic status update at the next Board meeting.

Mr. Touzin asked whether enforcement would begin only after the legislation is enacted. The

representative confirmed that enforcement would commence at that time and noted that it would be implemented in varying levels.

## **SIXTH ORDER OF BUSINESS**

### **Staff Reports**

Mr. Simmons presented the field report and informed the Board that item seventeen, concerning street signs, indicates that several signs have screws that are frozen in place and cannot be removed, requiring full replacement. He also relayed a verbal quote of \$6,100 for replacement brackets. The Board expressed concern that the cost appeared excessive and asked for clarification. Mr. Simmons explained that this pricing reflects the standard cost for street-sign components and noted that, if the Board wishes to proceed with repainting, approximately 75 to 100 signs would need attention due to illegibility.

Mr. Touzin noted that the current sign-replacement configuration appeared too costly and asked whether a more cost-effective vendor could be considered. Mr. Filak also inquired whether a specialized tool might allow the work to be completed in-house to reduce expenses. Mr. Simmons responded that he was not aware of any tool that would enable him to perform the repairs himself.

Mrs. Carpenter then asked whether replacing the signs entirely might be a more economical option than attempting repairs. The Board agreed and directed Mr. Simmons to explore more cost-efficient alternatives and provide updated options.

United Landscape provided updates to the Board on landscaping.

With no representative from Premier Lakes in attendance, Mr. Satterwhite informed the Board that the company had advised him of a scheduling conflict that prevented their participation. He also reminded the Board that the contract with Premier Lakes expires in 2027 and that this will need to be taken into consideration during discussions for the FY2027 planning cycle.

With no representative from Clarke present, the Board moved onto the next agenda item.

Mr. Satterwhite informed the Board that Mattamy Homes requested to be put on the agenda. However, as no representative from Mattamy Homes was present, the Board proceeded to the next agenda item.

Mr. Vincutonis presented his report and provided updates to the Board. Mr. Vincutonis discussed the alley-paving schedule for the Downtown Village area, noting that full completion is projected within a fifteen- to twenty-year timeframe. He added that the North West and Lake Evelyn sections are expected to be completed within the next one to two years. Mr. Hulme asked why this work had originally been completed between 2007 and 2012 and noted that the current timeline reflects a twenty-year gap. Mr. Vincutonis responded that this was likely due to several factors, including increased traffic associated with ongoing construction and aesthetic considerations.

Mr. Filak stated that he believed a competitive RFP should be issued to secure pricing and select a

vendor, noting that doing so could potentially reduce the unit cost and further discussion among the Board ensued.

Mrs. Carpenter briefed the Board on the letter sent to Georgetown regarding the cracked sidewalks and their position disclaiming responsibility for the damage and repairs. She noted that additional information will be needed to move them toward a settlement, as Georgetown has indicated they have witnesses and staff supporting their position. Further discussion ensued among the Board, and Mrs. Carpenter was asked to prepare and send a response in an effort to move the matter in the right direction. Mrs. Carpenter informed the Board of the current legal obligations applicable to supervisors. The pond contract was discussed, and Mrs. Carpenter informed the Board that she had met with the golf course attorney. She noted that she expects to have additional updates within the next couple of weeks. Mr. Satterwhite stated that this item can be placed on the April 20, 2026, meeting agenda for further updates.

Mr. Hulme asked Mrs. Carpenter for an update on the insurance claim demand letter. She reported that one claim had been submitted to determine whether the incident occurred on District property, and that the remaining claims are progressing through the insurance defense counsel.

Mr. Satterwhite informed the Board of the upcoming budget meeting scheduled for April 6, 2026, and asked whether the Board wished to proceed with or cancel the meeting. The Board decided to cancel the April 6, 2026 Budget Workshop Meeting.

Mr. McLaughlin made a MOTION to cancel the April 6, 2026, Budget Workshop Meeting, seconded by Mr. Touzin, with all in favor, the April 6, 2026 meeting was canceled.
---

## **SEVENTH ORDER OF BUSINESS**

### **Business Items**

Discussion of the Boat Rental Proposal for Lake Reinhard ensued. Mr. Touzin stated that he was not in favor of the proposal, noting that it would be costly and offer limited benefit to the District. Mrs. Carpenter outlined the process that would be required should the Board wish to move forward. Further discussion ensued.

The Board reviewed photographs of twelve signs located throughout the District and voted on whether each sign should be retained or removed. The Board approved the removal of the following: Photo 1 – traffic violation sign and remove the pole as well; Photo 2 – “Slow Children” sign; Photo 5 – “Parking Ahead” sign; Photo 7 – “Resident Parking Only” sign; Photo 9 – “Electric Vehicle Parking Only” sign;

Photo 10 – “Overnight Parking for Residents Only” sign; and Photo 12 – NEV sign.

The Board approved retaining the following: Photo 3 – directional sign; Photo 4 – “Reserved 10-Minute Parking Limit” sign; Photo 6 – “Skateboards, Scooters, Rollerblades, and Bicycles Prohibited on Sidewalk” sign; and Photo 11 – directional sign for Celebration High School and the Library.

Regarding Photo 8 – “No Parking Anytime” signs, the Board agreed that an inventory of all such signs within the District is needed. This item will be added to a future agenda for further discussion.

Mr. Satterwhite addressed the board, explaining that the Inframark Annual Evaluation Forms were listed on the agenda so they could be accepted into public record.

Mr. McLaughlin made a MOTION to accept the Inframark Annual Evaluation Forms for public record, seconded by Mr. Hulme, with all in favor, the Inframark Annual Evaluation Forms were accepted into public record.

## **EIGHTH ORDER OF BUSINESS**

### **Consent Agenda**

The Board approved the consent agenda consisting of the February 2026 financials and check register, the meeting minutes held on February 24, 2026.

Mr. McLaughlin made a MOTION to approve the consent agenda, seconded by Mr. Hulme, with all in favor, the consent agenda consisting of the February 2026 financials, February 2026 check register, and the meeting minutes held on February 24, 2026, were approved.

## **NINTH ORDER OF BUSINESS**

### **Supervisor Requests**

Mr. Touzin briefed the Board on options to enhance security for Zoom meetings, particularly when sessions are being recorded. The Board discussed measures to reduce the risk of unauthorized access, including refraining from publishing the Zoom link on the District’s website alongside the posted agenda. Instead, the Board considered limiting distribution of the meeting link to current members, vendors, and confirmed attendees.

Further discussion followed regarding appropriate procedures, protocols, and security options for managing Zoom access. The Board ultimately agreed that the meeting link should not be posted publicly. Homeowners wishing to attend virtually will be required to email the CDD to request the link and must provide their current address within the District to verify eligibility and ensure proper authentication.

**TENTH ORDER OF BUSINESS**

**Public Comment Period**

A resident raised concerns about the sidewalk repair in front of their residence. Mr. Satterwhite and the Board acknowledged the issue and agreed to investigate it further.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

The meeting was adjourned at 7:40 p.m.

Mr. McLaughlin made a MOTION to adjourn the meeting, seconded by Mr. Touzin, with all in favor, the meeting was adjourned at 7:40 p.m.

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

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

*The next regular meeting is scheduled for Monday, April 20, 2026, at 5:00 p.m.*

**9B**

**March 2026 Financials**

***Celebration  
Community  
Development  
District***

***Financial Report***

***March 31, 2026***

**CLEAR PARTNERSHIPS**



**Table of Contents**

<b><u>FINANCIAL STATEMENTS</u></b>	<b>Page #</b>
Balance Sheet - All Funds.....	1
Statement of Revenues, Expenditures and Changes in Fund Balance	
General Fund.....	2 - 4
Reserve Fund.....	5
Debt Service Funds.....	6 - 8
Capital Project Funds...	9
 <b><u>SUPPORTING SCHEDULES</u></b>	
Non-Ad Valorem Special Assessments.....	10
Cash and Investment Report.....	11
Right-of-Way Fees Electricity .....	12
Due To Other Districts .....	13

CELEBRATION  
Community Development District

**Financial Statements**

**(Unaudited)**

**March 31, 2026**

**Balance Sheet**  
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	RESERVE FUND	SERIES 2013A DEBT SERVICE FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2025 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2025 CAPITAL PROJECTS FUND	TOTAL
<b>ASSETS</b>								
Cash - Checking Account	\$ 4,907,036	\$ 2,762,201	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,669,237
Accounts Receivable	169,988	-	-	-	-	-	-	169,988
Due From Other Gov'tl Units	80	-	-	-	-	-	-	80
Due From Other Districts	1,204	-	-	-	-	-	-	1,204
Due From Other Funds	-	-	71,569	18,216	41,813	-	-	131,598
Investments:								
Money Market Account	692,774	-	-	-	-	-	-	692,774
Acquisition & Construction Account	-	-	-	-	-	-	5,752,773	5,752,773
Construction Fund	-	-	-	-	-	73,242	-	73,242
Prepayment Account	-	-	135	81	-	-	-	216
Reserve Fund	-	-	196,563	207,000	215,242	-	-	618,805
Revenue Fund	-	-	753,682	403,312	376,623	-	-	1,533,617
Deposits	3,719	-	-	-	-	-	-	3,719
<b>TOTAL ASSETS</b>	<b>\$ 5,774,801</b>	<b>\$ 2,762,201</b>	<b>\$ 1,021,949</b>	<b>\$ 628,609</b>	<b>\$ 633,678</b>	<b>\$ 73,242</b>	<b>\$ 5,752,773</b>	<b>\$ 16,647,253</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 20,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,892
Accrued Expenses	12,450	-	-	-	-	-	-	12,450
Unearned Revenue	530,535	-	-	-	-	-	-	530,535
Due To Other Districts	41,582	-	-	-	-	-	-	41,582
Other Current Liabilities	206,677	-	-	-	-	-	-	206,677
Due To Other Funds	84,418	47,180	-	-	-	-	-	131,598
<b>TOTAL LIABILITIES</b>	<b>896,554</b>	<b>47,180</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>943,734</b>
<b>FUND BALANCES</b>								
<b>Nonspendable:</b>								
Deposits	3,719	-	-	-	-	-	-	3,719
<b>Restricted for:</b>								
Debt Service	-	-	1,021,949	628,609	633,678	-	-	2,284,236
Capital Projects	-	-	-	-	-	73,242	5,752,773	5,826,015
<b>Assigned to:</b>								
Operating Reserves	1,427,175	-	-	-	-	-	-	1,427,175
<b>Unassigned:</b>	3,447,353	2,715,021	-	-	-	-	-	6,162,374
<b>TOTAL FUND BALANCES</b>	<b>\$ 4,878,247</b>	<b>\$ 2,715,021</b>	<b>\$ 1,021,949</b>	<b>\$ 628,609</b>	<b>\$ 633,678</b>	<b>\$ 73,242</b>	<b>\$ 5,752,773</b>	<b>\$ 15,703,519</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,774,801</b>	<b>\$ 2,762,201</b>	<b>\$ 1,021,949</b>	<b>\$ 628,609</b>	<b>\$ 633,678</b>	<b>\$ 73,242</b>	<b>\$ 5,752,773</b>	<b>\$ 16,647,253</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ 300,000	\$ 150,000	\$ 88,268	\$ (61,732)	29.42%	\$ 16,888
Right-of-Way Fees Electricity	955,000	477,498	490,100	12,602	51.32%	76,700
Right-of-Way Fees Gas	-	-	1,232	1,232	0.00%	165
Interlocal Agreement - Enterprise (Security)	20,000	20,000	20,000	-	100.00%	-
Interlocal Agreement - Enterprise (Field)	20,000	20,000	20,000	-	100.00%	-
Interest - Tax Collector	3,800	1,900	3,484	1,584	91.68%	-
Building Rental Income	19,619	3,246	2,183	(1,063)	11.13%	560
Building Operating Cost Income	15,000	7,500	6,020	(1,480)	40.13%	1,204
Special Assmnts- Tax Collector	5,309,148	5,309,148	5,027,141	(282,007)	94.69%	192,153
Special Assmnts- Discounts	(212,366)	(212,366)	(191,904)	20,462	90.36%	(1,989)
Other Miscellaneous Revenues	8,500	8,500	14,895	6,395	175.24%	9,450
<b>TOTAL REVENUES</b>	<b>6,438,701</b>	<b>5,785,426</b>	<b>5,481,419</b>	<b>(304,007)</b>	<b>85.13%</b>	<b>295,131</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
P/R-Board of Supervisors	15,000	7,000	5,000	2,000	33.33%	1,200
FICA Taxes	1,148	536	245	291	21.34%	61
ProfServ-Arbitrage Rebate	600	600	500	100	83.33%	-
ProfServ-Dissemination Agent	3,000	-	-	-	0.00%	-
ProfServ-Engineering	24,000	12,000	28,981	(16,981)	120.75%	2,936
ProfServ-Legal Services	40,000	19,998	35,503	(15,505)	88.76%	8,320
ProfServ-Mgmt Consulting	106,614	53,307	53,307	-	50.00%	8,885
ProfServ-Property Appraiser	3,600	3,600	4,974	(1,374)	138.17%	-
ProfServ-Special Assessment	24,612	24,612	24,612	-	100.00%	24,612
ProfServ-Trustee Fees	10,000	10,000	7,945	2,055	79.45%	-
ProfServ-Web Site Development	2,000	1,550	1,553	(3)	77.65%	-
ProfServ- Answering Service	4,500	2,250	3,351	(1,101)	74.47%	242
Auditing Services	5,200	5,200	-	5,200	0.00%	-
Communication - Telephone	10,000	4,998	2,846	2,152	28.46%	451
Postage and Freight	700	348	28	320	4.00%	-
Insurance - Property	106,654	106,654	97,476	9,178	91.39%	-
Insurance - General Liability	30,879	30,879	29,095	1,784	94.22%	-
Public Officials Insurance	8,690	8,690	8,187	503	94.21%	-
Insurance-Workmans Comp	1,000	1,000	850	150	85.00%	-
Printing and Binding	6,800	3,402	-	3,402	0.00%	-
Legal Advertising	2,000	1,000	2,758	(1,758)	137.90%	1,236
Misc-Assessment Collection Cost	106,183	106,183	96,708	9,475	91.08%	3,803
Payroll Services	114	57	47	10	41.23%	18
Office Supplies	4,200	2,100	589	1,511	14.02%	-
Software	17,000	17,000	15,750	1,250	92.65%	-
Annual District Filing Fee	175	175	175	-	100.00%	-
<b>Total Administration</b>	<b>534,669</b>	<b>423,139</b>	<b>420,480</b>	<b>2,659</b>	<b>78.64%</b>	<b>51,764</b>
<b>Public Safety</b>						
Contracts-Security Camera	24,800	12,402	2,453	9,949	9.89%	986
Security Service - Sheriff	200,000	100,002	80,224	19,778	40.11%	3,000
<b>Total Public Safety</b>	<b>224,800</b>	<b>112,404</b>	<b>82,677</b>	<b>29,727</b>	<b>36.78%</b>	<b>3,986</b>
<b>Physical Environment</b>						
Contracts-Aquatic Control	150,000	75,000	72,425	2,575	48.28%	12,225
Contracts-Pest Control	300,000	150,000	124,767	25,233	41.59%	20,752
R&M-Wetland	1,000	498	-	498	0.00%	-
R&M - Aerators	3,800	1,902	-	1,902	0.00%	-
<b>Total Physical Environment</b>	<b>454,800</b>	<b>227,400</b>	<b>197,192</b>	<b>30,208</b>	<b>43.36%</b>	<b>32,977</b>
<b>Flood Control/Stormwater Mgmt</b>						
R&M-Storm Drain Cleaning	30,000	15,000	7,750	7,250	25.83%	-
R&M-Stormwater System	50,000	25,000	8,908	16,092	17.82%	-
<b>Total Flood Control/Stormwater Mgmt</b>	<b>80,000</b>	<b>40,000</b>	<b>16,658</b>	<b>23,342</b>	<b>20.82%</b>	<b>-</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>Field</b>						
ProfServ-Field Management	1,212,484	606,242	679,785	(73,543)	56.07%	113,298
Contracts-Fountain	9,000	4,500	3,082	1,418	34.24%	125
Contracts-Landscape	1,328,782	664,391	553,432	110,959	41.65%	94,065
Contracts-Mulch	121,167	121,167	60,000	61,167	49.52%	-
Contracts-Trees & Trimming	200,000	100,000	171,468	(71,468)	85.73%	27,150
Contracts-Annals	20,000	10,000	9,734	266	48.67%	3,267
Fuel, Gasoline and Oil	20,000	10,000	6,612	3,388	33.06%	1,380
Electricity - General	75,000	37,500	26,246	11,254	34.99%	3,994
Utility - Water	100,000	50,000	24,436	25,564	24.44%	3,737
Utility - Refuse Removal	25,000	12,500	12,460	40	49.84%	1,054
R&M-Aeration	25,000	12,498	-	12,498	0.00%	-
R&M-Boardwalks	100,000	50,000	2,352	47,648	2.35%	579
R&M-Common Area	90,000	45,000	64,315	(19,315)	71.46%	529
R&M-Equipment	40,000	20,000	4,262	15,738	10.66%	573
R&M-Fountain	10,000	4,998	397	4,601	3.97%	-
R&M-Other Landscape	225,000	112,500	73,352	39,148	32.60%	-
R&M-Irrigation	100,000	50,000	17,199	32,801	17.20%	4,834
R&M-Roads & Alleyways	25,000	12,500	8,000	4,500	32.00%	-
R&M-Sidewalks	50,000	25,002	18,397	6,605	36.79%	-
R&M-Pressure Washing	25,000	12,500	-	12,500	0.00%	-
Splash Pool Maintenance	5,000	2,500	8,016	(5,516)	160.32%	-
R&M- Tree Removal/Replacement	100,000	49,998	55,510	(5,512)	55.51%	-
R&M-Painting	20,000	10,000	9,884	116	49.42%	455
Misc-Contingency	15,000	7,500	5,791	1,709	38.61%	-
Building Op Costs	15,000	7,500	9,748	(2,248)	64.99%	1,627
<b>Total Field</b>	<b>3,956,433</b>	<b>2,038,796</b>	<b>1,824,478</b>	<b>214,318</b>	<b>46.11%</b>	<b>256,667</b>
<b>Road and Street Facilities</b>						
Electricity - Streetlights	210,000	105,000	97,095	7,905	46.24%	13,479
R&M-Road Cleaning	108,000	54,000	70,813	(16,813)	65.57%	11,330
R&M-Streetlights	120,000	60,000	57,759	2,241	48.13%	14,937
R&M-Signage/Radar Sign Maintenance	20,000	10,000	2,653	7,347	13.27%	679
<b>Total Road and Street Facilities</b>	<b>458,000</b>	<b>229,000</b>	<b>228,320</b>	<b>680</b>	<b>49.85%</b>	<b>40,425</b>
<b>Reserves</b>						
Reserves-Annual Contribution	730,000	-	282,096	(282,096)	38.64%	44,747
<b>Total Reserves</b>	<b>730,000</b>	<b>-</b>	<b>282,096</b>	<b>(282,096)</b>	<b>38.64%</b>	<b>44,747</b>
<b>TOTAL EXPENDITURES &amp; RESERVES</b>	<b>6,438,702</b>	<b>3,070,739</b>	<b>3,051,901</b>	<b>18,838</b>	<b>47.40%</b>	<b>430,566</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	2,714,687	2,429,518	(285,169)	0.00%	(135,435)
Net change in fund balance	\$ -	\$ 2,714,687	\$ 2,429,518	\$ (285,169)	0.00%	\$ (135,435)
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>2,448,729</b>	<b>2,448,729</b>	<b>2,448,729</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 2,448,729</b>	<b>\$ 5,163,416</b>	<b>\$ 4,878,247</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 50,224	\$ 50,224	0.00%	\$ 8,187
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>50,224</b>	<b>50,224</b>	<b>0.00%</b>	<b>8,187</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	50,224	50,224	0.00%	8,187
Net change in fund balance	\$ -	\$ -	\$ 50,224	\$ 50,224	0.00%	\$ 8,187
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>2,664,797</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,715,021</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 13,057	\$ 13,057	0.00%	\$ 2,390
Special Assmnts- Tax Collector	424,664	424,664	402,116	(22,548)	94.69%	15,370
Special Assmnts- Discounts	(16,987)	(16,987)	(15,350)	1,637	90.36%	(159)
<b>TOTAL REVENUES</b>	<b>407,677</b>	<b>407,677</b>	<b>399,823</b>	<b>(7,854)</b>	<b>98.07%</b>	<b>17,601</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	8,493	8,493	7,736	757	91.09%	304
<b>Total Administration</b>	<b>8,493</b>	<b>8,493</b>	<b>7,736</b>	<b>757</b>	<b>91.09%</b>	<b>304</b>
<b>Debt Service</b>						
Debt Retirement Series A	255,000	-	-	-	0.00%	-
Interest Expense Series A	140,476	70,238	70,113	125	49.91%	-
<b>Total Debt Service</b>	<b>395,476</b>	<b>70,238</b>	<b>70,113</b>	<b>125</b>	<b>17.73%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>403,969</b>	<b>78,731</b>	<b>77,849</b>	<b>882</b>	<b>19.27%</b>	<b>304</b>
Excess (deficiency) of revenues Over (under) expenditures	3,708	328,946	321,974	(6,972)	0.00%	17,297
Net change in fund balance	\$ 3,708	\$ 328,946	\$ 321,974	\$ (6,972)	0.00%	\$ 17,297
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>699,974</b>	<b>699,974</b>	<b>699,974</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 703,682</b>	<b>\$ 1,028,920</b>	<b>\$ 1,021,948</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV/(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 7,802	\$ 7,802	0.00%	\$ 1,625
Special Assmnts- Tax Collector	440,599	440,599	417,224	(23,375)	94.69%	15,948
Special Assmnts- Discounts	(17,624)	(17,624)	(15,927)	1,697	90.37%	(165)
<b>TOTAL REVENUES</b>	<b>422,975</b>	<b>422,975</b>	<b>409,099</b>	<b>(13,876)</b>	<b>96.72%</b>	<b>17,408</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	8,812	8,812	8,026	786	91.08%	316
<b>Total Administration</b>	<b>8,812</b>	<b>8,812</b>	<b>8,026</b>	<b>786</b>	<b>91.08%</b>	<b>316</b>
<b>Debt Service</b>						
Debt Retirement Series A	175,000	-	-	-	0.00%	-
Interest Expense Series A	239,768	119,884	119,884	-	50.00%	-
<b>Total Debt Service</b>	<b>414,768</b>	<b>119,884</b>	<b>119,884</b>	<b>-</b>	<b>28.90%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>423,580</b>	<b>128,696</b>	<b>127,910</b>	<b>786</b>	<b>30.20%</b>	<b>316</b>
Excess (deficiency) of revenues Over (under) expenditures	(605)	294,279	281,189	(13,090)	0.00%	17,092
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating Transfers-Out	-	-	(3,835)	(3,835)	0.00%	(555)
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(3,835)</b>	<b>(3,835)</b>	<b>0.00%</b>	<b>(555)</b>
Net change in fund balance	\$ (605)	\$ 294,279	\$ 277,354	\$ (16,925)	0.00%	\$ 16,537
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>351,255</b>	<b>351,255</b>	<b>351,255</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 350,650</b>	<b>\$ 645,534</b>	<b>\$ 628,609</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV/(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 7,729	\$ 7,729	0.00%	\$ 1,573
Special Assmnts- Tax Collector	437,774	437,774	433,594	(4,180)	99.05%	16,573
Special Assmnts- Discounts	(17,511)	(17,511)	(16,552)	959	94.52%	(172)
<b>TOTAL REVENUES</b>	<b>420,263</b>	<b>420,263</b>	<b>424,771</b>	<b>4,508</b>	<b>101.07%</b>	<b>17,974</b>
<b>EXPENDITURES</b>						
<b>Administration</b>						
Misc-Assessment Collection Cost	8,755	8,755	8,341	414	95.27%	328
<b>Total Administration</b>	<b>8,755</b>	<b>8,755</b>	<b>8,341</b>	<b>414</b>	<b>95.27%</b>	<b>328</b>
<b>Debt Service</b>						
Debt Retirement Series A	95,000	-	-	-	0.00%	-
Interest Expense Series A	342,775	174,197	174,197	-	50.82%	-
<b>Total Debt Service</b>	<b>437,775</b>	<b>174,197</b>	<b>174,197</b>	<b>-</b>	<b>39.79%</b>	<b>-</b>
<b>TOTAL EXPENDITURES</b>	<b>446,530</b>	<b>182,952</b>	<b>182,538</b>	<b>414</b>	<b>40.88%</b>	<b>328</b>
Excess (deficiency) of revenues Over (under) expenditures	(26,267)	237,311	242,233	4,922	0.00%	17,646
<b>OTHER FINANCING SOURCES (USES)</b>						
Operating Transfers-Out	-	-	(3,870)	(3,870)	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>(3,870)</b>	<b>(3,870)</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ (26,267)	\$ 237,311	\$ 238,363	\$ 1,052	0.00%	\$ 17,646
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>395,315</b>	<b>395,315</b>	<b>395,315</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ 369,048</b>	<b>\$ 632,626</b>	<b>\$ 633,678</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV/(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 1,301	\$ 1,301	0.00%	\$ 194
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>1,301</b>	<b>1,301</b>	<b>0.00%</b>	<b>194</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	1,301	1,301	0.00%	194
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	-	-	3,835	3,835	0.00%	555
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>3,835</b>	<b>3,835</b>	<b>0.00%</b>	<b>555</b>
Net change in fund balance	\$ -	\$ -	\$ 5,136	\$ 5,136	0.00%	\$ 749
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>68,106</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 73,242</b>			

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD	MAR-26 ACTUAL
<b>REVENUES</b>						
Interest - Investments	\$ -	\$ -	\$ 105,384	\$ 105,384	0.00%	\$ 15,385
<b>TOTAL REVENUES</b>	<b>-</b>	<b>-</b>	<b>105,384</b>	<b>105,384</b>	<b>0.00%</b>	<b>15,385</b>
<b>EXPENDITURES</b>						
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>	<b>-</b>
Excess (deficiency) of revenues Over (under) expenditures	-	-	105,384	105,384	0.00%	15,385
<b>OTHER FINANCING SOURCES (USES)</b>						
Interfund Transfer - In	-	-	3,870	3,870	0.00%	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>3,870</b>	<b>3,870</b>	<b>0.00%</b>	<b>-</b>
Net change in fund balance	\$ -	\$ -	\$ 109,254	\$ 109,254	0.00%	\$ 15,385
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>-</b>	<b>-</b>	<b>5,643,519</b>			
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 5,752,773</b>			

CELEBRATION  
Community Development District

**Supporting Schedules**

**March 31, 2026**

**Non-Ad Valorem Special Assessments  
Osceola County Tax Collector - Monthly Collection Report  
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount/ (Penalties) Amount	Collection Cost	Gross Amount Received	Allocated by Fund			
					General Fund	Series 2013A Debt Service Fund	Series 2021 Debt Service Fund	Series 2025 Debt Service Fund
<b>ASSESSMENTS LEVIED FY26</b>				\$ 6,631,911	\$ 5,308,783	\$ 424,644	\$ 440,598	\$ 457,886
Allocation %				100%	80%	6%	7%	7%
11/14/25	\$ 48,324	\$ 2,515	\$ 986	\$ 51,826	\$ 41,486	\$ 3,318	\$ 3,443	\$ 3,578.21
11/20/25	\$ 1,764,672	\$ 75,029	\$ 36,014	\$ 1,875,715	\$ 1,501,492	\$ 120,103	\$ 124,615	\$ 129,505
12/11/25	\$ 2,728,438	\$ 116,008	\$ 55,682	\$ 2,900,128	\$ 2,321,525	\$ 185,697	\$ 192,673	\$ 200,233
12/19/25	\$ 846,266	\$ 35,312	\$ 17,271	\$ 898,849	\$ 719,520	\$ 57,554	\$ 59,716	\$ 62,059
01/09/26	\$ 170,312	\$ 5,406	\$ 3,476	\$ 179,194	\$ 143,443	\$ 11,474	\$ 11,905	\$ 12,372
02/05/26	\$ 98,898	\$ 2,169	\$ 2,018	\$ 103,085	\$ 82,519	\$ 6,601	\$ 6,849	\$ 7,117
03/05/26	\$ 231,289	\$ 2,485	\$ 4,720	\$ 238,495	\$ 190,913	\$ 15,271	\$ 15,845	\$ 16,466
<b>R/E INSTALLMENT</b>								
11/20/25	\$ 180		\$ 4	\$ 183	\$ 147	\$ 12	\$ 12	\$ 13
12/11/25	\$ 1,213	\$ 13	\$ 25	\$ 1,251	\$ 1,001	\$ 80	\$ 83	\$ 86
01/09/26	\$ 25,500	\$ 767	\$ 524	\$ 26,791	\$ 21,446	\$ 1,715	\$ 1,780	\$ 1,850
02/05/26	\$ 2,921	\$ 29	\$ 60	\$ 3,010	\$ 2,409	\$ 193	\$ 200	\$ 208
03/05/26	\$ 1,518	\$ -	\$ 31	\$ 1,549	\$ 1,240	\$ 99	\$ 103	\$ 107
<b>TOTAL</b>	\$ 5,919,531	\$ 239,733	\$ 120,811	\$ 6,280,075	\$ 5,027,141	\$ 402,116	\$ 417,224	\$ 433,594
<b>% COLLECTED</b>				95%	95%	95%	95%	95%
<b>TOTAL OUTSTANDING</b>				\$ 351,836	\$ 281,641	\$ 22,528	\$ 23,375	\$ 24,292

**Cash and Investment Report**

*March 31, 2026*

**GENERAL FUNDS**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
Checking Account - Operating	Valley National Bank	Checking Account	n/a	3.56%	\$4,907,036
				<b>Subtotal</b>	<b>\$4,907,036</b>
Money Market	Bank United	Money Market	n/a	3.35%	\$692,774
				<b>Subtotal</b>	<b>\$692,774</b>

**RESERVE FUND**

Reserve Account	Valley National Bank	Government Checking (Reserve)	n/a	3.56%	\$2,762,201
				<b>Subtotal</b>	<b>\$2,762,201</b>

**DEBT SERVICE AND CAPITAL PROJECTS FUNDS**

<u>Account Name</u>	<u>Bank Name</u>	<u>Investment Type</u>	<u>Maturity</u>	<u>Yield</u>	<u>Balance</u>
2013A Series Prepayment Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.30%	\$135
2013A Series Reserve Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.30%	\$196,563
2013A Series Revenue Fund	US Bank	First American Funds Inc. SHSInstitutional Govt. Fund	n/a	3.30%	\$753,682
2021 Series Prepayment Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	\$81
2021 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	\$207,000
2021 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	\$403,312
2025 Series Reserve Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	\$215,242
2025 Series Revenue Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	\$376,623
2021 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	\$73,242
2025 Series Acquisition and Construction Fund	US Bank	US Bank Nat'l Association Commercial Paper	n/a	3.50%	\$5,752,773
				<b>Subtotal</b>	<b>\$5,826,015</b>
				<b>TOTAL</b>	<b>\$16,340,664</b>

**Right-of-Way Fees Electricity**  
March 31, 2026

<u>Posting Date</u>	<u>Payment Month</u>	<u>Amount \$</u>
11/20/2025	October	97,766.90
12/18/2025	November	80,883.23
1/15/2026	December	71,899.38
2/15/2026	January	87,850.16
3/17/2026	February	76,699.93
3/31/2026	March	75,000.00
<b>Total</b>		<b><u><u>\$ 490,099.60</u></u></b>

Note: Mar will be received in mid April

CELEBRATION  
Community Development District

**Due To/From Other Districts**  
For the Period from 10/1/25 to 9/30/26

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
		10/01/25		BEGINNING BALANCE		BALANCE FORWARD FROM FY 2025			(\$44,385.71)
JE	ACCRUAL	10/01/25	Vendor	DUKE ENERGY-ACH	Journal Entry	BILL PRD SEPT 2025	Due To Other Districts	206500	\$14,808.73
ACH	ACH	10/20/25	Vendor	DUKE ENERGY-ACH	092525-ACH	BILL PRD 8/28-9/25/25	Due To Other Districts	206500	(\$14,808.73)
ACH	ACH	10/30/25	Vendor	DUKE ENERGY-ACH	INVOICE	DUE TO ECDD THROUGH 9/30/25	Due To Other Districts	206500	\$44,385.71
ACH	ACH	11/12/25	Vendor	DUKE ENERGY-ACH	103025-ACH	BILL PRD 9/26-10/28/25	Due To Other Districts	206500	(\$14,796.03)
ACH	ACH	12/17/25	Vendor	DUKE ENERGY-ACH	112625-ACH	BILL PRD 10/29/25 - 11/24/25	Due To Other Districts	206500	(\$14,791.03)
ACH	ACH	01/21/26	Vendor	DUKE ENERGY-ACH	112625-ACH	BILL PRD 11/25/25 - 12/26/25	Due To Other Districts	206500	(\$14,797.88)
		02/19/26	Vendor	DUKE ENERGY-ACH	012926-ACH	BILL PRD 12/27/25 - 1/26/26	Due To Other Districts	206500	(\$15,740.18)
ACH	ACH	02/28/26	Vendor	DUKE ENERGY-ACH	INVOICE	DUE TO ECDD THROUGH 12/26/25	Due To Other Districts	206500	\$44,384.94
		03/02/26	Vendor	DUKE ENERGY-ACH	022626-ACH	BILL PRD 1/28/26 - 2/24/26	Due To Other Districts	206500	(\$11,842.10)
ACH	ACCRUAL	03/31/26	ACC	DUKE ENERGY-ACH	Journal Entry	BILL PRD MAR 2026	Due To Other Districts	206500	(\$14,000.00)
<b>DUE TO OTHER DISTRICTS A/C #206500</b>									<b>(\$41,582.28)</b>

**9C**

**March 2026 Check Register**

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
For the Period from 03/01/26 to 3/31/26  
(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	GL Account #	Amount Paid
<u>GENERAL FUND - 001</u>							
<b>CHECK # 100694</b>							
001	03/03/26	VANGUARD CLEANING SYSTEMS	41334	March Cleaning service	Building Op Costs	563034-53901	\$438.00
						<b>Check Total</b>	<b>\$438.00</b>
<b>CHECK # 100695</b>							
001	03/03/26	CELEBRATION HARDWARE	485343	Feb Supplies	R&M-Common Area	546016-53901	\$189.95
						<b>Check Total</b>	<b>\$189.95</b>
<b>CHECK # 100696</b>							
001	03/04/26	PREMIER LAKES INC	3519	March service	Contracts-Aquatic Control	534067-53001	\$925.00
001	03/04/26	PREMIER LAKES INC	3593	March Aquatic service	Contracts-Aquatic Control	534067-53001	\$11,300.00
						<b>Check Total</b>	<b>\$12,225.00</b>
<b>CHECK # 100697</b>							
001	03/04/26	VOICE NATION LLC	888562422	Answering Svc. 3/1-4/1/2026	ProfServ- Answering Service	531064-51301	\$242.20
						<b>Check Total</b>	<b>\$242.20</b>
<b>CHECK # 100698</b>							
001	03/04/26	PROPET DISTRIBUTORS	2003276	Feb Supplies	R&M-Common Area	546016-53901	\$1,832.55
						<b>Check Total</b>	<b>\$1,832.55</b>
<b>CHECK # 100699</b>							
001	03/04/26	COMPLETE IT	19378	March service	Contracts-Security Camera	534036-52001	\$209.00
						<b>Check Total</b>	<b>\$209.00</b>
<b>CHECK # 100700</b>							
001	03/04/26	REXEL USA	S144139834.001	Feb Repair parts-fixtures	R&M-Streetlights	546095-54101	\$479.34
						<b>Check Total</b>	<b>\$479.34</b>
<b>CHECK # 100701</b>							
001	03/04/26	USA SEAL & STRIPE, LLC	412	STREET SWEEPING 2/27/26	R&M-Road Cleaning	546080-54101	\$2,832.50
						<b>Check Total</b>	<b>\$2,832.50</b>
<b>CHECK # 100702</b>							
001	03/04/26	INFRAMARK LLC	172963	March service	ProfServ-Field Management	531016-53901	\$113,297.52
001	03/04/26	INFRAMARK LLC	172963	March service	ProfServ-Mgmt Consulting	531027-51201	\$8,884.50
						<b>Check Total</b>	<b>\$122,182.02</b>
<b>CHECK # 100703</b>							
001	03/05/26	INFRAMARK LLC	173505	Feb North Village Sidewalks	Reserves-Annual Contribution	568024-58001	\$68,400.00
						<b>Check Total</b>	<b>\$68,400.00</b>
<b>CHECK # 100704</b>							
001	03/05/26	CELEBRATION HARDWARE	485982	Mar Paint Supplies	R&M-Painting	546313-53901	\$76.91
						<b>Check Total</b>	<b>\$76.91</b>
<b>CHECK # 100705</b>							
001	03/05/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	162904158-001	March Repair parts	R&M-Irrigation	546041-53901	\$1,561.17
						<b>Check Total</b>	<b>\$1,561.17</b>
<b>CHECK # 100706</b>							
001	03/05/26	CONCRETE MIX USA LLC	4177	Sidewalk Repair	R&M-Sidewalks	546084-53901	\$2,097.36
						<b>Check Total</b>	<b>\$2,097.36</b>
<b>CHECK # 100707</b>							
001	03/11/26	ORLANDO SENTINEL	31596	Feb Readvertise Meetings	Legal Advertising	548002-51301	\$1,235.78
						<b>Check Total</b>	<b>\$1,235.78</b>
<b>CHECK # 100708</b>							
001	03/11/26	CELEBRATION HARDWARE	486337	Mar Paint Supplies	R&M-Painting	546313-53901	\$139.99
						<b>Check Total</b>	<b>\$139.99</b>

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**  
 For the Period from 03/01/26 to 3/31/26  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 100709</b>								
001	03/11/26	UNITED LAND SERVICES	194220	Feb Plant replacement	R&M-Other Landscape	546036-53901	\$1,070.00	
001	03/11/26	UNITED LAND SERVICES	194222	FEB Sidewalk Project	Reserves-Annual Contribution	568024-53901	\$800.00	
							<b>Check Total</b>	<u>\$1,870.00</u>
<b>CHECK # 100710</b>								
001	03/11/26	SOUTHERN PINE LUMBER CO. OF ORLANDO, INC.	40087159	March Boardwalk Repair parts	R&M-Boardwalks	546009-53901	\$578.50	
							<b>Check Total</b>	<u>\$578.50</u>
<b>CHECK # 100711</b>								
001	03/11/26	PIP PRINTING & SIGNWORKS	160276	March street signs	R&M-Signage/Radar Sign Maintenance	546994-54101	\$679.00	
							<b>Check Total</b>	<u>\$679.00</u>
<b>CHECK # 100712</b>								
001	03/11/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	162904158-002	March Repair parts	R&M-Irrigation	546041-53901	\$45.23	
001	03/11/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	163077727-001	March Irrigation Repair parts	R&M-Irrigation	546041-53901	\$8.48	
							<b>Check Total</b>	<u>\$53.71</u>
<b>CHECK # 100713</b>								
001	03/11/26	USA SEAL & STRIPE, LLC	413	3/6/26 Streetsweeping	R&M-Road Cleaning	546080-54101	\$2,832.50	
							<b>Check Total</b>	<u>\$2,832.50</u>
<b>CHECK # 100714</b>								
001	03/13/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	163081464-001	Mar Irrigation fittings Sidewalk project	Reserves-Annual Contribution	568024-53901	\$636.27	
							<b>Check Total</b>	<u>\$636.27</u>
<b>CHECK # 100715</b>								
001	03/13/26	FLORIDA GREEN LAWN &	1489	March tree trimming	Contracts-Trees & Trimming	534085-53901	\$26,550.00	
							<b>Check Total</b>	<u>\$26,550.00</u>
<b>CHECK # 100716</b>								
001	03/13/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	150536	2/16/26 fees Island Village	ProfServ-Legal Services	531023-51401	\$27.50	
001	03/13/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	150537	Feb 2026 fees Eminent Domain	ProfServ-Legal Services	531023-51401	\$1,145.50	
001	03/13/26	LATHAM, LUNA, EDEN & BEAUDINE, LLP	150535	Feb 2026 fees	ProfServ-Legal Services	531023-51401	\$7,146.98	
							<b>Check Total</b>	<u>\$8,319.98</u>
<b>CHECK # 100717</b>								
001	03/17/26	SUPERIOR METALWORKS LLC	INV-260012	March Fence Project	Reserves-Annual Contribution	568024-58001	\$30,578.40	
							<b>Check Total</b>	<u>\$30,578.40</u>
<b>CHECK # 100718</b>								
001	03/17/26	SUNBELT RENTALS INC	180832531-0001	March equipment rental	R&M-Irrigation	546041-53901	\$1,691.40	
							<b>Check Total</b>	<u>\$1,691.40</u>
<b>CHECK # 100719</b>								
001	03/17/26	CELEBRATION HARDWARE	487067	March Supplies	R&M-Common Area	546016-53901	\$39.96	
001	03/17/26	CELEBRATION HARDWARE	486921	March Supplies	R&M-Common Area	546016-53901	\$121.26	
							<b>Check Total</b>	<u>\$161.22</u>
<b>CHECK # 100720</b>								
001	03/18/26	INFRAMARK LLC	173903	February CC Charges supplies	Reserves-Annual Contribution	568024-58001	\$1,539.86	
001	03/18/26	INFRAMARK LLC	173903	February CC Charges supplies	R&M-Equipment	546022-53901	\$573.05	
001	03/18/26	INFRAMARK LLC	173903	February CC Charges supplies	R&M-Common Area	546016-53901	\$334.81	
							<b>Check Total</b>	<u>\$2,447.72</u>
<b>CHECK # 100721</b>								
001	03/18/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	163008283-001	March Repair parts	R&M-Irrigation	546041-53901	\$151.50	
							<b>Check Total</b>	<u>\$151.50</u>
<b>CHECK # 100722</b>								
001	03/18/26	USA SEAL & STRIPE, LLC	414	Street Sweeping 3/13/26	R&M-Road Cleaning	546080-54101	\$2,832.50	
							<b>Check Total</b>	<u>\$2,832.50</u>

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**  
 For the Period from 03/01/26 to 3/31/26  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 100723</b>								
001	03/18/26	CONCRETE MIX USA LLC	4197	Mar Sidewalk Project	Reserves-Annual Contribution	568024-58001	\$1,653.92	
							<b>Check Total</b>	<u>\$1,653.92</u>
<b>CHECK # 100724</b>								
001	03/18/26	CLARKE ENVIRONMENTAL MOSQUITO	001038780	March Mosquito service	Contracts-Pest Control	534125-53001	\$20,752.42	
							<b>Check Total</b>	<u>\$20,752.42</u>
<b>CHECK # 100725</b>								
001	03/19/26	SESCO LIGHTING, INC.	INV321922	MARCH STREET LIGHTS	R&M-Streetlights	546095-54101	\$7,955.00	
							<b>Check Total</b>	<u>\$7,955.00</u>
<b>CHECK # 100726</b>								
001	03/19/26	SCIENS ORLANDO, LLC	WO-20890	Quarterly Fire Protection inspection	Building Op Costs	563034-53901	\$156.00	
							<b>Check Total</b>	<u>\$156.00</u>
<b>CHECK # 100727</b>								
001	03/19/26	SITEONE LANDSCAPE SUPPLY HOLDINGS, LLC	163418136-001	Mar Repair parts	R&M-Irrigation	546041-53901	\$1,194.30	
							<b>Check Total</b>	<u>\$1,194.30</u>
<b>CHECK # 100728</b>								
001	03/19/26	LYNCH FUEL COMPANY LLC	17142374	March 16 26 Fuel	Fuel, Gasoline and Oil	540004-53901	\$1,211.74	
							<b>Check Total</b>	<u>\$1,211.74</u>
<b>CHECK # 100729</b>								
001	03/23/26	CELEBRATION HARDWARE	488122	Mar Repair parts	R&M-Common Area	546016-53901	\$31.97	
001	03/23/26	CELEBRATION HARDWARE	488109	Mar Tools & Supplies	R&M-Common Area	546016-53901	\$25.28	
001	03/23/26	CELEBRATION HARDWARE	488092	Mar Repair parts	R&M-Common Area	546016-53901	\$129.74	
							<b>Check Total</b>	<u>\$186.99</u>
<b>CHECK # 100730</b>								
001	03/23/26	COMPLETE IT	19473	Mar IT repairs	Contracts-Security Camera	534036-52001	\$495.00	
							<b>Check Total</b>	<u>\$495.00</u>
<b>CHECK # 100731</b>								
001	03/23/26	MITECH SYSTEMS INC	202663429	Security Svc Agreement 4/1/26 to 3/31/27	Building Op Costs	563034-53001	\$696.00	
							<b>Check Total</b>	<u>\$696.00</u>
<b>CHECK # 100732</b>								
001	03/23/26	HANSON, WALTER & ASSOCIATES, I	5295842	February Services	ProfServ-Engineering	531013-51501	\$2,935.64	
							<b>Check Total</b>	<u>\$2,935.64</u>
<b>CHECK # 100733</b>								
001	03/25/26	CELEBRATION HARDWARE	488323	March Supplies	R&M-Common Area	546016-53901	\$98.75	
							<b>Check Total</b>	<u>\$98.75</u>
<b>CHECK # 100734</b>								
001	03/25/26	UNITED LAND SERVICES	194523	MARCH LANDSCAPE MAINT.	Contracts-Landscape	534050-53901	\$94,065.24	
							<b>Check Total</b>	<u>\$94,065.24</u>
<b>CHECK # 100735</b>								
001	03/25/26	INFRAMARK LLC	174790	FY26 Special Assessment	ProfServ-Special Assessment	531038-51301	\$24,612.00	
							<b>Check Total</b>	<u>\$24,612.00</u>
<b>CHECK # 100736</b>								
001	03/25/26	USA SEAL & STRIPE, LLC	415	3/20/26 Street Sweeping	R&M-Road Cleaning	546080-54101	\$2,832.50	
							<b>Check Total</b>	<u>\$2,832.50</u>
<b>CHECK # 100737</b>								
001	03/27/26	REXEL USA	S144849136.002	March Street Lamps	R&M-Streetlights	546095-54101	\$256.85	
001	03/27/26	REXEL USA	S144849136.001	March Streetlight Repair parts	R&M-Streetlights	546095-54101	\$6,061.14	
							<b>Check Total</b>	<u>\$6,317.99</u>

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**  
 For the Period from 03/01/26 to 3/31/26  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # 100738</b>								
001	03/27/26	LYNCH FUEL COMPANY LLC	17010241-1	SHORTED INV 17010241	Fuel, Gasoline and Oil	540004-53901	\$168.28	
							<b>Check Total</b>	\$168.28
<b>CHECK # 100739</b>								
001	03/27/26	CONCRETE MIX USA LLC	4258	March Sidewalk Project - Concrete	Reserves-Annual Contribution	568024-58001	\$4,219.62	
001	03/27/26	CONCRETE MIX USA LLC	4151	Feb Sidewalk Project	Reserves-Annual Contribution	568024-58001	\$1,839.52	
							<b>Check Total</b>	\$6,059.14
<b>CHECK # 300146</b>								
001	03/02/26	REPUBLIC SERVICES - ACH	0690-000806938-ACH	JAN REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$807.58	
							<b>Check Total</b>	\$807.58
<b>CHECK # 300147</b>								
001	03/13/26	HOME DEPOT - ACH	022826-6774	February Charges Sidewalk Proj	Reserves-Annual Contribution	568024-58001	\$1,019.82	
							<b>Check Total</b>	\$1,019.82
<b>CHECK # 300148</b>								
001	03/16/26	SMART CITY TELECOM - AUTOPAY	030126-0231-ACH	MAR26 BILLING	Communication - Telephone	541003-51301	\$128.67	
							<b>Check Total</b>	\$128.67
<b>CHECK # 300149</b>								
001	03/16/26	SMART CITY TELECOM - AUTOPAY	030126-0025-ACH	MAR26 SERVICES	Communication - Telephone	541003-51301	\$181.96	
							<b>Check Total</b>	\$181.96
<b>CHECK # 300150</b>								
001	03/16/26	SMART CITY TELECOM - AUTOPAY	030126-1187-ACH	MAR26 SERVICES	Communication - Telephone	541003-51301	\$139.87	
							<b>Check Total</b>	\$139.87
<b>CHECK # 300151</b>								
001	03/20/26	REPUBLIC SERVICES - ACH	0690-000808848-ACH	REFUSE REMOVAL 2/28/26	Utility - Refuse Removal	543020-53901	\$1,213.08	
							<b>Check Total</b>	\$1,213.08
<b>CHECK # 300152</b>								
001	03/03/26	VERIZON WIRELESS - ACH	6135778503-ACH	SVC PRD 1/12-2/11/26	Contracts-Security Camera	534036-52001	\$140.80	
							<b>Check Total</b>	\$140.80
<b>CHECK # 944</b>								
001	03/31/26	CONCRETE MIX USA LLC	3917	Dec Sidewalk Project	Reserves-Annual Contribution	568024-53901	\$938.97	
							<b>Check Total</b>	\$938.97
<b>CHECK # 945</b>								
001	03/31/26	CONCRETE MIX USA LLC	4041	Jan Sidewalk Project Concrete Mix	Reserves-Annual Contribution	568024-58001	\$2,192.15	
							<b>Check Total</b>	\$2,192.15
<b>CHECK # DD915</b>								
001	03/16/26	ENTERPRISE CDD - UTILITY	022326-6022-ACH	SVC PRD 1/10-2/10/26	Utility - Water	543018-53901	\$399.12	
							<b>Check Total</b>	\$399.12
<b>CHECK # DD916</b>								
001	03/16/26	ENTERPRISE CDD - UTILITY	022326-4022-ACH	SVC PRD 1/10-2/10/26	Utility - Water	543018-53901	\$314.88	
							<b>Check Total</b>	\$314.88
<b>CHECK # DD917</b>								
001	03/16/26	ENTERPRISE CDD - UTILITY	022326-3021-ACH	SVC PRD 1/10-2/10/26	Utility - Water	543018-53901	\$591.36	
							<b>Check Total</b>	\$591.36
<b>CHECK # DD918</b>								
001	03/16/26	ENTERPRISE CDD - UTILITY	022326-2722-ACH	WATER UTILITY 1/12 - 2/11	Utility - Water	543018-53901	\$405.60	
							<b>Check Total</b>	\$405.60
<b>CHECK # DD919</b>								
001	03/16/26	ENTERPRISE CDD - UTILITY	022326-0013-ACH	Commercial Water BILL PRD 1/12-2/11/26	Utility - Water	543018-53901	\$309.12	
							<b>Check Total</b>	\$309.12

**CELEBRATION COMMUNITY DEVELOPMENT DISTRICT**

Payment Register by Fund  
 For the Period from 03/01/26 to 3/31/26  
 (Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
<b>CHECK # DD920</b>								
001	03/16/26	ENTERPRISE CDD - UTILITY	022326-5611-ACH	SPLASH PAD BILL PRD 1/12-2/11/26	Utility - Water	543018-53901	\$19.98	
							<b>Check Total</b>	<u>\$19.98</u>
<b>CHECK # DD922</b>								
001	03/13/26	DAVID HULME - EFT	031026-EFT	BOARD 3/10/26	P/R-Board of Supervisors	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # DD923</b>								
001	03/26/26	DAVID HULME - EFT	DH-032326-ACH	BOARD 3/23/26	P/R-Board of Supervisors	511001-51101	\$200.00	
							<b>Check Total</b>	<u>\$200.00</u>
<b>CHECK # DD925</b>								
001	03/30/26	VERIZON WIRELESS - ACH	6138297423-ACH	SVC PRD 2/12-3/11/26 Sec. Svcs	Contracts-Security Camera	534036-52001	\$140.80	
							<b>Check Total</b>	<u>\$140.80</u>
							<b>Fund Total</b>	<u><b>\$474,259.14</b></u>

<b>Total Checks Paid</b>	<b>\$474,259.14</b>
--------------------------	---------------------