

Two Rivers East Community Development District

January 20, 2026

Agenda Package

TEAMS MEETING INFORMATION

MEETING ID: 224 779 961 996 3 PASSCODE: F7AZ3qT6

[Join the meeting now](#)

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Two Rivers East Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Thomas Spence, Assistant Secretary
Angie Grunwald, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
Rollamay Turkoane, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager

Regular Meeting Agenda

Tuesday, January 20, 2026, at 11:00 a.m.

The Regular Meeting of Two Rivers East Community Development District will be held on **January 20, 2026, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; [Join the meeting now](#)

Meeting ID: 224 779 961 996 3 **Passcode:** F7AZ3qT6

Dial-in by phone +1 646-838-1601 **Pin:** 200322157#

All cellular phones and pagers must be turned off during the meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**
(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)
3. **BUSINESS ITEMS**
 - A. Consideration of 1564 Broward Dr. Fence Approval
4. **CONSENT AGENDA**
 - A. Approval of the Regular Meeting Minutes of December 16, 2025
 - B. Consideration of the Operation and Maintenance Expenditures December 2025
 - C. Acceptance of the Financials and Approval of the Check Register for December 2025
 - D. Ratification of Meritage Homes Encroachment Agreement
 - E. Ratification of Down to Earth Landscape & Irrigation Proposal # 136520
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - i. Community Inspection Report
 - C. District Engineer
6. **BOARD MEMBERS COMMENTS**
7. **ADJOURNMENT**



two rivers

Two Rivers East
2127 Lawson Way
Zephyrhills, FL 33541
Phone:
Email:

Date: December 16, 2025

Project Ref: [96428151]
Property Address: 1564 Broward Dr
Modification: Fence

EPG Two Rivers Holdings X LLC
111 S Armenia Ave Ste 201
Tampa FL 33609

Dear EPG Two Rivers Holdings X LLC,

We have received your **Fence** project request; however, we will need the additional items from you before we can continue to process it.

Must have a 15ft setback from each front corner of the house, please adjust project and resubmit updated paperwork.

Your lot, lot 8, has a 17.5' drainage easement; you will need to get approval from the CDD before obtaining approval from the HOA to have your fence installed. Please go onto the CDD website to obtain approval, <https://tworiverseastcdd.com/>.

The committee will review this project once the additional items requested have been received. If you have any questions, please feel free to contact our office at or e-mail them at .

Click here View/Update Online: <https://hoa.smartwebs.com/EwOP6> to view current status of application, submit additional documents, or provide additional comments/information that may assist the committee in making any decisions related to this application.

On Behalf of the Architectural/ACC/DRC Committee and Board of Directors.

Respectfully,

Eladia Rolon
Property Manager
Two Rivers East Association, Inc.



two rivers

Two Rivers East
2127 Lawson Way
Zephyrhills, FL 33541
Phone:
Email:

Date: December 10, 2025

Project Ref: [96428151]
Property Address: 1564 Broward Dr
Modification: Fence

EPG Two Rivers Holdings X LLC
111 S Armenia Ave Ste 201
Tampa FL 33609

Dear EPG Two Rivers Holdings X LLC,

We have received your **Fence** project request. It has been forwarded on to the **Two Rivers East Association, Inc. Architectural Committee** for review. You should receive an email notification within 30 days with the approval or declined letter attached.

Click here View/Update Online: <https://hoa.smartwebs.com/8F1ed> to view current status of application, submit additional documents, or provide additional comments/information that may assist the committee in making any decisions related to this application.

On Behalf of the Architectural/ACC/DRC Committee and Board of Directors.

Respectfully,

Eladia Rolon
Property Manager
Two Rivers East Association, Inc.



two rivers

Two Rivers East
2127 Lawson Way
Zephyrhills, FL 33541
Phone:
Email:

Date: December 09, 2025

Project Ref: [96428151]
Property Address: 1564 Broward Dr
Modification: Fence

EPG Two Rivers Holdings X LLC
111 S Armenia Ave Ste 201
Tampa FL 33609

Dear EPG Two Rivers Holdings X LLC,

We have received your **Fence** project request. It has been forwarded on to the **Two Rivers East Association, Inc. Architectural Committee** for review. You should receive an email notification within 30 days with the approval or declined letter attached.

Click here View/Update Online: <https://hoa.smartwebs.com/OAwbb> to view current status of application, submit additional documents, or provide additional comments/information that may assist the committee in making any decisions related to this application.

On Behalf of the Architectural/ACC/DRC Committee and Board of Directors.

Respectfully,

Eladia Rolon
Property Manager
Two Rivers East Association, Inc.

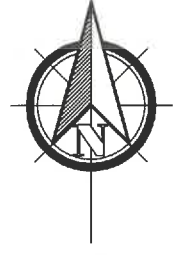
DESCRIPTION: LOT 8, BLOCK 17, TWO RIVERS PARCEL E2 PHASE A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PAGE(S) PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

SEC. 33, TWP. 26 S., RNG 21 E. PASCO COUNTY, FLORIDA

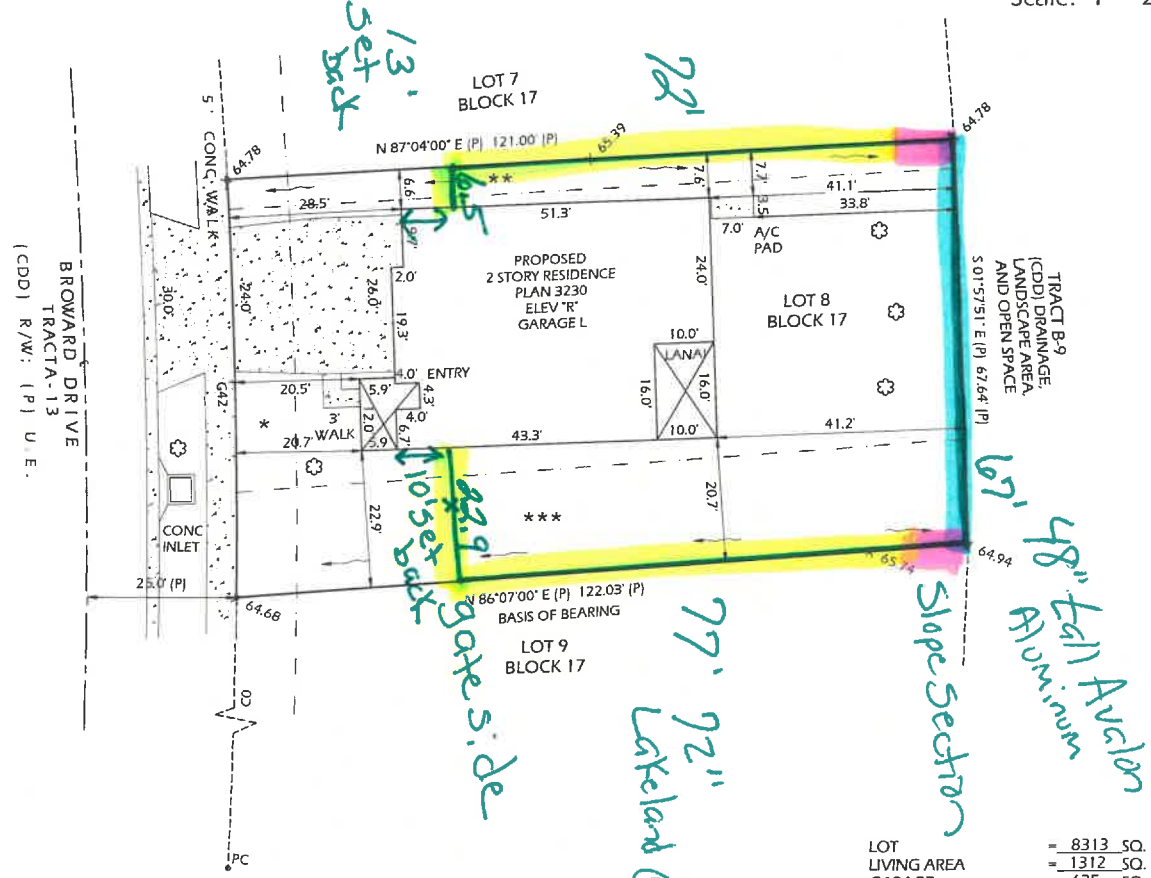
SITE PLAN (NOT A SURVEY)

CURVE DATA (P)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C42	1125.00'	69.69'	69.68'	N 01°09'31" W	3°32'58"
C0	1125.00'	156.39'	156.26'	N 04°35'55" E	7°57'53"



Scale: 1" = 20'



PROPOSED:
LOWEST FLOOR ELEVATIONS:
LIVING AREA: 66.80'
GARAGE AREA:
ELEVATIONS REFERENCED TO
NORTH AMERICAN VERTICAL
DATUM OF 1988

NOTES:
LOT GRADING TYPE = A-MOD/B
FRONT PRIMARY = 20.0'
FRONT SET BACK (GARAGE) = 20.0'
SIDE SET BACK = 5.0'
REAR SETBACK = 15.0'

LOT	= 8313	SO. FT.
LIVING AREA	= 1312	SO. FT.
GARAGE	= 625	SO. FT.
ENTRY/PORCH	= 88	SO. FT.
LANAI	= 160	SO. FT.
PATIO	= X	SO. FT.
DRIVEWAY	= 689	SO. FT.
A/C & CONC PAD	= 25	SO. FT.
SIDEWALK	= 26	SO. FT.
LOT OCCUPIED	= 35	%
AREA TO IRRIGATE	= 65	%

SURVEY ABBREVIATIONS

A) = ARC LENGTH	(F) = FIELD
A/C = AIR CONDITIONER	FCM = FOUND CONCRETE MONUMENT
AF = ALUMINUM FENCE	FI = FOUND IRON PIPE
BE = BASE FLOOD ELEVATION	FR = FOUND IRON ROD
BM = BENCH MARK	FN&D = FOUND NAIL & DISK
C = CURVE	FOP = FOUND OPEN PIPE
(C) = CALCULATED	FP = FOUND PINCHED PIPE
CL = CENTERLINE	INV = INVERT
CLF = CHAIN LINK FENCE	LB = LICENSED BUSINESS
CDD = COMMUNITY DEVELOPMENT DISTRICT	LFE = LOWEST FLOOR ELEVATION
CMP = CORRUGATED METAL PIPE	LS = LICENSED SURVEYOR
COL = COLUMN	M = MEASURED
CONC = CONCRETE	MES = MITERED END SECTION
C/S = CONCRETE SLAB	NCF = NO CORNER FOUND
(D) = DEED	O/A = OVERALL
D.E. = DRAINAGE EASEMENT	OHW = OVERHEAD WIRE(S)
EL OR ELEV = ELEVATION	OR = OFFICIAL RECORDS

SURVEYOR'S NOTES:

(P) = PLAT	RRG = RANGE
PB = PLAT BOOK	RRS = RAIL ROAD SPIKE
PE = POINT OF CURVE	R/W = RIGHT OF WAY
PC = POINT OF COMPOUND CURVE	SEC = SECTION
PCP = PERMANENT CONTROL POINT	SN&D = SET NAIL AND DISK
P/E = POOL EQUIPMENT	LB#1813
PG = PAGE	SIR = SET 1/2" IRON ROD LB# 8183
PI = POINT OF INTERSECTION	TBM = TEMPORARY BENCH MARK
PK = PARKER KALON	TOB = TOP OF BANK
PL = PROPERTY LINE	TWP = TOWNSHIP
POB = POINT OF BEGINNING	UE = UTILITY EASEMENT
POC = POINT OF COMMENCEMENT	VF = VINYL FENCE
POL = POINT ON LINE	WCA = WETLAND CONSERVATION AREA
PRC = POINT OF REVERSE CURVE	
PRM = PERMANENT REFERENCE MONUMENT	
(R) = RECORD	

LEGEND

[Symbol]	VINYL FENCE
[Symbol]	WOOD FENCE
[Symbol]	CHAIN LINK FENCE
[Symbol]	ASPHALT
[Symbol]	BRICK
[Symbol]	COVERED
[Symbol]	2" OAK
[Symbol]	17.5' (CDD) DRAINAGE/ACCESS EASEMENT
[Symbol]	10.0' UTILITY EASEMENT
[Symbol]	5.0' DRAINAGE/ACCESS EASEMENT
[Symbol]	PROPOSED DRAINAGE FLOW
[Symbol]	X-00.00 = PROPOSED GRADE
[Symbol]	WATER - WATER METER
[Symbol]	CLEANOUT

DATE OF SITE PLAN: 1-22-25
DWG File: TWO-E2-L8-BLK17-SIT
File:
Drawn by: DJB
Checked by: JH

REVISIONS

1.) Current title information on the subject property had not been furnished to Initial Point Land Surveying, LLC, at the time of this site plan.
2.) This sketch was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
3.) Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
4.) This site plan does not reflect nor determine ownership.
5.) This site plan is subject to matters shown on the Plat of "Two Rivers Parcel E2 PHASE A"
6.) Dimensions shown hereon are in feet and decimal portions thereof.
7.) Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise Initial Point Land Surveying, LLC, of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

SURVEYOR'S CERTIFICATE

This certifies that the hereon described property was surveyed under my supervision and meets the standards of practice for surveys as set forth in the Florida Statutes pursuant to Section 475.08, Florida Statutes.

Jeff M. Hartley
Date: 2025 1.22
STATE OF FLORIDA
Professional Surveyor and Mapper
No. 12101C-0462-F

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1708 Water Oak Drive
Tarpon Springs, Florida
Phone: (727)-831-1990
FloridaPLS7123@gmail.com
LB# 8183

Initial Point Land Surveying, LLC.



two rivers

Two Rivers East
2127 Lawson Way
Zephyrhills, FL 33541
Phone:
Email:

Date: December 08, 2025

Project Ref: [96428151]
Property Address: 1564 Broward Dr
Modification: Fence

EPG Two Rivers Holdings X LLC
111 S Armenia Ave Ste 201
Tampa FL 33609

Dear EPG Two Rivers Holdings X LLC,

We have received your **Fence** project request; however, we will need the additional items from you before we can continue to process it.

Lot survey needs to have markings of where the fence will be installed.

The committee will review this project once the additional items requested have been received. If you have any questions, please feel free to contact our office at or e-mail them at .

Click here View/Update Online: <https://hoa.smartwebs.com/CyUCN> to view current status of application, submit additional documents, or provide additional comments/information that may assist the committee in making any decisions related to this application.

On Behalf of the Architectural/ACC/DRC Committee and Board of Directors.

Respectfully,

Eladia Rolon
Property Manager
Two Rivers East Association, Inc.

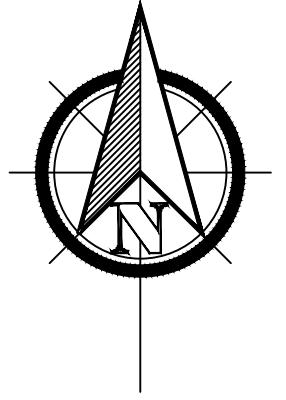
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SEC. 33, TWP. 26 S, RNG 21 E.
PASCO COUNTY, FLORIDA

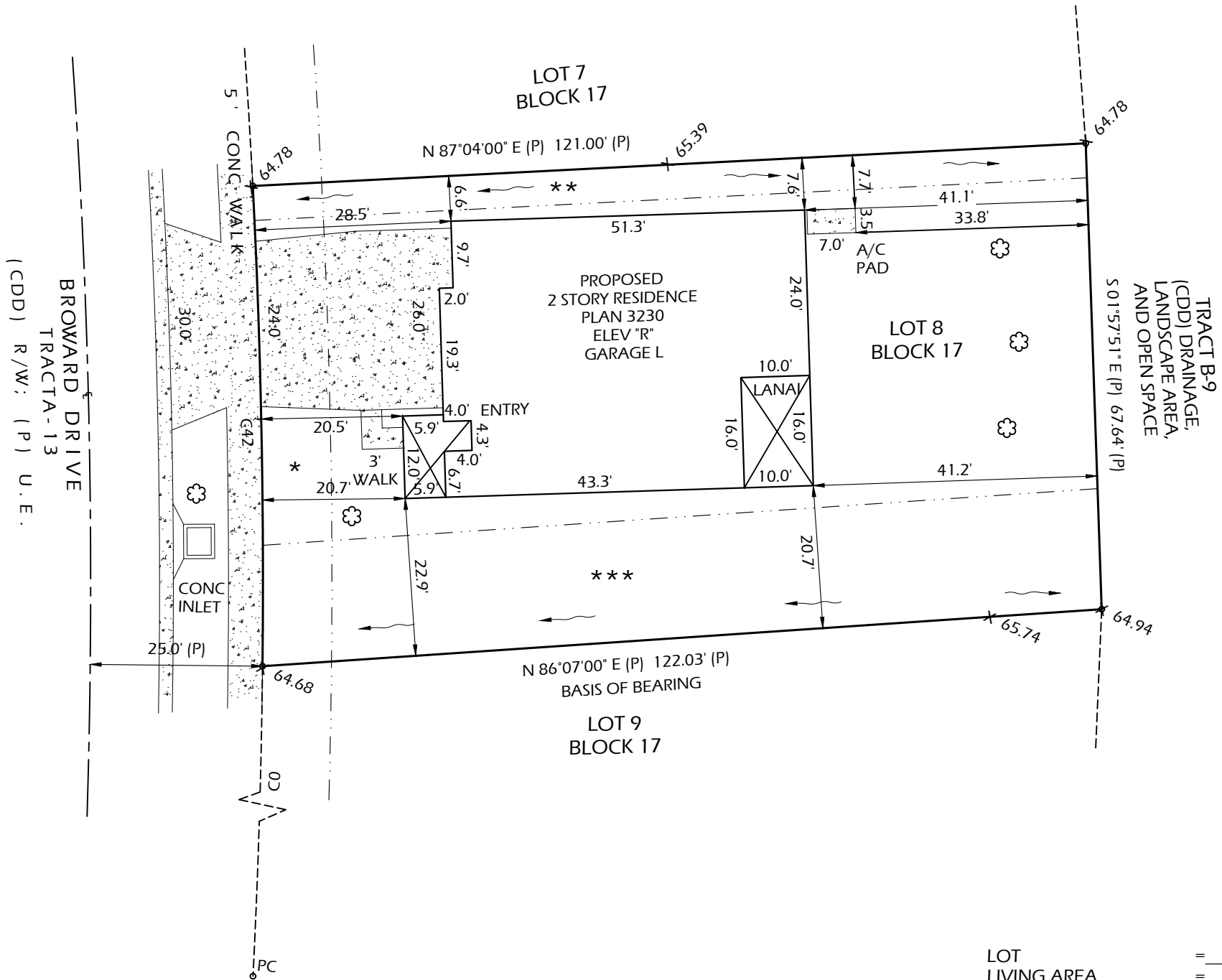
SITE PLAN
(NOT A SURVEY)

CURVE DATA (P)

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GARAGE AREA:
ELEVATIONS REFERENCED TO
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DATUM OF 1988

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PATIO	= X	SQ. FT.
DRIVEWAY	= 689	SQ. FT.
A/C & CONC PAD	= 25	SQ. FT.
SIDEWALK	= 26	SQ. FT.
LOT OCCUPIED	= 35	%
AREA TO IRRIGATE	= 65	%

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY NO. 120230
(MAP NUMBER 12101C-0462-F) EFFECTIVE DATE: 09/26/2014

SURVEY ABBREVIATIONS

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LEGEND

	CONC		VINYL FENCE		= PROPOSED DRAINAGE FLOW
	ASPHALT		WOOD FENCE		X-00.00 = PROPOSED GRADE
	BRICK		CHAIN LINK FENCE		WATER = WATER METER
	COVERED		ALUMINUM FENCE		CO CLEANOUT
	2" OAK			* = 10.0' UTILITY EASEMENT	
				** = 5.0' DRAINAGE/ACCESS EASEMENT	
				*** = 17.5' (CDD) DRAINAGE/ACCESS EASEMENT	

JOB #

DATE OF SITE PLAN: 1-22-25

DWG File: TWO-E2-L8-BLK17-SITE

File:

Drawn by: DJB

Checked by: JH

REVISIONS

1.)	Current title information on the subject property had not been furnished to Initial Point Land Surveying, LLC. at the time of this site plan
2.)	This sketch was prepared without the benefit of a title search. No instruments of record reflecting ownership, easements or rights-of-way were furnished to the undersigned, unless otherwise shown hereon.
3.)	Roads, walks, and other similar items shown hereon were taken from engineering plans and are subject to survey.
4.)	This site plan does not reflect nor determine ownership.
5.)	This site plan is subject to matters shown on the Plat of "Two Rivers Parcel E2 PHASE A"
6.)	Dimensions shown hereon are in feet and decimal portions thereof.
7.)	Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise Initial Point Land Surveying, LLC. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

SURVEYOR'S NOTES:

1.) Current title information on the subject property had not been furnished to Initial Point Land Surveying, LLC. at the time of this site plan

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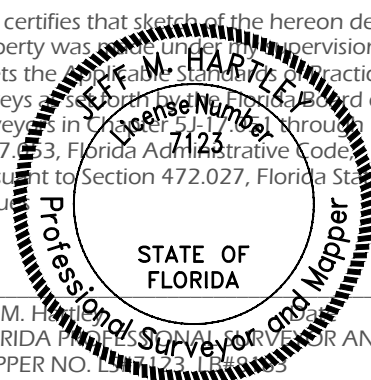
5.) This site plan is subject to matters shown on the Plat of "Two Rivers Parcel E2 PHASE A"

6.) Dimensions shown hereon are in feet and decimal portions thereof.

7.) Contractor and owner are to verify all setbacks, building dimensions, and layout shown hereon prior to any construction, and immediately advise Initial Point Land Surveying, LLC. of any deviation from information shown hereon. Failure to do so will be at user's sole risk.

SURVEYOR'S CERTIFICATE

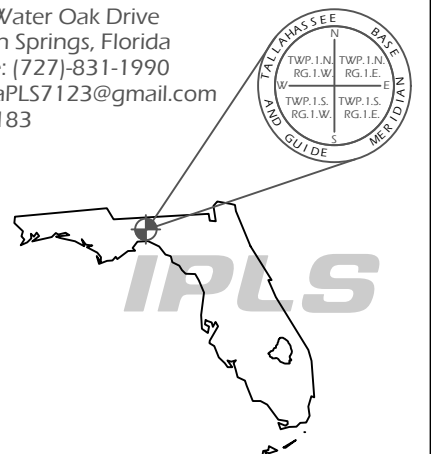
This certifies that sketch of the hereon described property was made under my supervision and meets the requirements of the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida State Statute.



Jeff M. H...
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. LB# 7123

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

1708 Water Oak Drive
Tarpon Springs, Florida
Phone: (727)-831-1990
FloridaPLS7123@gmail.com
LB# 8183



Initial Point Land Surveying, LLC.



two rivers

Two Rivers East
2127 Lawson Way
Zephyrhills, FL 33541
Phone:
Email:

Date: December 05, 2025

Project Ref: [96428151]
Property Address: 1564 Broward Dr
Modification: Fence

EPG Two Rivers Holdings X LLC
111 S Armenia Ave Ste 201
Tampa FL 33609

Dear EPG Two Rivers Holdings X LLC,

We have received your **Fence** project request; however, we will need the additional items from you before we can continue to process it.

Please submit lot survey with markings of where the fence will be installed

The committee will review this project once the additional items requested have been received. If you have any questions, please feel free to contact our office at or e-mail them at .

Click here View/Update Online: <https://hoa.smartwebs.com/IL3LB> to view current status of application, submit additional documents, or provide additional comments/information that may assist the committee in making any decisions related to this application.

On Behalf of the Architectural/ACC/DRC Committee and Board of Directors.

Respectfully,

Eladia Rolon
Property Manager
Two Rivers East Association, Inc.

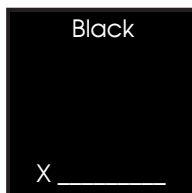


48" DANIELLE SERIES RESIDENTIAL

3-RAIL FLAT TOP PICKET BOTTOM
BLACK ALUMINUM FENCE



ALUMINUM COLOR OPTIONS:



*Upon signing Product Information Page, customer is aware of actual color of the fence and accepts the color provided by Danielle Fence.



48" DANIELLE SERIES RESIDENTIAL

3-RAIL FLAT TOP PICKET BOTTOM BLACK ALUMINUM FENCE



48" Height

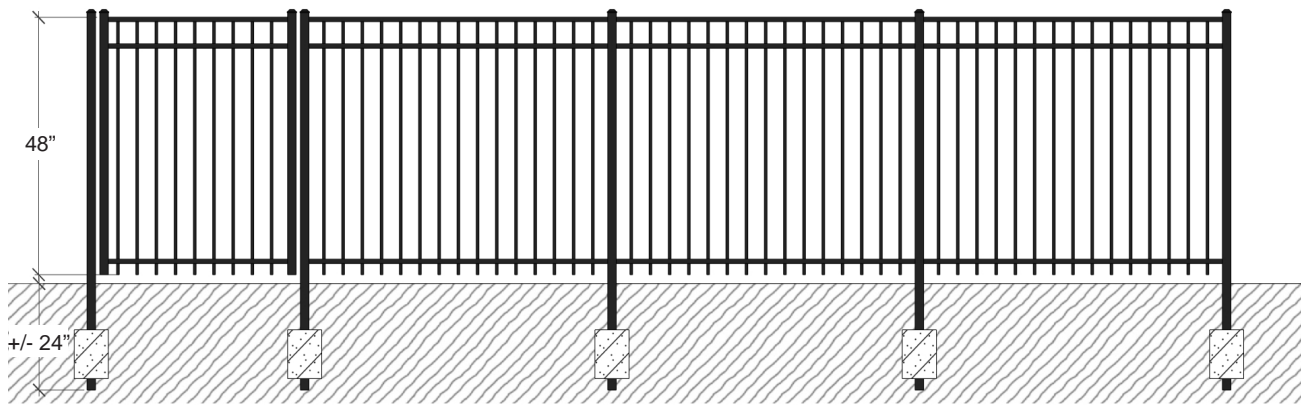
(Measurements listed are from bottom of fence to top of top rail)

Fence is constructed from the following materials:

- (3) 1" x 1" channels
- 5/8" x 5/8" pickets spaced 3-7/8" apart
- 2" x 2" x 6' x .060 fence posts on 6' centers
- Posts installed +/- 24" in ground
- Concrete around each post
- Standard post caps
- Powder coated finish

Gate is constructed from the following materials:

- (3) 1" x 1-1/2" channels
- 3/4" x 3/4" pickets spaced 3-7/8" apart
- 2" x 2" x 6' x .060 gate latch post;
- 2" x 2" x 7' x .125 gate hinge post
- Posts installed +/- 24" in ground; hinge post installed +/- 36" in ground
- Concrete around each post



X _____ X _____
 (Customer Name) (Date)

*Upon signing Product Information Page, customer is aware of actual color of the fence and accepts the color provided by Danielle Fence.

07292025



www.DanielleFence.com

863.425.3182 | 813.681.6181 | 800.255.6794

4855 SR 60W | Mulberry, FL 33860



72" BGM LAKELAND®

Almond Vinyl Fence



VINYL COLOR OPTIONS:



*Upon signing Product Information Page, customer is aware of actual color of the fence and accepts the color provided by Danielle Fence.

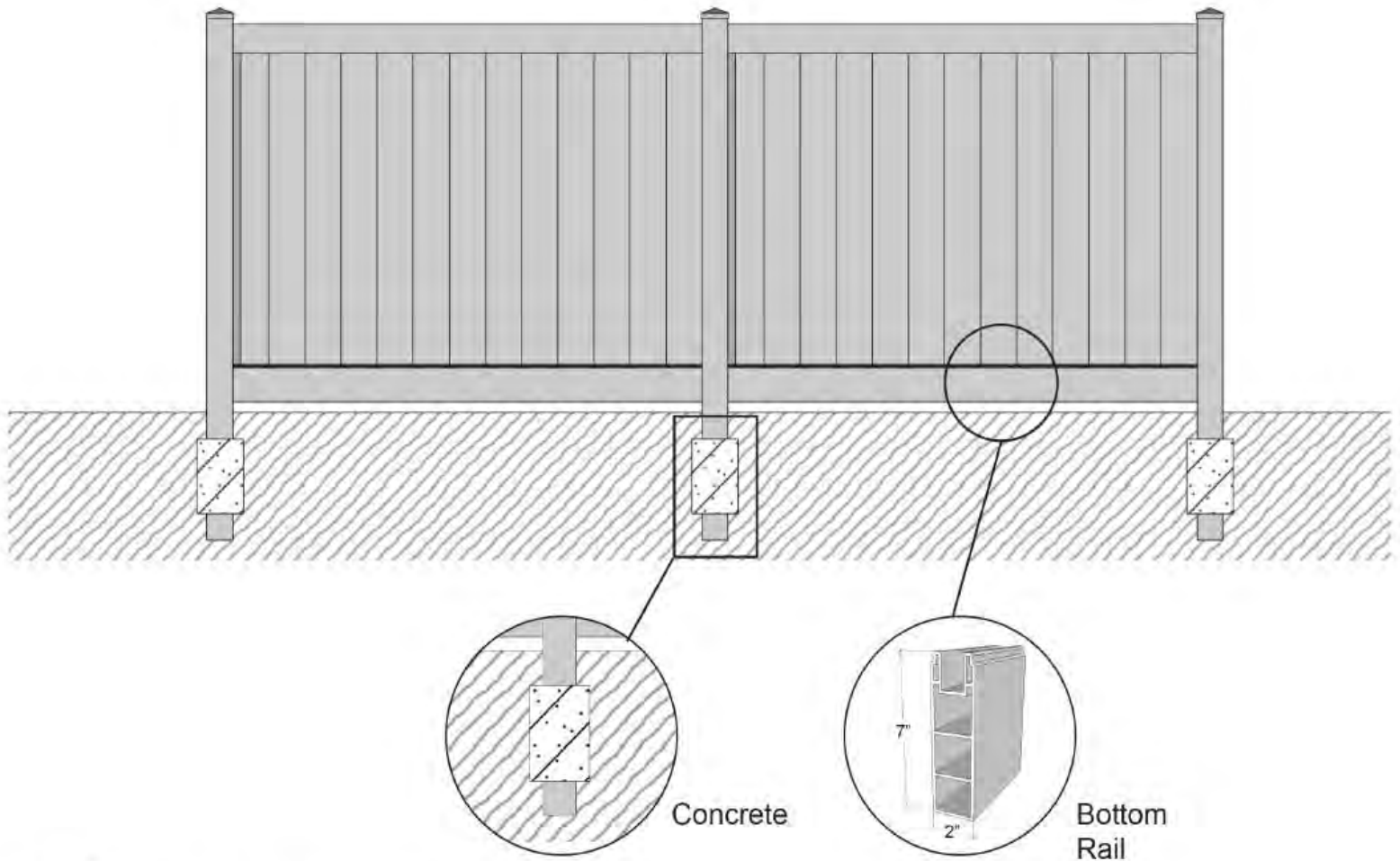
72" BGM LAKELAND® ALMOND VINYL FENCE

72" Height

(Measurements listed are to the top of post)

Fence is constructed from the following materials:

- 2" x 7" ribbed heavy wall bottom rail
- 1½" x 5½" ribbed top rail
- Thirteen, 7/8" x 7" vertical ribbed tongue & groove pickets per section
- One, 1" x 1½" u-channel
- 5" x 5" posts on 96" centers
- Posts installed 36" in ground
- Concrete around each post
- 5" traditional post caps



Proudly Made in the USA

10 year prorated warranty*

*See contract for terms & conditions. Visit www.daniellefence.com to view warranty details.



03282023

www.DanielleFence.com

863.425.3182 | 813.681.6181 | 800.255.6794
4855 SR 60W | Mulberry, FL 33860



sales@daniellefence.net

Location & Mailing Address: 4855 S.R. 60 W Mulberry, FL 33860

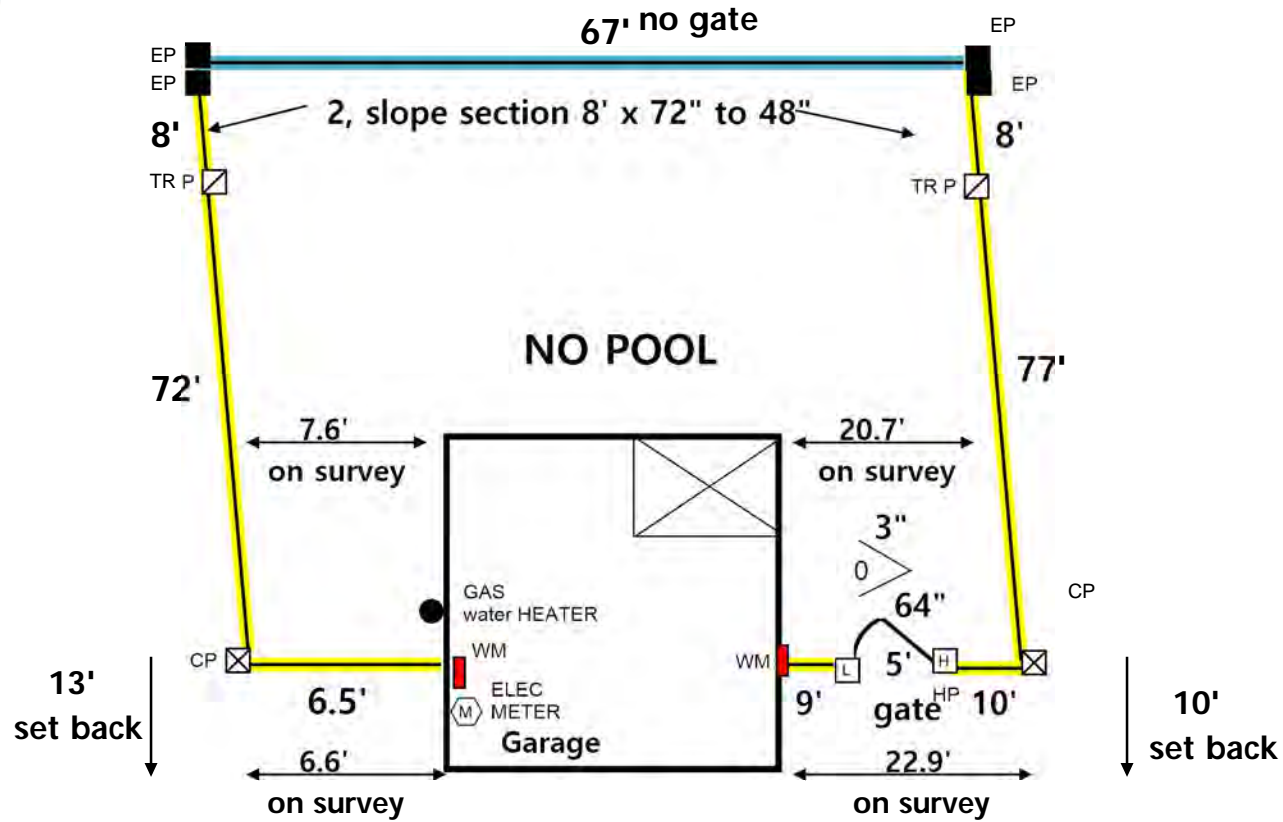
Phone: 863.425.3182 • 813.681.6181

Toll Free: 800.255.6794 • Fax: 863.425.5676

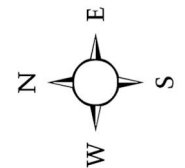
Sales Order#: 00000000

Change Order#: 00000000

Rev Date: 00/00/2020



- 175' of 72" Almond Lakeland bgm r
- 2, 8' x 72" x 48" Slope sections
- 1, 72" x 64" Almond Walk Gate black steel hardware
- 67' of 48" 3 rail Black picket bottom residential grade aluminum fence



Date: 12/04/25	Sales Rep: P. Miller	COMMERCIAL	
Name: Joseph Bergollo	Contact Name: Joseph Bergollo	Primary Phone: 813.758.0020	
Jobsite Address: 1564 Broward Dr.	Cross Street: Flora Ridge Way		
City, State, Zip: Zephyrhills, fl. 33545			
Subdivision: Creekwood in two rivers			



December 5, 2025

Joseph Bergollo
1564 Broward Drive
Zephyrhills, FL 33541

Job Site: Joseph Bergollo
1564 Broward Drive
Zephyrhills, FL 33541

Total Estimate: \$5,700.00

- Install 175' of 72" Almond Lakeland ®
- Install 2, 72" to 48" x 96" Almond Lakeland ® Slope Sections
- Install 1, 72" x 64" Almond Lakeland Walk Gate
Black Steel Butterfly Hinges, Black Steel Contemporary Gate Latch
- Install 68' of 48" Black 3 rail flat top Residential grade aluminum fence (rear)

*Price includes tax, materials and installation. Price is based on a clear fence line.
Price is valid for 30 days or until next price increase, whichever comes first.
Credit Card payments are charged 3% convenience fee
Danielle Fence is not liable for damage to irrigation systems.*

Danielle Fence Mfg. Co., Inc. will provide a Certificate of Liability Insurance and Workers' Compensation Certificate, and will maintain it fully in effect until completion of this contract.

Signature: _____ Date: _____/MG

FirstService Residential

Architectural Modification Form

User Info

First Name

Last Name

E*****

Email

**Phone
Number**

Unit Address

1564 Broward Dr

Unit City

Zephyrhills

Unit State

FL

Unit Zip

33541

Project Info

Project Type

Fence

Project Description

Fence install by Danielle Fence.

Is this a re-submittal

Yes

No

Projected Start Date

Jan 05, 2026

Projected Completion Date

Jan 05, 2026

Date Permit Applied For

Jan 05, 2026

Required Items

- One copy of latest survey of the property showing the exact location of the proposed improvement drawn "to scale" and with dimensions (when applicable) in a clear and legible manner (not required for painting).
- Complete sets of plans and/or drawings and specifications prepared by an architect, engineer, contractor or other qualified person. Information contained in these plans/drawings/specs must show the nature, kind, shape, height, materials, color scheme and location of the requested change or alteration depending on the type of modification requested.
- Please provide a copy of the contractor's license, Insurance, and the scope of work.

- If you are doing the work yourself, then include a detailed sketch or drawing of the improvement or change along with any other information (manufacturer's literature, photographs, etc.) that will be helpful in describing your proposed change.
- Requests for property modifications that require a permit from the county (i.e. Drainage District) must have a copy of the application for such permit attached to this request. (Lake Front Property).
- Requests for landscaping modifications involving add/removal of trees must have a copy of the application for permit from the city attached to this request.

Project Documents

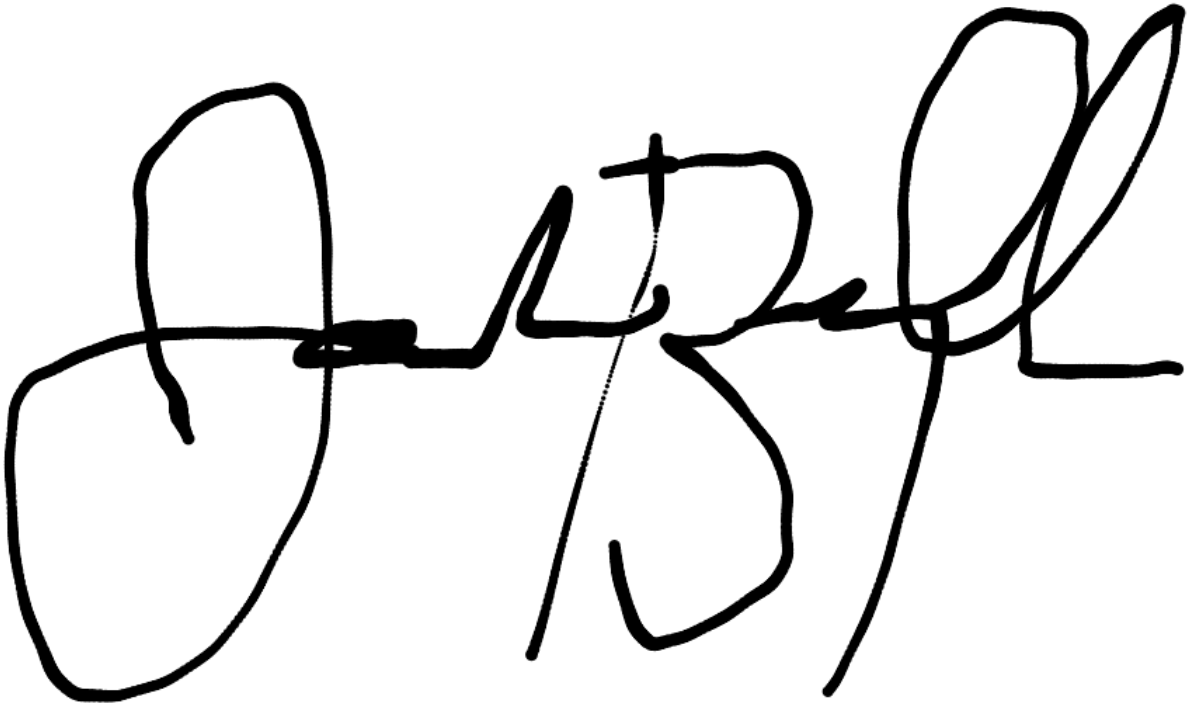
Name	Size
Bergollo.pdf	0.21 MB
Joseph Bergollo.pdf	0.16 MB
72 BGM LAKELAND R-CC-ALMOND_03282023.pdf	0.26 MB
DANIELLE SERIES_48in_BLACK_3RL FLAT TOP_PICKET BOTTOM_RESIDENTIAL_07292025.pdf	0.90 MB

Acknowledgements

- ✓ An approval is only valid for sixty (60) days for the plans submitted with this request (no changes are allowed without the prior consent of your association. (sub and master if appropriate)
- ✓ To obtain any permits required from the city, County, etc., and to forward copies of the completed inspection upon completion of all work.
- ✓ To be responsible for any and all damages to the underground utilities, including sewer, telephone, water, cable, electric, as well any and all damages to the irrigation system (if applicable) including relocation, change or repair of the sprinkler system if necessary. Call before you dig - Call 811 a free service to locate underground utilities.
- ✓ To be responsible for any damage that may be caused to the sidewalks or roadways from heavy equipment and to remove all debris from around my home and re-sod any areas that are destroyed.
- ✓ To not alter the drainage of my property or my neighbor's property.
- ✓ To be responsible to maintain the alteration. The association shall reserve the right to inspect the area.

- Please note that although the conditions listed cover the most common situations, some other conditions may be application and will be determined and stipulated on an individual basis. Also note that an incomplete application may delay the approval process. An approval or denial from the board (Master association as well if applicable) will be delivered within 30 days after receipt of this request by the architectural committee together with all required materials.
- I (we), hereby request approval for the modification described, pursuant to the requirements of the Architectural Review Committee of the Declaration of Covenants, Restrictions and Easements of the Master Association Documents and/or the requirements of the Sub-Association to which I (we) belong. I (we) agree to comply with the conditions stipulated herein. I (we) further understand that I (we) may be prosecuted by the Sub-Association, the Master Association, or both Associations, should I (we) fail to comply with the Covenants and Restrictions of either Association, or if I (we) intentionally misrepresent information on this form.

Signature

A handwritten signature in black ink, enclosed in a thin black rectangular border. The signature is highly stylized and cursive, appearing to consist of several interconnected loops and lines. It is positioned horizontally across the upper middle of the page.

Date

Dec 05, 2025

**MINUTES OF MEETING
TWO RIVERS EAST
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Two Rivers East Community
2 Development District was held on Tuesday, December 16, 2025, and called to order at 11:26 am at
3 the SpringHill Suites by Marriott Tampa Suncoast Parkway, located at 16615 Crosspointe Run, Land
4 O' Lakes, Florida 34638.

5
6 Present and constituting a quorum were:

7		
8	Carlos de la Ossa	Chairperson
9	Nicholas Dister	Vice Chairperson (<i>via phone</i>)
10	Ryan Motko	Assistant Secretary (<i>via phone</i>)
11	Thomas Spence	Assistant Secretary
12	Angie Grunwald	Assistant Secretary

13
14 Also present were:

15		
16	Jayna Cooper	District Manager
17	Rollamay Turkoane	District Manager
18	John Vericker	District Counsel
19	Whitney Sousa	District Counsel
20	Arturo Gandarilla	Field Manager

21
22 *This is not a certified or verbatim transcript but rather represents the context and summary*
23 *of the meeting. The full meeting is available in audio format upon request. Contact the District*
24 *Office for any related costs for an audio copy.*

25
26 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

27 Ms. Turkoane called the meeting to order, and a quorum was established.

28
29 **SECOND ORDER OF BUSINESS**

Public Comments

30 There being none, the next order of business followed.

31
32 **THIRD ORDER OF BUSINESS**

Business Items

33 **A. Consideration of Annual Arbitrage Proposal Special Assessment Bonds Series, 2023**

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35

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in 36 favor, Annual Arbitrage Proposal Special Assessment Bonds Series-2023, 37 was approved. 5-0
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38
39 **B. Consideration of Encroachment Agreement for 36964 Sagemoor Drive**

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On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in 42 favor, Encroachment Agreement for 36964 Sagemoor Drive, was approved. 43 5-0

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FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Regular Meeting Minutes of November 18, 2025**
- B. Consideration of the Operation and Maintenance Expenditures November 2025**
- C. Acceptance of the Financials and Approval of the Check Register for November 2025**
- D. Ratification of the F2 Phase 1 Casca Fresca Addendum to the Master Landscape Maintenance Service Agreement**
- E. Ratification of the Aquatic Management Services Agreement with Sitex Aquatics**
- F. Ratification of the Down to Earth Landscape & Irrigation Proposal # 13283**

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel**
- B. District Accountant**
- C. District Manager**
 - i. Community Inspection Report**

The Community Inspection Report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided updates/pending and completed items.

SIXTH ORDER OF BUSINESS

Board Members' Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Grunwald, with all in favor, the meeting was adjourned at 11:29 am. 5-0

Jayna Cooper/Rollamay Turkoane
District Manager

Carlos de la Ossa
Chairperson

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
DOWN TO EARTH	12/1/2025	160840	\$31,992.40			LANDSCAPE CONTRACT
DOWN TO EARTH	12/8/2025	161917	\$1,697.81		\$33,690.21	LANDSCAPE CONTRACT
INFRAMARK LLC	11/25/2025	164592	\$5.92			POSTAGE
INFRAMARK LLC	11/25/2025	164592	\$0.30			COPIES
INFRAMARK LLC	11/25/2025	164592	\$130.54	\$136.76		MEETING ROOM RENTAL
INFRAMARK LLC	12/1/2025	165702	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165702	\$375.00			ADMINISTRATION
INFRAMARK LLC	12/1/2025	165702	\$250.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	12/1/2025	165702	\$416.67			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165702	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165702	\$1,000.00			FIELD SERVICES
INFRAMARK LLC	12/1/2025	165702	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	12/1/2025	165702	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	12/1/2025	165702	\$50.00			RENTAL & LEASES
INFRAMARK LLC	12/1/2025	165702	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	12/1/2025	165702	\$100.00	\$5,941.67		WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/22/2025	166742	\$2.22		\$6,080.65	POSTAGE
SITEX AQUATICS LLC	12/1/2025	10511-B	\$2,181.00			AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$41,951.86			
Variable Contract						
STANTEC CONSULTING SERVICES	11/20/2025	2488766	\$607.00			PROF SVCS-GENERAL CONSULTING
STANTEC CONSULTING SERVICES	12/9/2025	2501456	\$327.25		\$934.25	PROF SVCS
STRALEY ROBIN VERICKER	12/15/2025	27626	\$1,716.00			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$2,650.25			
Utilities						
PASCO COUNTY UTILITIES	11/21/2025	23493347	\$2,636.10			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491755	\$259.57			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491647	\$19.55			WATER
PASCO COUNTY UTILITIES	11/21/2025	23493348	\$179.78			WATER

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PASCO COUNTY UTILITIES	11/21/2025	23491756	\$184.83			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491645	\$69.69			WATER
PASCO COUNTY UTILITIES	11/21/2025	23491646	\$18.18			WATER
PASCO COUNTY UTILITIES	11/21/2025	23492760	\$113.12			PAST DUE SERVICE
PASCO COUNTY UTILITIES	11/21/2025	23492760	\$11.31			LATE FEE
PASCO COUNTY UTILITIES	11/21/2025	23492760	\$147.60	\$272.03		SERVICE 10.06.25 - 11.05.25
PASCO COUNTY UTILITIES	12/17/2025	23627265	\$175.44			SERVICE 11/05/25 - 12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23626138	\$214.00			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626144	\$364.00			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626142	\$1,650.95			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626140	\$15.96			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626139	\$65.55			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626252	\$236.04			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626251	\$408.34			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626879	\$589.44			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626878	\$545.00			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626877	\$214.00			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627863	\$256.34			WATER
PASCO COUNTY UTILITIES	12/17/2025	23627862	\$493.89			WATER
PASCO COUNTY UTILITIES	12/17/2025	23626875	\$45.96			WATER 11/05/25-12/05/25
PASCO COUNTY UTILITIES	12/17/2025	23626876	\$44.44		\$8,959.08	WATER 11/05/25-12/05/25
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	12/9/2025	2385111 DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	12/9/2025	2385111 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	12/9/2025	2385108 DEP ACH	\$65.00			CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	12/9/2025	2385105 - DEP ACH	\$300.00			DEPOSIT
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	12/9/2025	2385105 - DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	12/17/2025	2363799 DEP ACH	\$300.00			DEPOSIT

TWO RIVERS EAST
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	12/17/2025	2363799 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	12/17/2025	2363803 DEP ACH	\$300.00			DEPOSIT
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	12/17/2025	2363803 DEP ACH	\$65.00	\$365.00		C
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	12/17/2025	2363804 DEP ACH	\$300.00			DEPOSIT
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	12/17/2025	2363804 DEP ACH	\$65.00	\$365.00		CONNECTION FEE
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	12/11/2025	121125-2346579	\$2,664.64		\$4,554.64	ELECTRIC
Utilities Subtotal			\$13,513.72			
Regular Services						
ANGIE GRUNWALD	12/16/2025	AG-121625	\$200.00			BOARD 12/16/25
CARLOS DE LA OSSA	12/16/2025	CO-121625	\$200.00			BOARD 12/16/25
DOWN TO EARTH	11/26/2025	161349	\$2,507.00			FERTILIZER
NICHOLAS J. DISTER	12/16/2025	ND-121625	\$200.00			BOARD 12/16/25
RYAN MOTKO	12/16/2025	RM-121625	\$200.00			BOARD 12/16/25
THOMAS R. SPENCE	12/16/2025	TS-121625	\$200.00			BOARD 12/16/25
Regular Services Subtotal			\$3,507.00			
Additional Services						
TWO RIVERS EAST	12/5/2025	12052025 - 1205	\$753,152.21			SERIES 2023 FY26 DS
TWO RIVERS EAST	12/15/2025	12152025-1215	\$221,191.05			SERIES 2023 FY26 DS
TWO RIVERS EAST	12/18/2025	12182025-1218	\$16,640.70		\$990,983.96	SERIES 2023 FY26 DS
WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	12/9/2025	2385108 DEP ACH	\$300.00			DEPOSIT
Additional Services Subtotal			\$991,283.96			
TOTAL			\$1,052,906.79			

Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #160840

December 2025

Customer

Two Rivers East
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers East Roadway Rough Cutting Contract (2025) Estimate # 114331	12/1/2025	12/31/2025	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114331 - Two Rivers East Roadway Rough Cutting Contract (2025)				\$31,992.40
LCR003: Additional Areas - Start 8/11/25				\$5,879.77
LCR003: Additional Areas - Start 7/1/25				\$9,855.71
LCR003: Entrances and Meritage Additions - Start 10/1/25				\$4,380.06
LCR003: Additional Services - Start 10/1/25				\$5,970.90
LCR003: General Maintenance				\$1,745.34
LCR003: Additional Areas - Start 4/28/25				\$442.02
LCR003: F2 Casa Fresca Commons - Start 5/19/25				\$3,718.60

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$31,992.40
Sales Tax	\$0.00
Total	\$31,992.40
Credits/Payments	(\$0.00)
Balance Due	\$31,992.40

Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #161917

December 2025

Customer

Two Rivers East
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, FL 33544

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Two Rivers East Roadway Rough Cutting Contract (2025) Estimate # 114331	12/8/2025	1/7/2026	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114331 - Two Rivers East Roadway Rough Cutting Contract (2025)				\$1,697.81
LCR003: F2 Ph1 Casa Fresca - Start 12/1/25				\$1,697.81

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

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<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$1,697.81
Sales Tax	\$0.00
Total	\$1,697.81
Credits/Payments	(\$0.00)
Balance Due	\$1,697.81



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164592

DATE

11/25/2025

BILL TO

Two Rivers East Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C3191

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
B/W Copies	2	Ea	0.15		0.30
Postage	8	Ea	0.74		5.92
Jana Cooper- 10-3-25 SPRINGHILL SUITES LAND : Meeting Room Rental: \$130.54	1	Ea	130.54		130.54
Subtotal					136.76

Subtotal	\$136.76
Tax	\$0.00
Total Due	\$136.76

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165702

DATE

12/1/2025

BILL TO

Two Rivers East Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

CUSTOMER ID

C3191

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	250.00		250.00
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Field Services	1	Ea	1,000.00		1,000.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					5,941.67

Subtotal	\$5,941.67
Tax	\$0.00
Total Due	\$5,941.67

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

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Please include the Customer ID and the Invoice Number on your form of payment.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
166742

DATE
12/22/2025

CUSTOMER ID
C3191

NET TERMS
Due On Receipt

PO#

DUE DATE
12/22/2025

BILL TO
Two Rivers East Community
Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal	\$2.22
Tax	\$0.00
Total Due	\$2.22

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Sitex Aquatics, LLC
 PO Box 917
 Parrish, FL 34219 USA
 8135642322
 office@sitexaquatics.com

Invoice

BILL TO
Two Rivers East CDD Inframark 2005 Pan Am Circle Ste 300 Tampa, Fl 33607

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
10511-b	12/01/2025	\$2,181.00	12/31/2025	Net 30	

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Aquatic Maintenance	Casa Fresca Monthly Lake Maintenance 9 - Waterways	1	900.00	900.00
	Aquatic Maintenance	Meritage Monthly Lake Maintenance: 4- Waterways	1	393.00	393.00
	Aquatic Maintenance	Lennar Monthly Lake Maintenance: 14- Waterways	1	888.00	888.00

SUBTOTAL	2,181.00
TAX	0.00
TOTAL	2,181.00
BALANCE DUE	\$2,181.00



INVOICE

Invoice Number 2488766
Invoice Date November 20, 2025
Customer Number 189316
Project Number 238202138

Bill To

Two Rivers East Community
 Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite
 702
 Coral Springs FL 33071
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Two Rivers East CDD.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$35,789.00
Authorization Previously Billed:	\$13,603.25
Authorization Budget Remaining:	\$21,578.75
Authorization Billed to Date:	\$14,210.25
Current Invoice Due:	\$607.00
For Period Ending:	November 20, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: jayna.cooper@inframark.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2488766

Project Number

238202138

Top Task 2025

2025 FY General Consulting

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-08-13	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-28	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-08	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-11	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-19	0.25	183.00	45.75
		1.50		274.50
Level 10				
Waag, R Tyson (Tyson)	2025-08-19	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-09-16	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-09-19	0.50	190.00	95.00
		1.75		332.50
Professional Services Subtotal		3.25		607.00

Top Task 2025 Total

607.00

Total Fees & Disbursements

\$607.00

INVOICE TOTAL (USD)

607.00

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-08-13	238202138	2025	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-08-19	238202138	2025	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-08-28	238202138	2025	NURSE, VANESSA M	0.50	183.00	91.50	Project Management Support	
2025-09-08	238202138	2025	NURSE, VANESSA M	0.25	183.00	45.75	Project Management Support	
2025-09-11	238202138	2025	NURSE, VANESSA M	0.25	183.00	45.75	CORRESPONDENCE RE: UPDATED COMMUNITY MAPPING	
2025-09-16	238202138	2025	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOS MEETING PREPARATION AND ATTENDANCE.	
2025-09-19	238202138	2025	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED PLAT DATA THEN SENT ALL RECORDED PLATS TO CLIENT	
2025-09-19	238202138	2025	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	TEAM COORDINATION REGARDING PLATS.	
Total subTask 2025				3.25		607.00		
Total Top Task 2025				3.25		607.00		
Total Project 238202138				3.25		607.00		



INVOICE

Invoice Number	2501456
Invoice Date	December 9, 2025
Customer Number	189316
Project Number	238202138

Bill To

Two Rivers East Community
 Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite
 702
 Coral Springs FL 33071
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Two Rivers East CDD.

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$35,789.00
Authorization Previously Billed:	\$14,210.25
Authorization Budget Remaining:	\$21,251.50
Authorization Billed to Date:	\$14,537.50
Current Invoice Due:	\$327.25
For Period Ending:	December 9, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: jayna.cooper@inframark.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-11-11	238202138	2026	NURSE, VANESSA M	0.25	183.00	45.75	WORKLOAD COORDINATION RE: MAPPING STATUS	
2025-11-11	238202138	2026	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2025-11-11	238202138	2026	RANKIN, ASHLEY ALEXANDRA	1.00	190.00	190.00	PROJECT MANAGER SUPPORT	
Total subTask 2026				1.75		327.25		
Total Top Task 2026				1.75		327.25		
Total Project 238202138				1.75		327.25		



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 Pay By Phone: 1-855-786-5344



4210 1 1
 14-92800

TWO RIVERS EAST CDD

Service Address: **37435 SAGEMOOR DR - METER B - RECLAIM**

Bill Number: 23493347

Billing Date: 11/21/2025

Billing Period: 10/15/2025 to 11/5/2025

Account #	Customer #
1301450	01554184
Please use the 15-digit number below when making a payment through your bank	
130145001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	10/15/2025	2	11/5/2025	2612	21	2610

Usage History

	Reclaimed
November 2025	2610
October 2025	2

Transactions

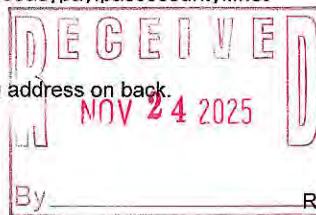
Previous Bill	2.02
Payment 11/06/25	-2.02 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	2,610 Thousand Gals X \$1.01 2,636.10
Total Current Transactions	2,636.10
TOTAL BALANCE DUE	\$2,636.10



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Account #	1301450
Customer #	01554184
Balance Forward	0.00
Current Transactions	2,636.10

Total Balance Due	\$2,636.10
Due Date	12/8/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
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4207 1 1
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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS BOULEVARD RECLAIM 1.5 #1**

Bill Number: 23491755

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

Account #	Customer #
1247980	01554184
Please use the 15-digit number below when making a payment through your bank	
124798001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	10/6/2025	1029	11/5/2025	1286	30	257

Usage History

Reclaimed

November 2025
 October 2025
 September 2025

257
 407
 119

Transactions

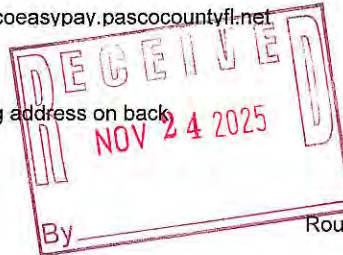
Previous Bill	870.46
Payment 11/06/25	-870.46 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	257 Thousand Gals X \$1.01 259.57
Total Current Transactions	259.57
TOTAL BALANCE DUE	\$259.57



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Account # 1247980
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 259.57

Total Balance Due \$259.57
Due Date 12/8/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity
 Amount Enclosed

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TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
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TWO RIVERS EAST CDD

Service Address: **1502 BREKEY WAY - RECLAIM METER #4**

Bill Number: 23491647
 Billing Date: 11/21/2025
 Billing Period: 10/15/2025 to 11/5/2025

Account #	Customer #
1246255	01554184
Please use the 15-digit number below when making a payment through your bank	
124625501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609335	10/15/2025	30	11/5/2025	34	21	4

Usage History

	Reclaimed
November 2025	4
October 2025	6
September 2025	5
August 2025	1

Transactions

Previous Bill	40.27
Payment 11/06/25	-40.27 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed Water Base Charge	12.66
Adjustments	
Backflow Fee	6.89
Total Current Transactions	19.55
TOTAL BALANCE DUE	\$19.55

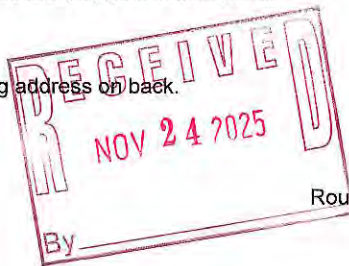
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1246255
 Customer # 01554184
 Past Due 0.00
 Current Transactions 19.55

Total Balance Due	\$19.55
Due Date	12/8/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
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TWO RIVERS EAST CDD

Service Address: **2176 STILLVIEW PASS RECLAIM METER D**

Bill Number: 23493348

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

Account #	Customer #
1301525	01554184
Please use the 15-digit number below when making a payment through your bank	
130152501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	10/6/2025	1228	11/5/2025	1406	30	178

Usage History

Reclaimed

November 2025	178
October 2025	115
September 2025	157
August 2025	206
July 2025	173
June 2025	212
May 2025	365

Transactions

Previous Bill	256.04
Payment 11/06/25	-256.04 CR
Past Due	0.00
Current Transactions	
Reclaimed	
Reclaimed	178 Thousand Gals X \$1.01 179.78
Total Current Transactions	179.78

TOTAL BALANCE DUE \$179.78

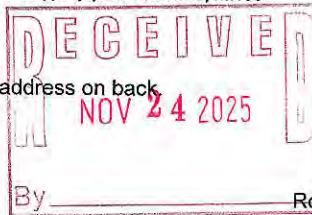
*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1301525
 Customer # 01554184
 Past Due 0.00
 Current Transactions 179.78

Total Balance Due	\$179.78
Due Date	12/8/2025

10% late fee will be applied if paid after due date

By _____	Round-Up Donations to Charity	_____
	Amount Enclosed	_____

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
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TWO RIVERS EAST CDD

Service Address: **2420 LODGE GRASS BLVD BOULEVARD RECLAIM 2 INCH**

Bill Number: 23491756

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

Account #	Customer #
1247975	01554184
Please use the 15-digit number below when making a payment through your bank	
124797501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	10/6/2025	1453	11/5/2025	1636	30	183

Usage History

	Reclaimed
November 2025	183
October 2025	445
September 2025	965
August 2025	33
July 2025	10
June 2025	0

Transactions

Previous Bill	1,309.27
Payment 11/06/25	-1,309.27 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	183 Thousand Gals X \$1.01 184.83
Total Current Transactions	184.83
TOTAL BALANCE DUE	\$184.83



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Account # 1247975
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 184.83

Total Balance Due	\$184.83
Due Date	12/8/2025

10% late fee will be applied if paid after due date

By _____	Round-Up Donations to Charity	
	Amount Enclosed	

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
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TWO RIVERS EAST CDD

Service Address: **1926 COOLRIDGE PLACE RECLAIM METER**

Bill Number: 23491645

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

Account #	Customer #
1246145	01554184
Please use the 15-digit number below when making a payment through your bank	
124614501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609336	10/6/2025	318	11/5/2025	387	30	69

Usage History

Month	Reclaimed
November 2025	69
October 2025	89
September 2025	102
August 2025	63

Transactions

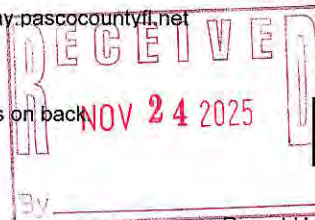
Previous Bill	180.77
Payment 11/06/25	-180.77 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	69 Thousand Gals X \$1.01
Total Current Transactions	69.69
TOTAL BALANCE DUE	\$69.69



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Account #	1246145
Customer #	01554184
Balance Forward	0.00
Current Transactions	69.69
Total Balance Due	\$69.69
Due Date	12/8/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
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TWO RIVERS EAST CDD

Service Address: **36709 COOLRIDGE PLACE RECLAIM METER #3**

Bill Number: 23491646

Billing Date: 11/21/2025

Billing Period: 10/6/2025 to 11/5/2025

Account #	Customer #
1246155	01554184
Please use the 15-digit number below when making a payment through your bank	
124615501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	10/6/2025	267	11/5/2025	285	30	18

Usage History

Reclaimed

November 2025
 October 2025
 September 2025
 August 2025

18
 23
 13
 2

Transactions

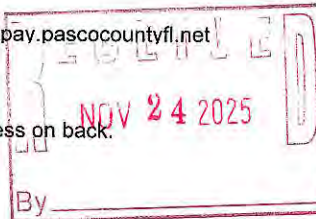
Previous Bill	34.81
Payment 11/06/25	-34.81 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	18 Thousand Gals X \$1.01
Total Current Transactions	18.18
TOTAL BALANCE DUE	\$18.18



Please return this portion with payment

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Account # 1246155
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 18.18

Total Balance Due	\$18.18
Due Date	12/8/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**
 Bill Number: 23492760
 Billing Date: 11/21/2025
 Billing Period: 10/6/2025 to 11/5/2025

Two Rivers East

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption In thousands
		Date	Read	Date	Read		
Water	220823069	10/6/2025	20	11/5/2025	29	30	9
Irrig Potable	232051614	10/6/2025	0	11/5/2025	0	30	0
		10/6/2025		11/5/2025		30	

	Usage History		
	Water	Reclaimed	
November 2025	9	0	0
October 2025	16	0	0
September 2025	1	0	0
August 2025	3		
July 2025		0	0
July 2025	0	0	0

Transactions		
Previous Bill		287.29
Payment 11/06/25		-174.17 CR
Past Due		113.12
Current Transactions		
Water		
Water Base Charge		63.99
Water Tier 1	9.0 Thousand Gals X \$2.18	19.62
Irrigation		
Water Base Charge		63.99
Adjustments		
Late Payment Charge		11.31
Total Current Transactions		158.91

TOTAL BALANCE DUE \$272.03

*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1285610
 Customer # 01541133
 Past Due 113.12
 Current Transactions 158.91

Total Balance Due	\$272.03
Due Date	12/8/2025

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	
Amount Enclosed	

Check this box to participate in Round-Up.

EPG TWO RIVERS LLC
 111 S ARMENIA AVENUE SUITE 201
 TAMPA FL 33609

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EPG TWO RIVERS LLC

Service Address: **BROWARD DR**

Bill Number: 23627265

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1285610	01541133
Please use the 15-digit number below when making a payment through your bank	
128561001541133	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Water	220823069	11/5/2025	29	12/5/2025	44	30	15
Irrig Potable	232051614	11/5/2025	0	12/5/2025	0	30	0
		11/5/2025		12/5/2025		30	

	Usage History		
	Water	Reclaimed	
December 2025	15	0	0
November 2025	9	0	0
October 2025	16	0	0
September 2025	1	0	0
August 2025	3		
July 2025		0	0
July 2025	0	0	0

Transactions	
Previous Bill	272.03
Past Due	272.03
Current Transactions	
Water	
Water Base Charge	63.99
Water Tier 1	15.0 Thousand Gals X \$2.18 = 32.70
Irrigation	
Water Base Charge	63.99
Adjustments	
Late Payment Charge	14.76
Total Current Transactions	175.44

TOTAL BALANCE DUE \$447.47

*Past due balance is delinquent and subject to further fees and immediate disconnect.



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Account # 1285610
 Customer # 01541133
 Past Due 272.03
 Current Transactions 175.44

Total Balance Due	\$447.47
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS EAST CDD

Service Address: **RECLAIM METER #1**

Bill Number: 23626138

Billing Date: 12/17/2025

Billing Period: 11/10/2025 to 12/5/2025

Account #	Customer #
1246140	01554184
Please use the 15-digit number below when making a payment through your bank	
124614001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609315	11/10/2025	0	12/5/2025	0	25	0

Usage History
 Reclaimed
 December 2025 0

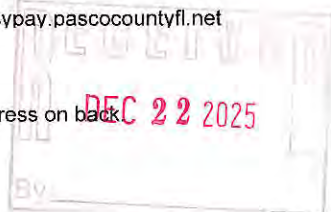
Transactions	
Current Transactions	
Adjustments	
Deposit Owing	150.00
Turn On Next Day Activation Fee	64.00
Total Current Transactions	214.00
TOTAL BALANCE DUE	\$214.00



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Account # 1246140
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 214.00

Total Balance Due	\$214.00
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

.
.

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TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

Service Address: **BREKEY WAY RECLAIM 1-1/2 INCH #2**

Bill Number: 23626144
 Billing Date: 12/17/2025
 Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1246270	01554184
Please use the 15-digit number below when making a payment through your bank	
124627001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607004	11/5/2025	0	12/5/2025	0	30	0

Usage History

December 2025

Reclaimed
 0

Transactions

Current Transactions

Adjustments

Deposit Owing 300.00
 Turn On Next Day Activation Fee 64.00
 Adjustment 0.00

Total Current Transactions

364.00

TOTAL BALANCE DUE

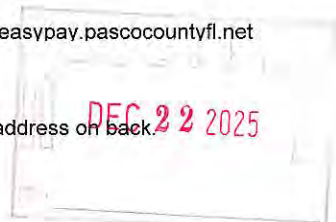
\$364.00



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Account # 1246270
 Customer # 01554184

Balance Forward 0.00
 Current Transactions 364.00

Total Balance Due \$364.00
Due Date 1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

Service Address: **1766 LODGE GRASS BLVD - RECLAIM 2 INCH**

Bill Number: 23626142
 Billing Date: 12/17/2025
 Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1246260	01554184
Please use the 15-digit number below when making a payment through your bank	
124626001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579109	11/5/2025	60	12/5/2025	1155	30	1095

Usage History
 Reclaimed
 December 2025 1095

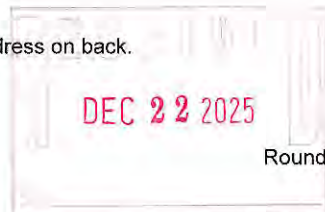
Transactions			
Current Transactions			
Reclaimed	1,095 Thousand Gals X \$1.01		1,105.95
Adjustments			
Deposit Owing			481.00
Turn On Next Day Activation Fee			64.00
Total Current Transactions			1,650.95
TOTAL BALANCE DUE			\$1,650.95



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Account # 1246260
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 1,650.95

Total Balance Due	\$1,650.95
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity
 Amount Enclosed

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TWO RIVERS EAST CDD

Service Address: **36709 COOLRIDGE PLACE RECLAIM METER #3**

Bill Number: 23626140
 Billing Date: 12/17/2025
 Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1246155	01554184
Please use the 15-digit number below when making a payment through your bank	
124615501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609326	11/5/2025	285	12/5/2025	299	30	14

Usage History

	Reclaimed
December 2025	14
November 2025	18
October 2025	23
September 2025	13
August 2025	2

Transactions

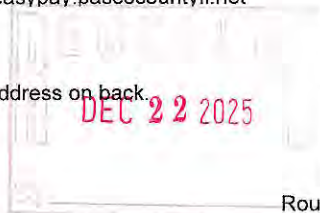
Previous Bill	18.18
Payment 12/16/25	-18.18 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	14 Thousand Gals X \$1.01 14.14
Adjustments	
Late Payment Charge	1.82
Total Current Transactions	15.96
TOTAL BALANCE DUE	\$15.96



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Account # 1246155
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 15.96

Total Balance Due \$15.96
Due Date 1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

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TWO RIVERS EAST CDD

Service Address: **1926 COOLRIDGE PLACE RECLAIM METER**

Bill Number: 23626139

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1246145	01554184
Please use the 15-digit number below when making a payment through your bank	
124614501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609336	11/5/2025	387	12/5/2025	445	30	58

Usage History
 Reclaimed

December 2025
 November 2025
 October 2025
 September 2025
 August 2025

58
 69
 89
 102
 63

Transactions

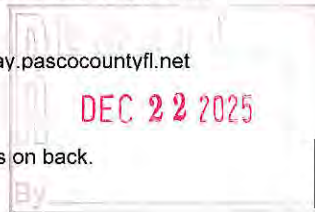
Previous Bill	69.69
Payment 12/16/25	-69.69 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	58 Thousand Gals X \$1.01 58.58
Adjustments	
Late Payment Charge	6.97
Total Current Transactions	65.55
TOTAL BALANCE DUE	\$65.55



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Account # 1246145
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 65.55

Total Balance Due \$65.55
Due Date 1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity
 Amount Enclosed

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TWO RIVERS EAST CDD

Service Address: **LODGE GRASS BOULEVARD RECLAIM 1.5 #1**

Bill Number: 23626252

Billing Date: 12/17/2025

Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1247980	01554184
Please use the 15-digit number below when making a payment through your bank	
124798001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	240607005	11/5/2025	1286	12/5/2025	1494	30	208

Usage History

	Reclaimed
December 2025	208
November 2025	257
October 2025	407
September 2025	119

Transactions

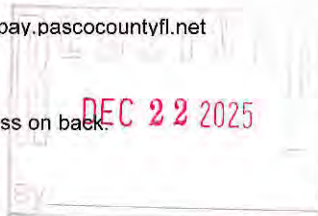
Previous Bill	259.57
Payment 12/16/25	-259.57 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	208 Thousand Gals X \$1.01 210.08
Adjustments	
Late Payment Charge	25.96
Total Current Transactions	236.04
TOTAL BALANCE DUE	\$236.04



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Account # 1247980
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 236.04

Total Balance Due	\$236.04
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS EAST CDD
 Service Address: **2420 LODGE GRASS BLVD BOULEVARD RECLAIM 2 INCH**
 Bill Number: 23626251
 Billing Date: 12/17/2025
 Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1247975	01554184
Please use the 15-digit number below when making a payment through your bank	
124797501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579032	11/5/2025	1636	12/5/2025	2022	30	386

Usage History
 Reclaimed

December 2025	386
November 2025	183
October 2025	445
September 2025	965
August 2025	33
July 2025	10
June 2025	0

Transactions

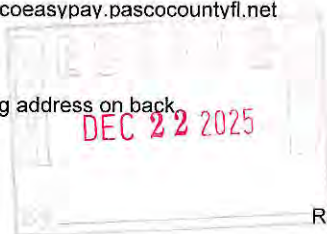
Previous Bill	184.83
Payment 12/16/25	-184.83 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	386 Thousand Gals X \$1.01 389.86
Adjustments	
Late Payment Charge	18.48
Total Current Transactions	408.34
TOTAL BALANCE DUE	\$408.34



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Account #	1247975
Customer #	01554184
Balance Forward	0.00
Current Transactions	408.34

Total Balance Due	\$408.34
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

Service Address: **RECLAIM SERVICE 2 INCH #2 OF 2**

Bill Number: 23626879
 Billing Date: 12/17/2025
 Billing Period: 11/10/2025 to 12/5/2025

Account #	Customer #
1269695	01554184
Please use the 15-digit number below when making a payment through your bank	
126969501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579111	11/10/2025	0	12/5/2025	44	25	44

Usage History

December 2025

Reclaimed
44

Transactions

Current Transactions

Reclaimed	44 Thousand Gals X \$1.01	44.44
Adjustments		
Deposit Owing		481.00
Turn On Next Day Activation Fee		64.00
Total Current Transactions		589.44

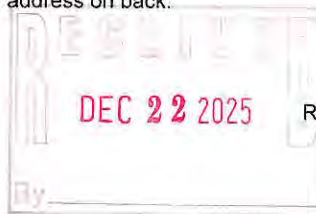
TOTAL BALANCE DUE \$589.44



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Account # 1269695
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 589.44

Total Balance Due \$589.44
Due Date 1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity
 Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

Service Address: **RECLAIM SERVICE 2 INCH #1 OF 2**

Bill Number: 23626878
 Billing Date: 12/17/2025
 Billing Period: 11/10/2025 to 12/5/2025

Account #	Customer #
1269690	01554184
Please use the 15-digit number below when making a payment through your bank	
126969001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579125	11/10/2025	0	12/5/2025	0	25	0

Usage History

December 2025 Reclaimed 0

Transactions

Current Transactions		
Adjustments		
Deposit Owing		481.00
Turn On Next Day Activation Fee		64.00
Total Current Transactions		545.00
TOTAL BALANCE DUE		\$545.00



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Account # 1269690
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 545.00

Total Balance Due	\$545.00
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity
 Amount Enclosed

Check this box to participate in Round-Up.

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TWO RIVERS EAST CDD
 Service Address: **RECLAIM SERVICE #3 OF 3**
 Bill Number: 23626877
 Billing Date: 12/17/2025
 Billing Period: 11/10/2025 to 12/5/2025

Account #	Customer #
1269685	01554184
Please use the 15-digit number below when making a payment through your bank	
126968501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
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Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241609337	11/10/2025	0	12/5/2025	0	25	0

Usage History

December 2025

Reclaimed
0

Transactions

Current Transactions	
Adjustments	
Deposit Owing	150.00
Turn On Next Day Activation Fee	64.00
Total Current Transactions	214.00
TOTAL BALANCE DUE	\$214.00



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DEC 22 2025

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Account #	1269685
Customer #	01554184
Balance Forward	0.00
Current Transactions	214.00

Total Balance Due	\$214.00
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity	.
Amount Enclosed	.

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TWO RIVERS EAST CDD
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TWO RIVERS EAST CDD

Service Address: **2176 STILLVIEW PASS RECLAIM METER D**

Bill Number: 23627863
 Billing Date: 12/17/2025
 Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1301525	01554184
Please use the 15-digit number below when making a payment through your bank	
130152501554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	232149364	11/5/2025	1406	12/5/2025	1642	30	236

Usage History
 Reclaimed

December 2025	236
November 2025	178
October 2025	115
September 2025	157
August 2025	206
July 2025	173
June 2025	212
May 2025	365

Transactions

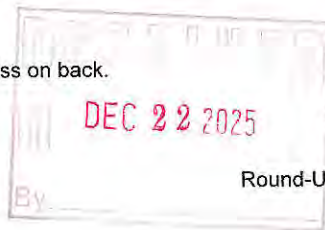
Previous Bill	179.78
Payment 12/16/25	-179.78 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	236 Thousand Gals X \$1.01 238.36
Adjustments	
Late Payment Charge	17.98
Total Current Transactions	256.34
TOTAL BALANCE DUE	\$256.34



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

Check this box if entering change of mailing address on back.



Account # 1301525
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 256.34

Total Balance Due	\$256.34
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA FL 33607

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139



PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

LAND O' LAKES (813) 235-6012
 NEW PORT RICHEY (727) 847-8131
 DADE CITY (352) 521-4285

UtilCustServ@MyPasco.net
 Pay By Phone: 1-855-786-5344



4247 1 1
 14-92800

TWO RIVERS EAST CDD

Service Address: **37435 SAGEMOOR DR - METER B - RECLAIM**

Bill Number: 23627862
 Billing Date: 12/17/2025
 Billing Period: 11/5/2025 to 12/5/2025

Account #	Customer #
1301450	01554184
Please use the 15-digit number below when making a payment through your bank	
130145001554184	

New Water, Sewer, Reclaim rates, fees, and charges took effect Oct. 1, 2025.
 Please visit bit.ly/pcurates for details.

Service	Meter #	Previous		Current		# of Days	Consumption in thousands
		Date	Read	Date	Read		
Reclaim	241579112	11/5/2025	2612	12/5/2025	2840	30	228

Usage History

	Reclaimed
December 2025	228
November 2025	2610
October 2025	2

Transactions

Previous Bill	2,636.10
Payment 12/16/25	-2,636.10 CR
Balance Forward	0.00
Current Transactions	
Reclaimed	
Reclaimed	228 Thousand Gals X \$1.01 230.28
Adjustments	
Late Payment Charge	263.61
Total Current Transactions	493.89
TOTAL BALANCE DUE	\$493.89



Please return this portion with payment

TO PAY ONLINE, VISIT pascoeasympay.pascocountyfl.net

Check this box if entering change of mailing address on back.



Account # 1301450
 Customer # 01554184
 Balance Forward 0.00
 Current Transactions 493.89

Total Balance Due	\$493.89
Due Date	1/5/2026

10% late fee will be applied if paid after due date

Round-Up Donations to Charity

Amount Enclosed

Check this box to participate in Round-Up.

TWO RIVERS EAST CDD
 2005 PAN AM CIRCLE SUITE 300
 TAMPA FL 33607

PASCO COUNTY UTILITIES
 CUSTOMER INFORMATION & SERVICES
 P.O. BOX 2139
 NEW PORT RICHEY, FL 34656-2139

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

PAYMENT RECEIPT

Two Rivers East

12/09/2025 11:14:00 CF#14954347

NAME: EISENHOWER PROPERTY GROUP LLC

CUST # 20205719 ACCT # 2385111

2230 LODGE GRASS BLVD

DEPOSIT	\$ 300.00
CONNECT PERM	\$ 65.00

TOTAL PAID	\$ 365.00
------------	-----------

DUPLICATE

Withlacoochee River
Electric Cooperative, Inc.
P.O. Box 278
Dade City, FL 33523-0278

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

PAYMENT RECEIPT

Two Rivers East

12/09/2025 11:14:00 CF#14954347

NAME: EISENHOWER PROPERTY GROUP LLC

CUST # 20205719 ACCT # 2385108

2646 LODGE GRASS BLVD

DEPOSIT	\$ 300.00
CONNECT PERM	\$ 65.00

TOTAL PAID	\$ 365.00
------------	-----------

DUPLICATE

Withlacoochee River
Electric Cooperative, Inc.
P.O. Box 278
Dade City, FL 33523-0278

WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.

PAYMENT RECEIPT

Two Rivers East

12/09/2025 11:14:00 CF#14954347

NAME: EISENHOWER PROPERTY GROUP LLC

CUST # 20205719 ACCT # 2385105

1616 B LODGE GRASS BLVD

DEPOSIT \$ 300.00

CONNECT PERM \$ 65.00

TOTAL PAID \$ 365.00

DUPLICATE

Withlacoochee River
Electric Cooperative, Inc.
P.O. Box 278
Dade City, FL 33523-0278

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Wed 12/17/2025 8:42 AM

To Teresa Farlow <teresa.farlow@inframark.com>

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.

Two Rivers East



Payment Submission

EISENHOWER PROPERTY GROUP LLC,

Your payments, totalling \$1,095.00, have been submitted and will be applied pending bank approval .

Thank you.

Transaction ID: 15121049

Paid With: Bank Account ending in 9075

Submission Code: 15000451

Payment Date: Wednesday, December 17, 2025 8:42:03 AM -05:00

Customer Number: 20205719

Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363799

Amount: \$365.00

Service: WREC

Customer Number: 20205719

Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363803

Amount: \$365.00

Service: WREC

Customer Number: 20205719

Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363804

Amount: \$365.00

Service: WREC

 [Pay Now](#)

[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Wed 12/17/2025 8:42 AM

To Teresa Farlow <teresa.farlow@inframark.com>

This Message Is From an External Sender

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Two Rivers East



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Customer Number: 20205719

Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363799

Amount: \$365.00

Service: WREC

Customer Number: 20205719

Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363803

Amount: \$365.00

Service: WREC

Customer Number: 20205719

Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363804

Amount: \$365.00

Service: WREC

 [Pay Now](#)

[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Your payment has been submitted

From withlacoochee@smarthub.coop <withlacoochee@smarthub.coop>

Date Wed 12/17/2025 8:42 AM

To Teresa Farlow <teresa.farlow@inframark.com>

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Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363803

Amount: \$365.00

Service: WREC

Customer Number: 20205719

Customer Name: EISENHOWER PROPERTY GROUP LLC

Account Number: 2363804

Amount: \$365.00

Service: WREC

 [Pay Now](#)

[Privacy Policy](#) | [Unsubscribe](#)

Withlacoochee River Electric Cooperative 14651 21st St Dade City FL 33523

Account Number **2346579** Cycle **08**
 Meter Number
 Customer Number 20179890
 Customer Name **TWO RIVERS EAST CDD**

Bill Date **12/11/2025**
 Amount Due **2,664.64**
 Current Charges Due **01/06/2026**

District Office Serving You
One Pasco Center

Service Address PUBLIC LIGHTING
 Service Description PUBLIC LIGHTING
 Service Classification Public Lighting

See Reverse Side For More Information

ELECTRIC SERVICE									
From		To		Multiplier	Dem. Reading	KW Demand	kWh Used		
Date	Reading	Date	Reading						

Comparative Usage Information		
Average kWh		
Period	Days	Per Day

BILLS ARE DUE WHEN RENDERED
 A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.



You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

Previous Balance **2,664.64**
 Payment **2,664.64CR**
 Balance Forward **0.00**

Light Energy Charge **11.44**
 Light Support Charge **24.96**
 Light Maintenance Charge **417.56**
 Light Fixture Charge **512.72**
 Light Fuel Adj 1,040 KWH @ 0.04200 **43.68**
 Poles(QTY 52) **1,456.00**
 FL Gross Receipts Tax **2.05**
 State Tax **171.55**
 Pasco County Tax **24.68**

Total Current Charges **2,664.64**
 Total Due **2,664.64** Please Pay

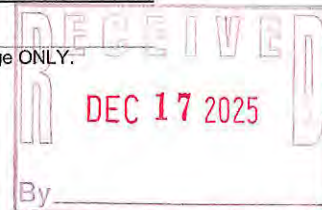
Lights/Poles Type/Qty Type/Qty
 217 52 980 52

Please Detach and Return This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 12/11/2025

Use above space for address change ONLY.



Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

Current Charges Due Date	01/06/2026
TOTAL CHARGES DUE	2,664.64
Total Charges Due After Due Date	2,704.61

District: OP08



25 2346579 OP08
 TWO RIVERS EAST CDD
 2005 PAN AM CIR STE 300
 ROCKY POINT FL 33607-6008



Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Thomas Spence	x	\$200.00
4	Nick Dister	x	\$200.00
5	Ryan Motko	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 12/16/2025 11:28

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: December 16, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Thomas Spence	x	\$200.00
4 Nick Dister	x	\$200.00
5 Ryan Motko	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 12/16/2025 11:28

Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #161349

November 2025

Customer

Two Rivers East
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Property / Project Address

Two Rivers East
1988 Draughton Drive
Zephyrhills, FL 33541

Wesley Chapel, FL 33544

Project/Job

November Fertilizer
Estimate # 132186

Invoice Date

11/26/2025

Date Due

12/11/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#132186 - November Fertilizer				\$2,507.00
-------------------------------	--	--	--	-------------------

Nov. granular and/or liquid fertilizer, disease control, plant damaging insect control. Shrub treatment additional

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE025: Tree/Plant Installation				\$2,422.00
- Fert & Pest Application (Sub)	Each	1.00	\$2422.00	\$2422.00
LCE005: Irrigation Installation				\$85.00
Irrigation Labor (Hide) (Labor)				\$85.00

Billing Questions

Theresa.Koglin@Down2earthinc.com
(321) 228-5717

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.property-service-portal.com](https://dtelandscape.com/property-service-portal)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$2,507.00
Sales Tax	\$0.00
Total	\$2,507.00
Credits/Payments	(\$0.00)
Balance Due	\$2,507.00

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Angie Grunwald	x	\$200.00
3	Thomas Spence	x	\$200.00
4	Nick Dister	x	\$200.00
5	Ryan Motko	x	\$200.00

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 12/16/2025 11:28

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: December 16, 2025

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Angie Grunwald	x	\$200.00
3 Thomas Spence	x	\$200.00
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Date

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REVISED 12/16/2025 11:28

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Two Rivers East CDD

Board Meeting Date: December 16, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

REVISED 12/16/2025 11:28

TWO RIVERS EAST CDD

DISTRICT CHECK REQUEST

Today's Date 12/5/2025

Payable To Two Rivers East CDD

Check Amount \$753,152.21
200-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions

Special Instructions Please mail check with DS directional letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS EAST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE Fiscal Year , Tax Year -1

	Dollar Amounts	Fiscal Year Percentages	
Net O&M	\$ 871,321.39	40.13%	0.401300
Net DS 2023	\$ 1,300,036.92	59.87%	0.598700
Net Total	2,171,358.31	100.00%	100.00%

58.5%

200

Date Received	Amount Received	40.13%	59.87%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue			
11/15/2025	23,906.02	9,592.99	14,313.03	-	TREAST 11152025 11/24/2025	
11/25/2025	30,424.64	12,208.78	18,215.86	-	TREAST 11252025 12/05/2025	
12/4/2025	1,216,993.99	488,354.64	728,639.35	-	TREAST 12042025 12/05/2025	
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		-	-	-		
TOTAL	1,271,324.65	510,156.41	761,168.24	-		
Net Total on Roll	2,171,358.31					

Collection Surplus / (Deficit)	(900,033.66)			-		
---	--------------	--	--	---	--	--

TWO RIVERS EAST CDD

DISTRICT CHECK REQUEST

Today's Date 12/15/2025

Payable To Two Rivers East CDD

Check Amount \$221,191.05
200-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions

Special Instructions Please mail check with DS directional letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS EAST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year 2026, Tax Year 2025

	Dollar Amounts	Fiscal Year Percentages	
Net O&M	\$ 871,321.39	40.13%	0.401300
Net DS 2023	\$ 1,300,036.92	59.87%	0.598700
Net Total	2,171,358.31	100.00%	100.00%

75.56%

200

Date Received	Amount Received	40.13%	59.87%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue			
11/15/2025	23,906.02	9,592.99	14,313.03	-	TREAST 11152025 11/24/2025	1295
11/25/2025	30,424.64	12,208.78	18,215.86	-	TREAST 11252025 12/05/2025	1303
12/4/2025	1,216,993.99	488,354.64	728,639.35	-	TREAST 12042025 12/05/2025	1303
12/11/2025	369,439.52	148,248.47	221,191.05	-	TREAST 12112025	
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TOTAL	1,640,764.17	658,404.88	982,359.29	-		
Net Total on Roll	2,171,358.31					
Collection Surplus / (Deficit)	(530,594.14)			-		

TWO RIVERS EAST CDD

DISTRICT CHECK REQUEST

Today's Date 12/18/2025

Payable To Two Rivers East CDD

Check Amount \$16,640.70
200-103200-1000

Check Description Series 2023 FY 26 DS Portion of Tax Collector Distributions

Special Instructions Please mail check with DS directional letter.

(Please attach all supporting documentation: invoices, receipts, etc.)

Hanna Yi

Authorization

TWO RIVERS EAST CDD

2026

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE

Fiscal Year , Tax Year -1

	Dollar Amounts	Fiscal Year Percentages		
Net O&M	\$ 871,321.39	40.13%	0.401300	
Net DS 2023	\$ 1,300,036.92	59.87%	0.598700	76.8%
Net Total	2,171,358.31	100.00%	100.00%	

200

Date Received	Amount Received	40.13%	59.87%	Proof	Date Transferred / Distribution ID	Notes / CDD check #
		Raw Numbers Operations Revenue	Raw Numbers 2023 Debt Service Revenue			
11/15/2025	23,906.02	9,592.99	14,313.03	-	TREAST 11152025 11/24/2025	1295
11/25/2025	30,424.64	12,208.78	18,215.86	-	TREAST 11252025 12/05/2025	1303
12/4/2025	1,216,993.99	488,354.64	728,639.35	-	TREAST 12042025 12/05/2025	1303
12/11/2025	369,439.52	148,248.47	221,191.05	-	TREAST 12112025 12/15/2025	1305
12/17/2025	27,793.77	11,153.07	16,640.70	-	TREAST 12172025 12/18/2025	
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		-	-	-		
TOTAL	1,668,557.94	669,557.95	998,999.99	-		
Net Total on Roll	2,171,358.31					
Collection Surplus / (Deficit)	(502,800.37)			-		

*Two Rivers East
Community
Development
District*

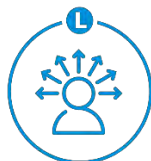
Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



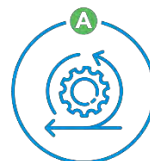
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

TWO RIVERS EAST
Balance Sheet
As of December 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS						
Cash - Operating Account	\$ 575,462	\$ -	\$ -	\$ -	\$ -	\$ 575,462
Accounts Receivable - Off-Roll	341,994	510,175	-	-	-	852,169
Due From Other Funds	-	32	-	-	-	32
Investments:						
Acq. & Const. (Offsite Project)	-	-	158	-	-	158
Acquisition & Construction Account	-	-	962	-	-	962
Reserve Fund	-	1,850,247	-	-	-	1,850,247
Revenue Fund	-	1,324,909	-	-	-	1,324,909
Deposits - Electric	306,191	-	-	-	-	306,191
Deposits - Water	2,478	-	-	-	-	2,478
Utility Deposits	8,307	-	-	-	-	8,307
Fixed Assets						
Construction Work In Process	-	-	-	23,004,811	-	23,004,811
Amount Avail In Debt Services	-	-	-	-	2,480,347	2,480,347
Amount To Be Provided	-	-	-	-	23,054,653	23,054,653
TOTAL ASSETS	\$ 1,234,432	\$ 3,685,363	\$ 1,120	\$ 23,004,811	\$ 25,535,000	\$ 53,460,726
LIABILITIES						
Accounts Payable	\$ 44,357	\$ -	\$ -	\$ -	\$ -	\$ 44,357
Due To Developer	302,848	-	-	-	-	302,848
Bonds Payable - Series 2023	-	-	-	-	25,535,000	25,535,000
Due To Other Funds	32	-	-	-	-	32
TOTAL LIABILITIES	347,237	-	-	-	25,535,000	25,882,237
FUND BALANCES						
Restricted for:						
Debt Service	-	3,685,363	-	-	-	3,685,363
Capital Projects	-	-	1,120	-	-	1,120
Unassigned:	887,195	-	-	23,004,811	-	23,892,006
TOTAL FUND BALANCES	887,195	3,685,363	1,120	23,004,811	-	27,578,489
TOTAL LIABILITIES & FUND BALANCES	\$ 1,234,432	\$ 3,685,363	\$ 1,120	\$ 23,004,811	\$ 25,535,000	\$ 53,460,726

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 1,110	\$ 1,110	0.00%
Special Assmnts- Tax Collector	-	669,580	669,580	0.00%
Special Assmnts- CDD Collected	-	343,998	343,998	0.00%
Developer Estimated Contribution	1,240,326	-	(1,240,326)	0.00%
Other Miscellaneous Revenues	-	418	418	0.00%
TOTAL REVENUES	1,240,326	1,015,106	(225,220)	81.84%

EXPENDITURES

Administration

Supervisor Fees	12,000	3,000	9,000	25.00%
Construction Accounting	6,000	1,000	5,000	16.67%
ProfServ - Dissemination Agent/Reporting	5,000	2,750	2,250	55.00%
ProfServ - Field Management	12,000	3,000	9,000	25.00%
ProfServ - Info Technology	600	150	450	25.00%
ProfServ - Recording Secretary	2,400	600	1,800	25.00%
Trustees Fees	6,500	2,837	3,663	43.65%
District Counsel	30,000	10,185	19,815	33.95%
District Engineer	12,500	934	11,566	7.47%
ProfServ - Administration	4,500	750	3,750	16.67%
ProfServ - District Management	25,000	6,250	18,750	25.00%
ProfServ - Accounting Services	9,000	2,750	6,250	30.56%
Auditing Services	6,000	-	6,000	0.00%
Website ADA Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	20	480	4.00%
ProfServ - Rental and Leases	600	281	319	46.83%
General Liability	3,718	3,532	186	95.00%
Public Officials Insurance	2,633	2,480	153	94.19%
Property & Casualty Insurance	10,000	-	10,000	0.00%
Deductible	2,500	-	2,500	0.00%
Legal Advertising	1,000	2,013	(1,013)	201.30%
Bank Fees	100	778	(678)	778.00%
ProfServ - Financial/Revenue Collections	5,000	1,250	3,750	25.00%
Meeting Expense	1,000	-	1,000	0.00%
Website Admin Services	1,200	675	525	56.25%
Dues, Licenses & Fees	175	175	-	100.00%
Total Administration	161,526	45,410	116,116	28.11%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Electric Utility Services	85,000	780	84,220	0.92%
Street Lights	190,000	8,037	181,963	4.23%
Water/Waste	2,400	10,373	(7,973)	432.21%
Amenity Internet	900	-	900	0.00%
Total Utility Services	278,300	19,190	259,110	6.90%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Landscape Maintenance - Contract	530,000	100,182	429,818	18.90%
Aquatics - Contract	28,500	6,543	21,957	22.96%
Debris Cleanup	9,000	-	9,000	0.00%
Landscape - Irrigation R&M	20,000	1,080	18,920	5.40%
Landscaping - Annuals	12,500	-	12,500	0.00%
Landscaping - Mulch	35,000	-	35,000	0.00%
Landscaping - Plant Replacement Program	30,000	-	30,000	0.00%
Storm Clean Up Contingency	35,000	-	35,000	0.00%
Misc Contingency	20,000	400	19,600	2.00%
Total Other Physical Environment	729,000	108,205	620,795	14.84%
<u>Parks and Recreation</u>				
Janitorial - Contract	9,000	-	9,000	0.00%
Pool Maintenance - Contract	10,000	-	10,000	0.00%
Amenity Pest Control	600	-	600	0.00%
Onsite Staff	20,000	-	20,000	0.00%
Security Monitoring Services	3,000	-	3,000	0.00%
Amenity R&M	2,500	-	2,500	0.00%
Entrance Monuments & Walls R&M	10,000	-	10,000	0.00%
Amenity Camera R&M	1,000	-	1,000	0.00%
Sidewalk, Pavement, Signage R&M	1,000	-	1,000	0.00%
Pool Treatments & Other R&M	1,500	-	1,500	0.00%
Access Control R&M	2,500	-	2,500	0.00%
Key Card Distribution	1,200	-	1,200	0.00%
Special Events	5,000	-	5,000	0.00%
Janitorial - Supplies/Other	1,000	-	1,000	0.00%
Dog Waste Station Service & Supplies	1,200	-	1,200	0.00%
Amenity Furniture R&M	2,000	-	2,000	0.00%
Total Parks and Recreation	71,500	-	71,500	0.00%
TOTAL EXPENDITURES	1,240,326	172,805	1,067,521	13.93%

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues				
Over (under) expenditures	-	842,301	842,301	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	200	200	0.00%
TOTAL FINANCING SOURCES (USES)	-	200	200	0.00%
Net change in fund balance	\$ -	\$ 842,501	\$ 842,501	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		44,694		
FUND BALANCE, ENDING		\$ 887,195		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,640	\$ 27,640	0.00%
Special Assmnts- Tax Collector	-	999,032	999,032	0.00%
Special Assmnts- CDD Collected	1,847,375	613,341	(1,234,034)	33.20%
TOTAL REVENUES	1,847,375	1,640,013	(207,362)	88.78%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	1,457,375	733,441	723,934	50.33%
Total Debt Service	1,847,375	733,441	1,113,934	39.70%
TOTAL EXPENDITURES	1,847,375	733,441	1,113,934	39.70%
Excess (deficiency) of revenues Over (under) expenditures	-	906,572	906,572	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(200)	(200)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(200)	(200)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 906,372</u>	<u>\$ 906,372</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		2,778,991		
FUND BALANCE, ENDING		<u>\$ 3,685,363</u>		

TWO RIVERS EAST
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 10	\$ 10	0.00%
TOTAL REVENUES	-	10	10	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	10	10	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,110		
FUND BALANCE, ENDING		<u>\$ 1,120</u>		

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 12-25

Statement Date 12/31/2025

G/L Account No. 101001 Balance	575,462.10	Statement Balance	581,717.76
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	581,717.76
Subtotal	575,462.10	Outstanding Checks	-6,255.66
Negative Adjustments	0.00	Ending Balance	575,462.10
Ending G/L Balance	575,462.10		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/04/2025		JE000464	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	1,216,993.99	1,216,993.99	0.00
12/10/2025		JE000479	Special Assmnts-Tax Collector	FY2026 Tax-Roll Revenue	369,439.52	369,439.52	0.00
12/17/2025		JE000480	Special Assmnts-Tax Collector	FY2026 Tax-Roll Revenue	27,793.77	27,793.77	0.00
12/31/2025		JE000490	Interest - Investments	Interest Income	974.15	974.15	0.00
12/23/2025		JE000492	Other Miscellaneous Revenues	Jenna M. Sweitzer - Ck #149 - Recording Fee	150.00	150.00	0.00
12/11/2025		JE000493	Special Assmnts-Tax Collector	FY2026 Tax Roll Assessments	54.00	54.00	0.00
Total Deposits					1,615,405.43	1,615,405.43	0.00
Checks							
							0.00
11/21/2025	Payment	1291	TIMES PUBLISHING COMPANY	Check for Vendor V00012	-1,872.00	-1,872.00	0.00
12/03/2025	Payment	1294	INFRAMARK LLC	Check for Vendor V00003	-5,946.11	-5,946.11	0.00
12/03/2025	Payment	1295	TWO RIVERS EAST DISCLOSURE	Check for Vendor V00027	-14,313.03	-14,313.03	0.00
12/10/2025	Payment	1296	TECHNOLOGY SERVICES, LLC	Check for Vendor V00026	-1,500.00	-1,500.00	0.00
12/10/2025	Payment	1297	DOWN TO EARTH	Check for Vendor V00040	-64,714.25	-64,714.25	0.00
12/10/2025	Payment	1298	INFRAMARK LLC	Check for Vendor V00003	-6,078.43	-6,078.43	0.00
12/10/2025	Payment	1299	JAYMAN ENTERPRISES LLC	Check for Vendor V00035	-400.00	-400.00	0.00
12/10/2025	Payment	1300	PASCO COUNTY UTILITIES	Check for Vendor V00042	-3,367.70	-3,367.70	0.00
12/10/2025	Payment	1302	STANTEC CONSULTING SERVICES	Check for Vendor V00019	-607.00	-607.00	0.00
12/10/2025	Payment	1303	TWO RIVERS EAST	Check for Vendor V00027	-753,152.21	-753,152.21	0.00
12/10/2025	Payment	1304	STRALEY ROBIN VERICKER	Check for Vendor V00005	-8,468.76	-8,468.76	0.00

Bank Account Statement

Two Rivers East CDD

Bank Account No. 9075
Statement No. 12-25

Statement Date 12/31/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
12/09/2025	Payment	DD018	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000524	-365.00	-365.00	0.00
12/09/2025	Payment	DD019	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000525	-365.00	-365.00	0.00
12/09/2025	Payment	DD020	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000526	-365.00	-365.00	0.00
12/16/2025	Payment	1305	TWO RIVERS EAST	Check for Vendor V00027	-221,191.05	-221,191.05	0.00
12/16/2025	Payment	1306	ANGIE GRUNWALD	Check for Vendor V00038	-200.00	-200.00	0.00
12/16/2025	Payment	1307	CARLOS DE LA OSSA	Check for Vendor V00014	-200.00	-200.00	0.00
12/16/2025	Payment	1308	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
12/16/2025	Payment	1309	RYAN MOTKO	Check for Vendor V00009	-200.00	-200.00	0.00
12/16/2025	Payment	1310	THOMAS R. SPENCE	Check for Vendor V00011	-200.00	-200.00	0.00
12/17/2025	Payment	1311	DOWN TO EARTH	Check for Vendor V00040	-2,507.00	-2,507.00	0.00
12/17/2025	Payment	1312	PASCO COUNTY UTILITIES	Check for Vendor V00042	-272.03	-272.03	0.00
12/18/2025	Payment	1315	TWO RIVERS EAST	Check for Vendor V00027	-16,640.70	-16,640.70	0.00
12/17/2025	Payment	DD021	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000536	-365.00	-365.00	0.00
12/17/2025	Payment	DD022	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000537	-365.00	-365.00	0.00
12/17/2025	Payment	DD023	WITHLACOOOCHEE RIVER ELECTRIC COOPERATIVE	Payment of Invoice 000538	-365.00	-365.00	0.00
12/22/2025		JE000491	Bank Fees	Bank Fees	-247.63	-247.63	0.00
Total Checks					-1,104,467.90	-1,104,467.90	0.00

Adjustments

Total Adjustments

Outstanding Checks

12/10/2025	Payment	1301	SITEX AQUATICS LLC	Check for Vendor V00049			-2,181.00
12/17/2025	Payment	1313	SITEX AQUATICS LLC	Check for Vendor V00049			-2,181.00
12/17/2025	Payment	1314	STRALEY ROBIN VERICKER	Check for Vendor V00005			-1,716.00
12/24/2025	Payment	1316	PASCO COUNTY UTILITIES	Check for Vendor V00042			-175.44
12/31/2025	Payment	100000	INFRAMARK LLC	Inv: 166742			-2.22
Total Outstanding Checks							-6,255.66

Outstanding Deposits

Total Outstanding Deposits

TWO RIVERS EAST

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100000	12/31/25	INFRAMARK LLC	166742	NOV 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$2.22
001	1294	12/03/25	INFRAMARK LLC	161890	SEPT 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$4.44
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Administration	531148-51301	\$375.00
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	Construction Accounting	531009-51301	\$250.00
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Dissemination Agent/Reporting	531012-51301	\$416.67
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - District Management	531150-51301	\$2,083.33
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Field Management	531016-51301	\$1,000.00
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Financial/Revenue Collections	549150-51301	\$416.67
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Recording Secretary	531036-51301	\$200.00
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Rental and Leases	544025-51301	\$50.00
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	ProfServ - Info Technology	531020-51301	\$50.00
001	1294	12/03/25	INFRAMARK LLC	163576	NOV 25-INFRAMARK MANAGEMENT	Website Admin Services	549936-51301	\$100.00
001	1296	12/10/25	DISCLOSURE TECHNOLOGY SERVICES, LLC	1642	1YR SUBSCRIPTION, YR26 CONTINUING DISCLOSURES	ProfServ - Dissemination Agent/Reporting	531012-51301	\$1,500.00
001	1297	12/10/25	DOWN TO EARTH	155098	Landscape Contract Oct 2025	Landscape Maintenance - Contract	534050-53908	\$21,641.44
001	1297	12/10/25	DOWN TO EARTH	157190	OCT 25-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$10,350.96
001	1297	12/10/25	DOWN TO EARTH	158660	OCT 25-FRONT ENTRANCE MAINLINE REPAIR	Landscape - Irrigation R&M	546179-53908	\$729.45
001	1297	12/10/25	DOWN TO EARTH	157186	NOV 25-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$31,992.40
001	1298	12/10/25	INFRAMARK LLC	164592	OCT 25-POSTAGE & COPIES	Postage, Phone, Faxes, Copies	541024-51301	\$5.92
001	1298	12/10/25	INFRAMARK LLC	164592	OCT 25-POSTAGE & COPIES	Postage, Phone, Faxes, Copies	541024-51301	\$0.30
001	1298	12/10/25	INFRAMARK LLC	164592	OCT 25-POSTAGE & COPIES	ProfServ - Rental and Leases	544025-51301	\$130.54
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Accounting Services	532001-51301	\$1,000.00
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Administration	531148-51301	\$375.00
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	Construction Accounting	531009-51301	\$250.00
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Dissemination Agent/Reporting	531012-51301	\$416.67
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - District Management	531150-51301	\$2,083.33
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Field Management	531016-51301	\$1,000.00
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Financial/Revenue Collections	549150-51301	\$416.67
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Recording Secretary	531036-51301	\$200.00
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Rental and Leases	544025-51301	\$50.00
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	ProfServ - Info Technology	531020-51301	\$50.00
001	1298	12/10/25	INFRAMARK LLC	165702	DEC 25-INFRAMARK MANAGEMENT	Website Admin Services	549936-51301	\$100.00
001	1299	12/10/25	JAYMAN ENTERPRISES LLC	4259	OCT 25-INSTALL COMM BULLETIN BOARD	Misc Contingency	549900-53908	\$400.00
001	1300	12/10/25	PASCO COUNTY UTILITIES	23493347	WATER 10/15/25-11/05/25	Water/Waste	543021-53150	\$2,636.10
001	1300	12/10/25	PASCO COUNTY UTILITIES	23491755	WATER 10/06/25-11/05/25	Water/Waste	543021-53150	\$259.57
001	1300	12/10/25	PASCO COUNTY UTILITIES	23491647	WATER 10/15/25-11/05/25	Water/Waste	543021-53150	\$19.55
001	1300	12/10/25	PASCO COUNTY UTILITIES	23493348	WATER 10/06/25-11/05/25	Water/Waste	543021-53150	\$179.78
001	1300	12/10/25	PASCO COUNTY UTILITIES	23491756	WATER 10/06/25-11/05/25	Water/Waste	543021-53150	\$184.83
001	1300	12/10/25	PASCO COUNTY UTILITIES	23491645	WATER 10/06/25-11/05/25	Water/Waste	543021-53150	\$69.69
001	1300	12/10/25	PASCO COUNTY UTILITIES	23491646	WATER 10/06/25-11/05/25	Water/Waste	543021-53150	\$18.18
001	1301	12/10/25	SITEX AQUATICS LLC	10236-B	OCT 25-AQUATIC MAINTENANCE	Aquatics - Contract	534067-53908	\$2,181.00
001	1302	12/10/25	STANTEC CONSULTING SERVICES	2488766	ENDING 11/20/25-DISTRICT ENGINEERING	District Engineer	531147-51301	\$607.00
001	1304	12/10/25	STRALEY ROBIN VERICKER	27277	DISTRICT COUNSEL THROUGH 09/30/25	District Counsel	531146-51301	\$6,623.76
001	1304	12/10/25	STRALEY ROBIN VERICKER	27453	DISTRICT COUNSEL THROUGH 10/31/25	District Counsel	531146-51301	\$1,845.00
001	1306	12/16/25	ANGIE GRUNWALD	AG-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1307	12/16/25	CARLOS DE LA OSSA	CO-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1308	12/16/25	NICHOLAS J. DISTER	ND-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1309	12/16/25	RYAN MOTKO	RM-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1310	12/16/25	THOMAS R. SPENCE	TS-121625	BOARD 12/16/25	Supervisor Fees	511100-51301	\$200.00
001	1311	12/17/25	DOWN TO EARTH	161349	NOV 25-LANDSCAPE CONTRACT	Landscape Maintenance - Contract	534050-53908	\$2,507.00
001	1312	12/17/25	PASCO COUNTY UTILITIES	23492760	WATER SERVICE	Utility - Water	543018-53600	\$113.12
001	1312	12/17/25	PASCO COUNTY UTILITIES	23492760	WATER SERVICE	Utility - Water	543018-53600	\$11.31
001	1312	12/17/25	PASCO COUNTY UTILITIES	23492760	WATER SERVICE	Utility - Water	543018-53600	\$147.60
001	1313	12/17/25	SITEX AQUATICS LLC	10422-B	NOV 25-AQUATIC MAINTENANCE	Aquatics - Contract	534067-53908	\$2,181.00
001	1314	12/17/25	STRALEY ROBIN VERICKER	27626	DISTRICT COUNSEL THROUGH 11/30/25	District Counsel	531146-51301	\$1,716.00

TWO RIVERS EAST

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1316	12/24/25	PASCO COUNTY UTILITIES	23627265	SERVICE 11/05/25 - 12/05/25	Water/Waste	543021-53150	\$175.44
001	DD018	12/09/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2385111 DEP ACH	DEPOSIT AND CONNECTION FEE	Deposits - Electric	156105-53150	\$300.00
001	DD018	12/09/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2385111 DEP ACH	DEPOSIT AND CONNECTION FEE	Electric Utility Services	543006-53150	\$65.00
001	DD019	12/09/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2385108 DEP ACH	DEPOSIT AND CONNECTION FEE	Deposits - Electric	156105-53150	\$300.00
001	DD019	12/09/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2385108 DEP ACH	DEPOSIT AND CONNECTION FEE	Electric Utility Services	543006-53150	\$65.00
001	DD020	12/09/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2385105 - DEP ACH	DEPOSIT AND CONNECTION FEE	Deposits - Electric	156105-53150	\$300.00
001	DD020	12/09/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2385105 - DEP ACH	DEPOSIT AND CONNECTION FEE	Electric Utility Services	543006-53150	\$65.00
001	DD021	12/17/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2363799 DEP ACH	DEPOSIT AND CONNECTION FEE	Deposits - Electric	156105-53150	\$300.00
001	DD021	12/17/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2363799 DEP ACH	DEPOSIT AND CONNECTION FEE	Electric Utility Services	543006-53150	\$65.00
001	DD022	12/17/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2363803 DEP ACH	DEPOSIT AND CONNECTION FEE	Deposits - Electric	156105-53150	\$300.00
001	DD022	12/17/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2363803 DEP ACH	DEPOSIT AND CONNECTION FEE	Utility - Electric	543041-53150	\$65.00
001	DD023	12/17/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2363804 DEP ACH	DEPOSIT AND CONNECTION FEE	Deposits - Electric	156105-53150	\$300.00
001	DD023	12/17/25	WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE	2363804 DEP ACH	DEPOSIT AND CONNECTION FEE	Utility - Electric	543041-53150	\$65.00
Fund Total								\$103,306.94

DEBT SERVICE FUND - 200

200	1295	12/03/25	TWO RIVERS EAST	11242025 - 01	SERIES 2023 FY26 DS	Cash in Transit	103200	\$14,313.03
200	1303	12/10/25	TWO RIVERS EAST	12052025 - 1205	SERIES 2023 FY26 DS	Cash in Transit	103200	\$753,152.21
200	1305	12/16/25	TWO RIVERS EAST	12152025-1215	SERIES 2023 FY26 DS	Cash in Transit	103200	\$221,191.05
200	1315	12/18/25	TWO RIVERS EAST	12182025-1218	SERIES 2023 FY26 DS	Cash in Transit	103200	\$16,640.70
Fund Total								\$1,005,296.99

Total Checks Paid	\$1,108,603.93
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Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 1, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1620 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 2, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1628 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 3, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1642 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
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- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

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13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

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WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 4, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1650 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
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- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

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15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 5, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1658 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.
7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 6, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1672 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.
7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 7, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1680 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

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WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 8, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1688 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
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 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
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 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.
7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
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12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
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IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

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WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 9, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1696 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 10, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1710 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 11, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1718 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Prepared by and return to:
Michael L. Broadus, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 33-26-21-0030-02700-0120

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 12, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1732 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 13, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1740 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property**. Landowner is the fee simple landowner of Lot 14, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1748 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall**. The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements**. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations**. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 15, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1760 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Prepared by and return to:
Michael L. Broadus, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 33-26-21-0030-02700-0160

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property**. Landowner is the fee simple landowner of Lot 16, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1772 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall**. The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements**. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations**. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 18, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1788 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

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12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (the “**Effective Date**”), between the **Two Rivers East Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Meritage Homes of Florida, Inc.**, a Florida corporation, (the “**Landowner**”), whose mailing address is 12906 Tampa Oaks Blvd., Suite 100, Temple Terrace, FL 33637.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 19, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1796 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

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Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

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Notary Public Signature

Notary Stamp

Encroachment Agreement

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WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property**. Landowner is the fee simple landowner of Lot 20, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1808 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
2. **District Boundary Wall**. The District has a boundary wall (the “**Wall**”) along the entire East side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements**. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations**. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Pasco County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Pasco County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

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11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

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Notary Public Signature

Notary Stamp

Prepared by and return to:
Michael L. Broadus, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel ID: 33-26-21-0030-02700-0220

Encroachment Agreement

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WITNESSETH:

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1. **Landowner Property.** Landowner is the fee simple landowner of Lot 22, Block 27, of TWO RIVERS PARCEL F1, a subdivision according to the plat thereof recorded at Plat Book 96, Pages 108-119, of the Public Records of Pasco County, Florida (the “**Property**”), with a physical address of 1822 Coolridge Place, Zephyrhills, Florida 33541. Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Pasco County.
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15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

[signatures pages to follow]

Witnesses:

**Two Rivers East
Community Development District**

Print Name _____
Address: _____

Carlos de la Ossa
Chair of the Board of Supervisors

Print Name _____
Address: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Two Rivers East Community Development District, on behalf of the District, who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Meritage Homes of Florida, Inc.
a Florida corporation

Print Name _____
Address: _____

Name: _____
Title: _____

Print Name _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, by _____ as _____ of Meritage Homes of Florida, Inc., who is personally known to me or has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp



December 23, 2025
Two Rivers East

Contract No. - 136520

Replace bad node on the corner of lodges grass and 301 entrances side
for turf. will not work until replace

Estimates require a 50% deposit to order and schedule any approved work.

ITEM	QTY	UNIT PRICE	TOTAL PRICE
Irrigation Labor (Hide)	1.00	\$85.00	\$85.00
Hunter NODE 1 Station with DC Latching Solenoid Battery Powered	1.00	\$265.05	\$265.05
			\$350.05

WORK ORDER SUMMARY

SERVICES	SALES TAX	TOTAL PRICE
LCE005: Irrigation Installation	\$0.00	\$350.05
		\$0.00
		\$350.05

Sale	\$350.05
Sales Tax	\$0.00
Total	\$350.05

By _____
Nick Padgett

Date 12/23/2025

Down to Earth Landscape & Irrigation

Signed by:
Kollamay Turkoane
1F3BE9E795D0415...

By _____

Date 12/23/2025

Two Rivers East



TWO RIVERS EAST CDD

JANUARY FIELD INSPECTION REPORT- DOWN TO EARTH

Monday, January 5, 2026

Prepared For Board Of Supervisors

15 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
scheduled/monitoring
No response/Not completed

next fert is scheduled for the month of February

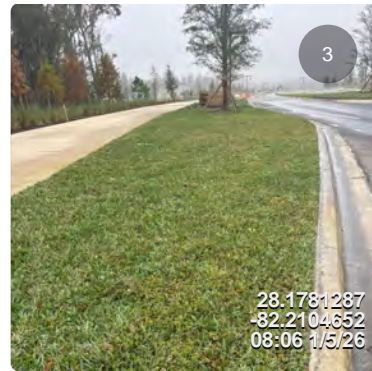
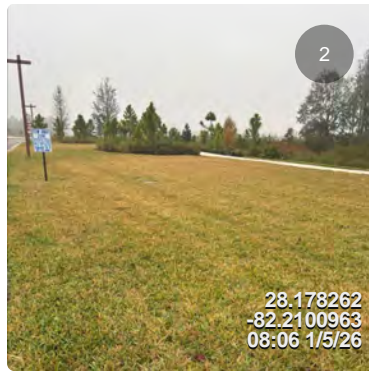
Item 1- Lodge Grass Blvd

Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

Entrance Turf – Lodgegrass Blvd / US Highway 301

The turf at the main entrance continues to show signs of decline and is currently in need of significant fertility improvement. Overall color, density, and vigor have noticeably deteriorated compared to observations from a few weeks ago. The turf appears stressed and would benefit from a revised or enhanced fertility program to promote recovery and improve overall presentation at this high-visibility location.



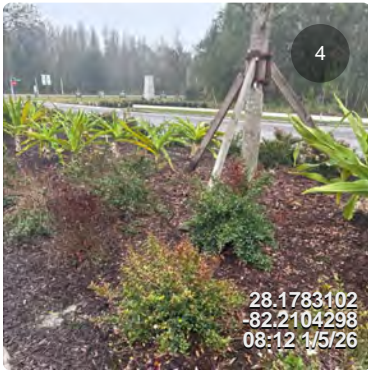
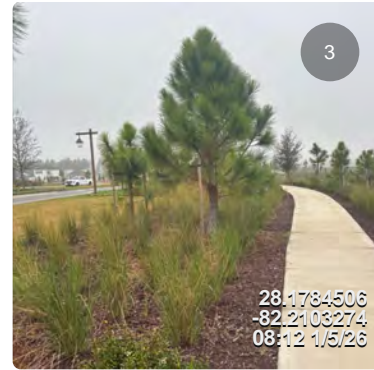
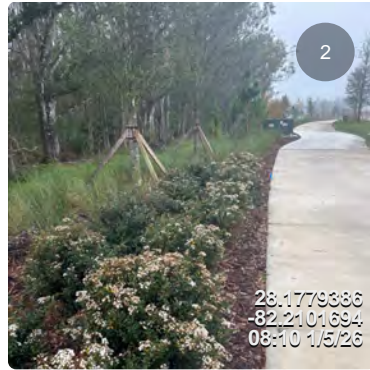
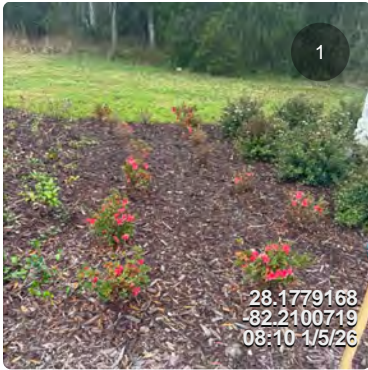
turf was damaged by cold front but is making some improvement

Item 2- Lodge Grass Blvd

Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

At the entrance of US Highway 301 and Lodgegrass Blvd, there is a noticeable amount of plant material that is dead, brown, or diseased and would benefit from removal. Other plant material in this area remains green and healthy. Addressing the non-viable plants will help maintain a neat and consistent appearance at this primary entrance.



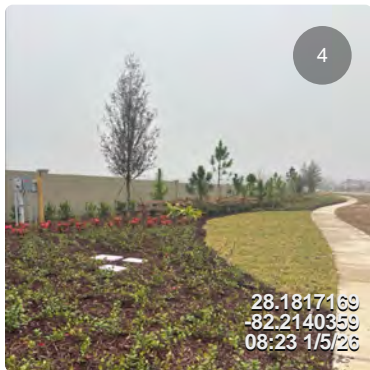
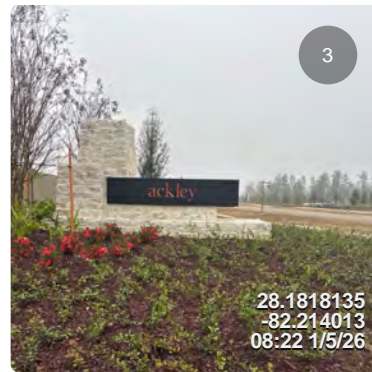
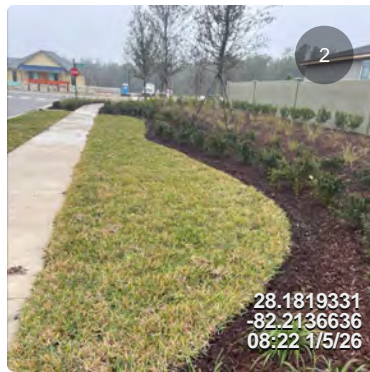
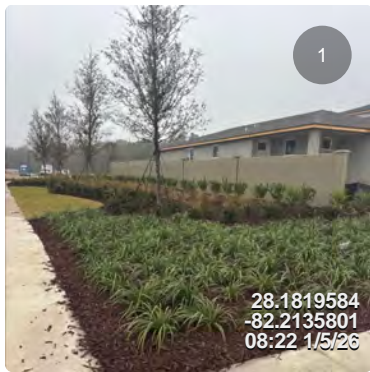
Item 3- Arrowview Ln. & Lodge Grass Blvd

Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

The plant material and trees along Arrowview Ln and Lodgegrass Blvd are generally green, healthy, and well maintained. The monument in this area continues to present well.

The turf is in fair condition, with some areas benefiting from continued fertility attention to improve color and uniformity. Ongoing monitoring and routine maintenance will help support consistent performance throughout this area.



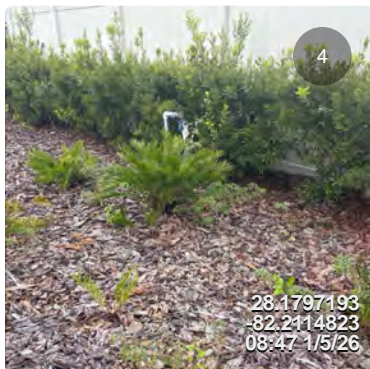
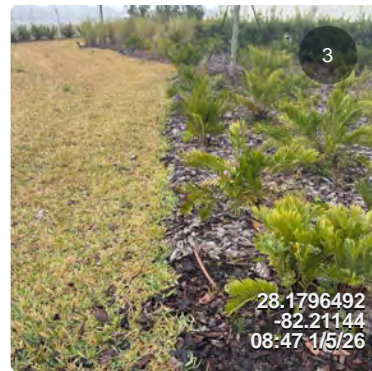
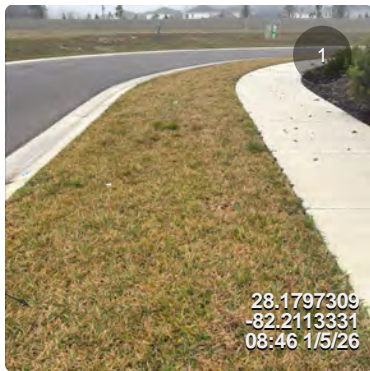
Item 4- Brekey Way

Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

The turf surrounding the lift station is currently in poor condition and would benefit from significant fertility improvement, as much of the turf appears thin or non-viable. Weed growth is present and visibly green, indicating the need for continued weed treatment.

Landscape beds in this area would benefit from soft edging, as well as attention to a noticeable amount of weed growth within the beds. Additionally, the hedges surrounding the lift station would benefit from trimming to restore a clean and maintained appearance.



this turf area was also damaged by the cold front.

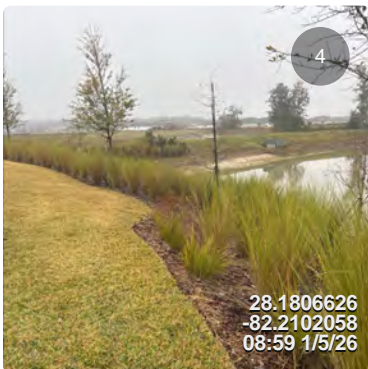
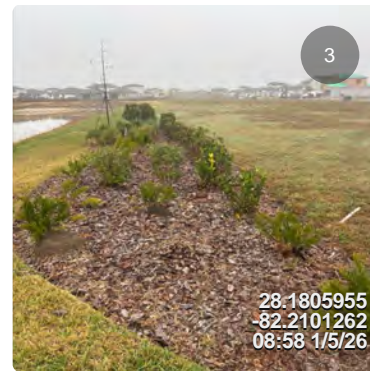
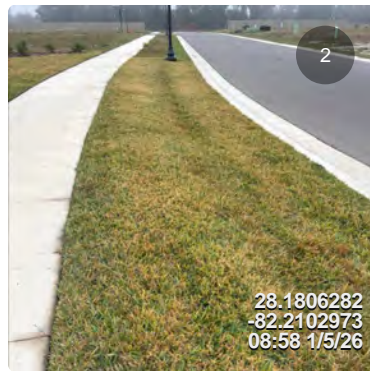
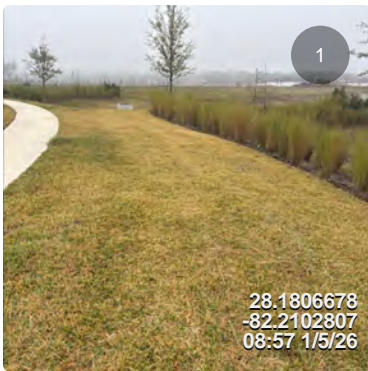
Item 5- Brekey Way

Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

The plant material and grasses in the pocket park off Brekey Way are generally green and healthy, with some areas needing infill or replacement to maintain consistent coverage. Some plant material is currently dormant due to seasonal changes.

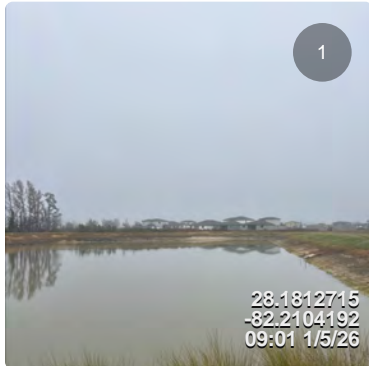
The turf is in poor condition and requires significant fertility improvement to enhance color and uniformity. Ongoing monitoring and routine maintenance will help support improved performance throughout this area.



Item 6- Pond M3

Assigned To: Sitex Aquatics

The pond was treated for shoreline weeds, which have now died off

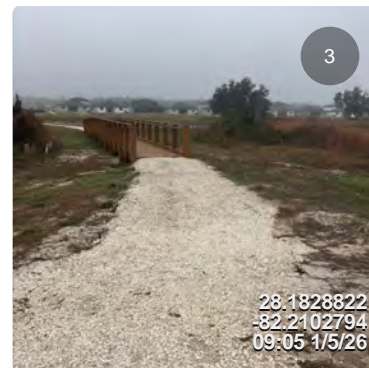
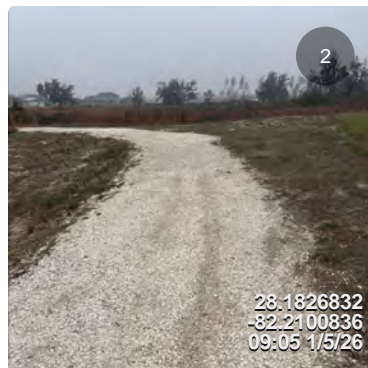
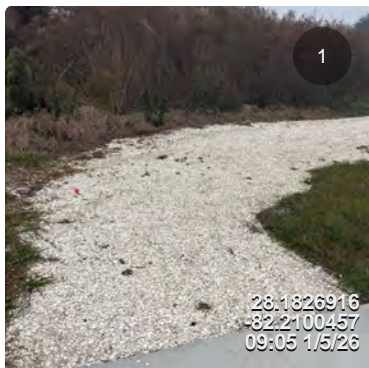


Item 7- Shell Path

Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

The shell path running from Draughton Dr. to Coolridge Pl. is being maintained by Down To Earth. Ongoing attention is needed to ensure the path is soft-edged, with dead grass removed and any grass growing within the path treated to maintain a clean and well-defined appearance



scheduled for the week of 1/12/26

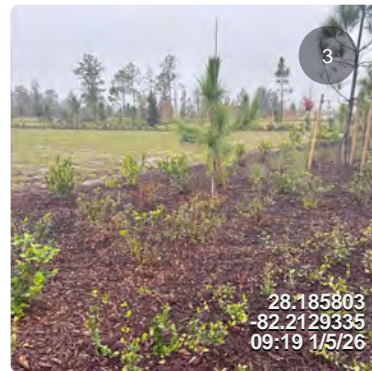
Item 8- Sagemoor Dr. & Lawson Way

Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

The pocket park located at the corner of Lawson Way and Sagemoor Dr. features generally green and healthy plant material and trees. Some plant material shows signs of wilting, and a few trees are currently dormant due to seasonal changes.

The turf would benefit from fertility improvement to support overall health, color, and uniformity throughout this area.



fert is scheduled for the month of February

Item 9- Lodge Grass Blvd & SR 56

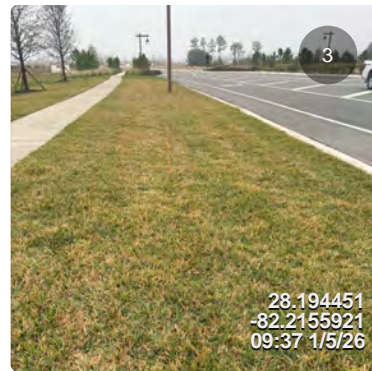
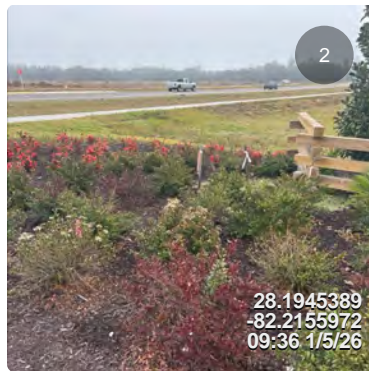
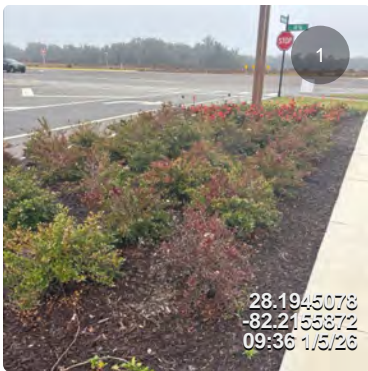
Due By: Tuesday, January 20, 2026

Assigned To: Down To Earth

Entrance at SR 56 and Large Grass Blvd:

Overall, the plant material throughout the entrance is generally green and healthy. **However, some of the Viburnum are dead and should be removed and replaced to maintain consistent plant quality.**

The turf throughout the entrance would benefit from fertility improvement to enhance overall health, color, and uniformity.



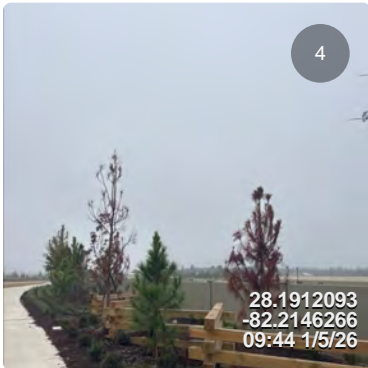
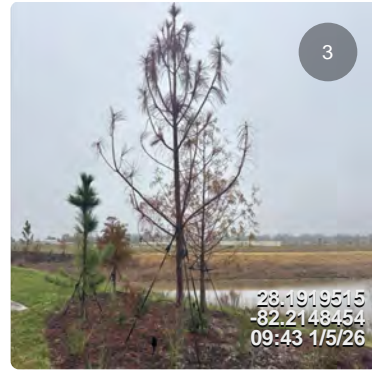
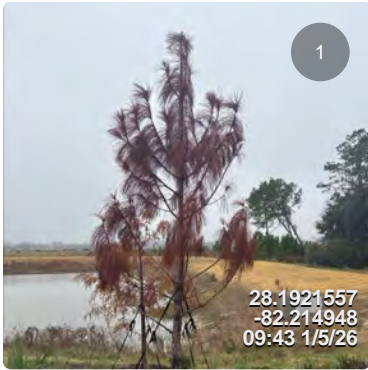
Item 10- Lodge Grass Blvd

Due By: Tuesday, January 20, 2026

Assigned To: Juniper

Juniper side, heading southeast on Large Grass Blvd:

There are several dead pine trees in this area that need to be removed and replaced. Advise on the expected timeline for completion.



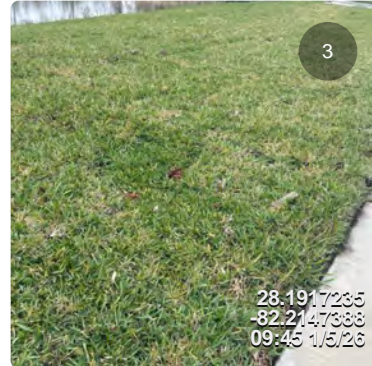
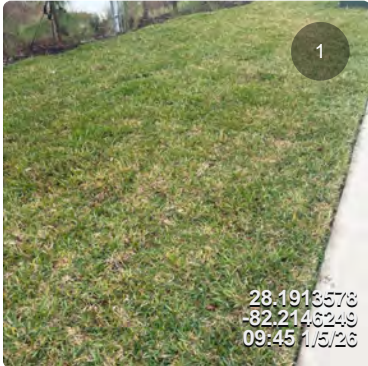
trees have been replaced

Item 11- Lodge Grass Blvd

Assigned To: Juniper

Turf along the Juniper side of Lodgegrass Blvd heading south:

The turf in this area appears green and healthy, with fertility in good condition.

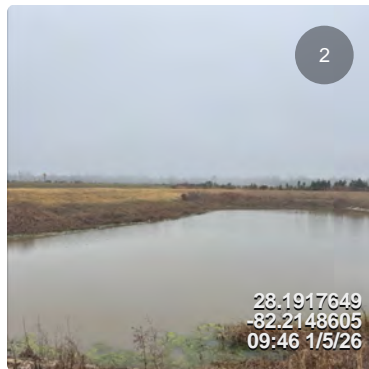
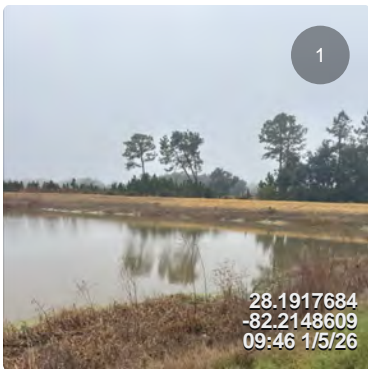


Item 12- Pond Cf1

Due By: Tuesday, January 20, 2026

Assigned To: Sitex Aquatics

The pond was treated for Shoreline weeds, which have now died off however there is filamentous algae present that needs to be treated.



Item 13- Startten Dr.

Due By: Tuesday, January 20, 2026

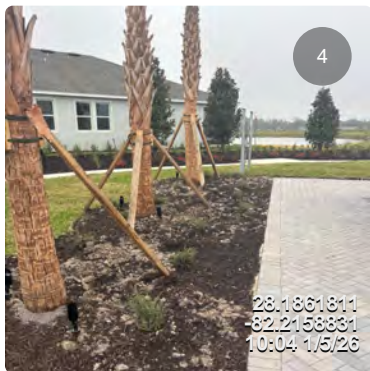
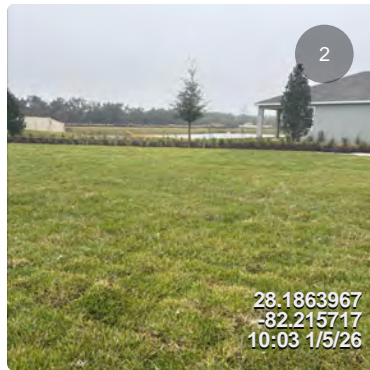
Assigned To: Juniper

The turf in this area appears green and healthy, with fertility in good condition.

Sable Palms: One of the palms should be inspected, as the center appears brown.

Beds: **The area around the palms looks disturbed with exposed dirt; recommend covering with mulch. Mulch should also be applied on both sides by the mailboxes.**

Overall: This park is well maintained.

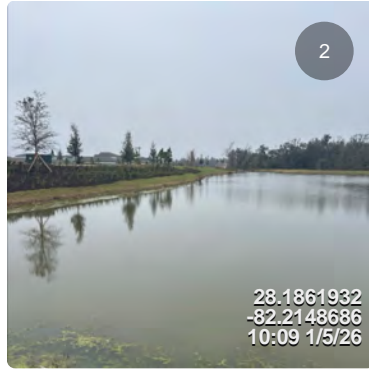
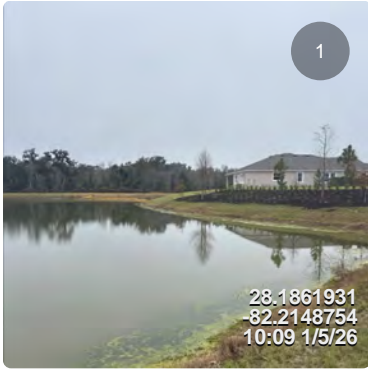


Item 14- Pond CF4

Due By: Tuesday, January 20, 2026

Assigned To: Sitex Aquatics

The pond has filamentous algae that needs to be treated.



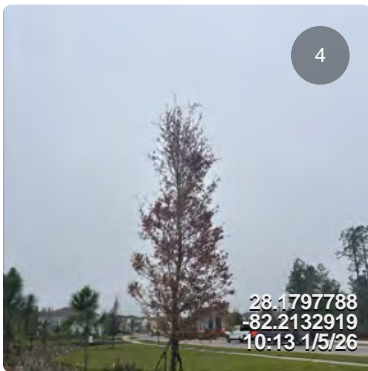
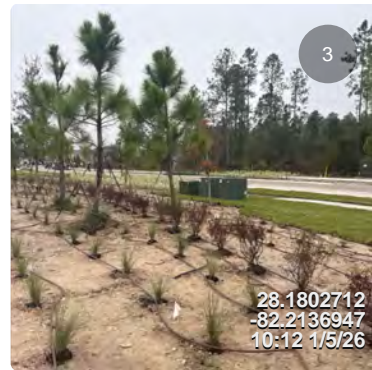
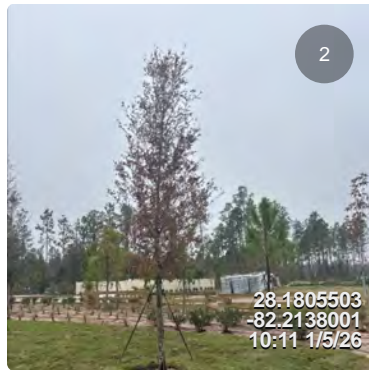
Item 15- Lodge Grass Blvd SE

Due By: Tuesday, January 20, 2026

Assigned To: Juniper

Large Grass Blvd SE – Juniper Side:

A significant amount of plant material in this area is dead and needs to be replaced. Several trees are also dead and require replacement. Please advise on the plan and timeline for completing these replacements.



scheduled to be completed before the end of the month