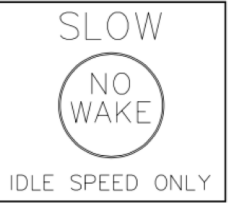


Waterside Pointe HOA

Conservation Easement Discussion

August 13, 2018 Board Meeting

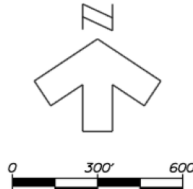


'NO WAKE' SIGN
N.T.S.



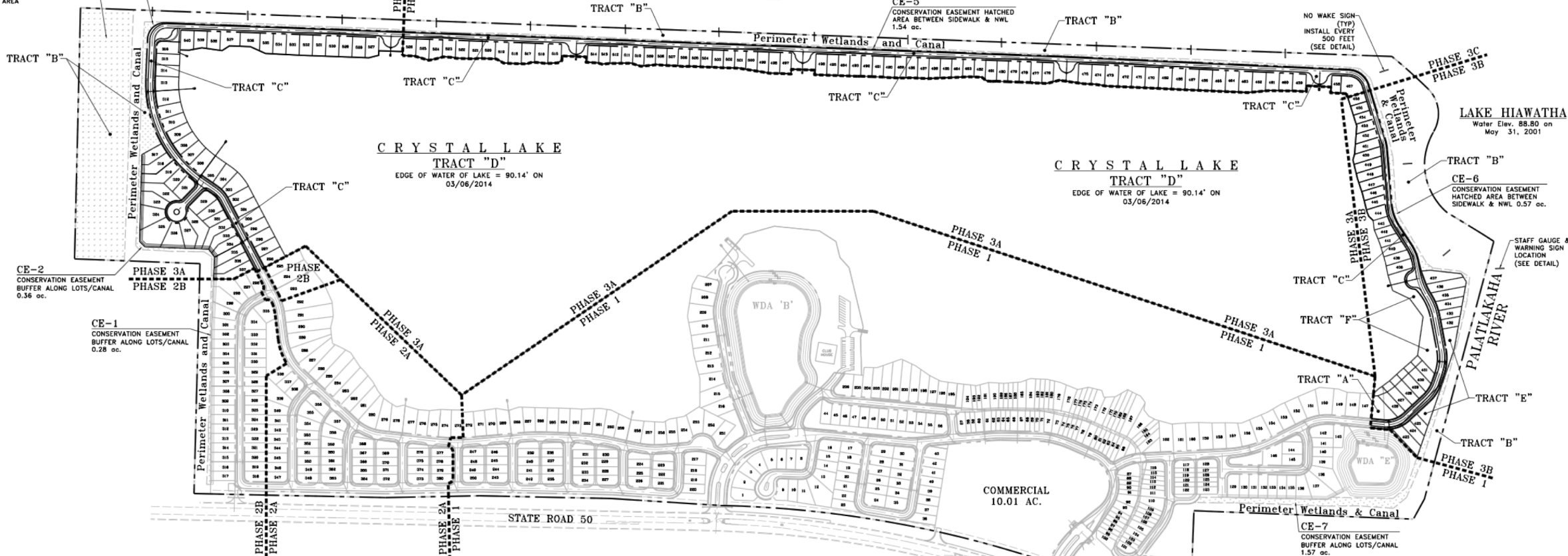
CAUTION
NO BOAT TRAFFIC
ALLOWED WHEN
WATER LEVELS
ARE BELOW 89
SERIOUS DAMAGE
MAY OCCUR

STAFF GAUGE & WARNING SIGN
N.T.S.



CE-4
CONSERVATION EASEMENT
HATCHED AREA ALONG CANAL
0.69 ac.

CE-3 TO REMAIN
UNDISTURBED
WETLANDS CONSERVATION EASEMENT
HATCHED AREA
8.32 ac.



CE-2
CONSERVATION EASEMENT
BUFFER ALONG LOTS/CANAL
0.36 ac.

CE-1
CONSERVATION EASEMENT
BUFFER ALONG LOTS/CANAL
0.28 ac.

LAKE HIAWATHA
Water Elev. 88.80 on
May 31, 2001

CE-6
CONSERVATION EASEMENT
HATCHED AREA BETWEEN
SIDEWALK & NWL 0.57 ac.

STAFF GAUGE &
WARNING SIGN
LOCATION
(SEE DETAIL)

CE-7
CONSERVATION EASEMENT
HATCHED AREA BETWEEN
SIDEWALK & NWL 1.57 ac.

CE-8
CONSERVATION EASEMENT
EXISTING POND
2.22 ac.

PROJECT CHARACTERISTICS

TOTAL PROPERTY AREA	±408.81 ac
TOTAL PROJECT AREA	±370.54 ac.
TOTAL PROJECT LOT COUNT	540 lots

PROPOSED SERVICES:
DRINKING WATER.....CITY OF GROVELAND

COMMERCIAL
10.01 AC.

WSP HOA Covenants - Conservation Easements

- Section 17. "Mitigation and Conservation Areas" shall mean a system operated, maintained and managed by the Association or other entity to provide drainage, water storage, conveyance, survival and growth of installed or naturally occurring aquatic plant material or other surface water or stormwater management requirements as permitted pursuant to Chapters 40C-4, 40C-40 or 40C-42, Florida Administrative Code, and operated, maintained and managed in a manner consistent with St. Johns River Water Management District Permit(s). Tracts W and Y as shown on the Plat of Waterside Pointe Phase I are subject to a Conservation Easement in favor of the St. Johns River Water Management District pursuant to Section 704.06 Florida Statutes, and are otherwise dedicated to and are to be maintained by the Association as set forth herein.
- http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0704/Sections/0704.06.html

SJRWMD Violates HOA

Re: Waterside Pointe Phase 3 (Transfer)
Permit Number: 92679-10
(Please reference the permit number/item number on all correspondence.)

Dear Ms. Bell:

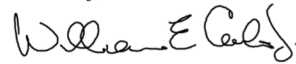
On February 21, 2018, you self-reported that areas within the conservation easement located on your property adjacent to the lots on the western canal have been cleared and homeowners have placed sod down to the canal edge.

Please be advised that the conservation easement, as dedicated to the District and recorded in the public records of Lake County ORB 3977, Pg 2134, prohibits the alteration of vegetation, dredge and fill activities, dumping, construction of structures, and other activities that alter its natural condition pursuant to Section 704.06 Florida Statutes (F.S.). This letter is to inform you that it is the District's intent to enforce its property rights under this conservation easement.

The District recommends that you cease activities that alter this conservation easement and as discussed in the email sent on February 23, 2018, Staff has recommended a restoration plan in accordance with the permitted plans for the buffer plantings. Please contact the District within 30 days to discuss the restoration plan in order to resolve this matter without further enforcement action.

Thank you for your cooperation. If you have any questions about the above information or if you would like to discuss your permit requirements, please contact Allyson Burke at (407) 659-4860 or aburke@sjrwmd.com. The District looks forward to working with you to promptly resolve this matter.

Sincerely,



William Carlie

Cost of this violation - as of today

- Owner violation letter cost: \$250-300
- Law firm research related to matter: \$2,805

Most Common Responses

- Fear of wildlife to pets or children
- My neighbor did it...
- The developer told me...
- It was nothing but weeds and construction debris...
- I have done this since I moved in and no one said anything until now...

Enforcement Process - Internal

1. Owner mows/clears/sods CE
2. HOA sends violation notice - Cost of legal passed on to homeowner
3. HOA environmental vendor monitors CE
4. If CE grows back within CE monitoring guidelines
 1. No planting
 2. Legal cost and monitoring cost passed on to homeowner
5. If CE does not grow back within CE monitoring guidelines
 1. Planting plan implemented by environmental vendor - Cost passed on to homeowner
 2. Legal cost and monitoring cost passed on to homeowner

Enforcement Process - State Agency

1. Owner mows/clears/sods CE
2. Agency sends violation notice to HOA
3. HOA sends violation notice - Cost of legal passed on to homeowner
4. HOA environmental vendor monitors CE
5. If CE grows back within CE monitoring guidelines
 1. No planting
 2. Legal cost and monitoring costs passed on to homeowner
6. If CE does not grow back within CE monitoring guidelines
 1. Planting plan implemented by environmental vendor - Cost passed on to homeowner
 2. Legal cost and monitoring costs passed on to homeowner
7. HOA passes on any agency fines to homeowner