

Frequently Asked Questions by Nocatee Residents

Nocatee Entities

There are many entities that work together to bring you the Nocatee lifestyle. From the developer to the counties and the utility companies, each organization has a separate and distinct purpose. Understanding the role of each entity will help you better navigate through the myriad of questions and answers to meet your everyday needs.

Let's look at the various organizations that Nocatee residents encounter on a daily basis:

Nocatee

This is the name that is most commonly referred to by residents. Nocatee is simply the name of our community and is not an entity and has no employees or responsibilities. As a trademarked name, use of the Nocatee name or logo is by license only. Any issues or questions are handled by employees of one of the entities below.

The PARC Group

The PARC Group is the Master Developer of Nocatee. The PARC Group conceived the original vision for Nocatee and controls all of the undeveloped land. Land is developed, sold and donated by PARC according to its vision for the community. The PARC Group works closely with the CDD, and has historically donated land and provided funding for amenities, road construction and other CDD projects.

Tolomato Community Development District

The Tolomato CDD is a governmental entity established through Florida Statute. The purpose of the CDD is to plan, finance, construct and maintain infrastructure such as roadways, master drainage and amenities. The CDD also hosts many events and activities although those are not within the core responsibilities of a CDD. The role and the limits of the CDD are defined by Florida Statute. Therefore, the CDD cannot create its own police force or make its own laws. The CDD has no jurisdiction within the neighborhoods other than maintaining CDD-owned

properties and acting as a taxing authority through the collection of CDD assessments. The CDD owns and maintains the Splash and Spray Waterparks, Greenleaf Park, Cypress Park, Twenty Mile Park, Twenty Mile Post, Addison Park, Lakeside Park, and the greenway trail paths. The CDD also owns much of the preserve areas. Rentals of Crosswater Hall and the CDD park pavilions is exclusively through the CDD. The CDD also maintains the landscaping on the major roadways including Nocatee Parkway, Crosswater Boulevard, Preservation Trail and Valley Ridge Boulevard. The PARC Group has granted the CDD with a license to use the name Nocatee for certain specific purposes. David Ray, the Community Manager, is an employee of Governmental Management Services, which is engaged by the CDD.

Homeowners Association

The purpose of an HOA is to maintain the common areas and neighborhood parks within a particular neighborhood. The HOA creates and enforces neighborhood rules known as Covenants and Restrictions. Once a neighborhood is substantially completed, the responsibility of the HOA is turned over the neighborhood residents. Each HOA in Nocatee is independent and has no affiliation with the developer, the CDD, or any other HOA.

St Johns County / City of Jacksonville

Both Duval and St. Johns Counties play an integral role within Nocatee that is distinct and separate from the other entities. The School Boards have sole and exclusive control and responsibility over determining when new schools will be constructed and the zoning for each school. The counties are responsible for law enforcement, including traffic violations and golf cart regulation enforcement. With the exception of gated neighborhoods, most neighborhood roads are owned and maintained by the counties, although the responsibility for landscape maintenance is held by the CDD or HOA. The County is responsible for sidewalk maintenance and repair.

Utilities

Jacksonville Electric Authority (JEA) and Florida Power & Light (FPL) are generally responsible for street lights and other utilities. To report a streetlight outage in the

areas served by JEA, go to

https://www.jea.com/outage_center/report_a_streetlight_issue/

To report an outage in areas served by FPL, go to

<https://www.fpl.com/support/streetlight-single.html> You will need the JEA or FPL number from the streetlight. The HOA, the developer or the CDD have no control or authority over any utility, including Comcast and cell phone providers.

For additional questions or comments, email David Ray, Tolomato CDD Community Manager at david@nocatee.com