



October 26, 2016

Cross Tie Ranch Home Owners Association, Inc.
Attn: Anthony S. Brown, President / Director
6972 Lake Gloria Blvd
Orlando, FL 32809

Re: Maintenance Required- Stormwater Management System Components

Dear Mr. Brown:

As part of Lake County's permit with the State of Florida to operate our Municipal Separate Storm Sewer System (MS-4), we are required to conduct inspections and map the overall stormwater system throughout the County. During our field inspection each stormwater structure's condition and functionality is evaluated as compared to original permitted design. These inspections include stormwater management system components within County right-of-way and connected system features not necessarily within County right-of-way. During the inspection effort in your subdivision, the attached list of stormwater structures were noted as in need of maintenance.

Our review of the Saint Johns River Water Management District (SJRWMD) permit records and the organizing documents of your development indicates the maintenance responsibility of these specific elements of the stormwater system lies with the Cross Tie Ranch Home Owners Association (HOA).

We would be glad to meet you or your representative at Cross Tie Ranch to discuss the maintenance needs noted and possible courses of action the HOA might take to address the stormwater system. We would also be glad to make a presentation at one of your HOA meetings to discuss citizen/ individual property owner actions that can be taken to aid in maintaining the stormwater system and assist with water quality.

Please feel free to contact me at (352) 253-9080 or via email nmcray@lakecountyfl.gov should you have any questions.

Sincerely,

Nicholas Mcray
Stormwater Project Manager

Enclosures: Stormwater Inspection Deficiency List and Map; Cross Tie Ranch
SJRWMD Neighborhood Guide to Stormwater Systems

cc: Mary Hamilton, Environmental Services Division Manager
File- NPDES Inspections

LAKE COUNTY PUBLIC WORKS | ENVIRONMENTAL SERVICES DIVISION
323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778 ♦ P 352.253.9080 ♦ F 352.253.6016
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

JIMMY CONNER
District 3

LESLIE CAMPIONE
District 4

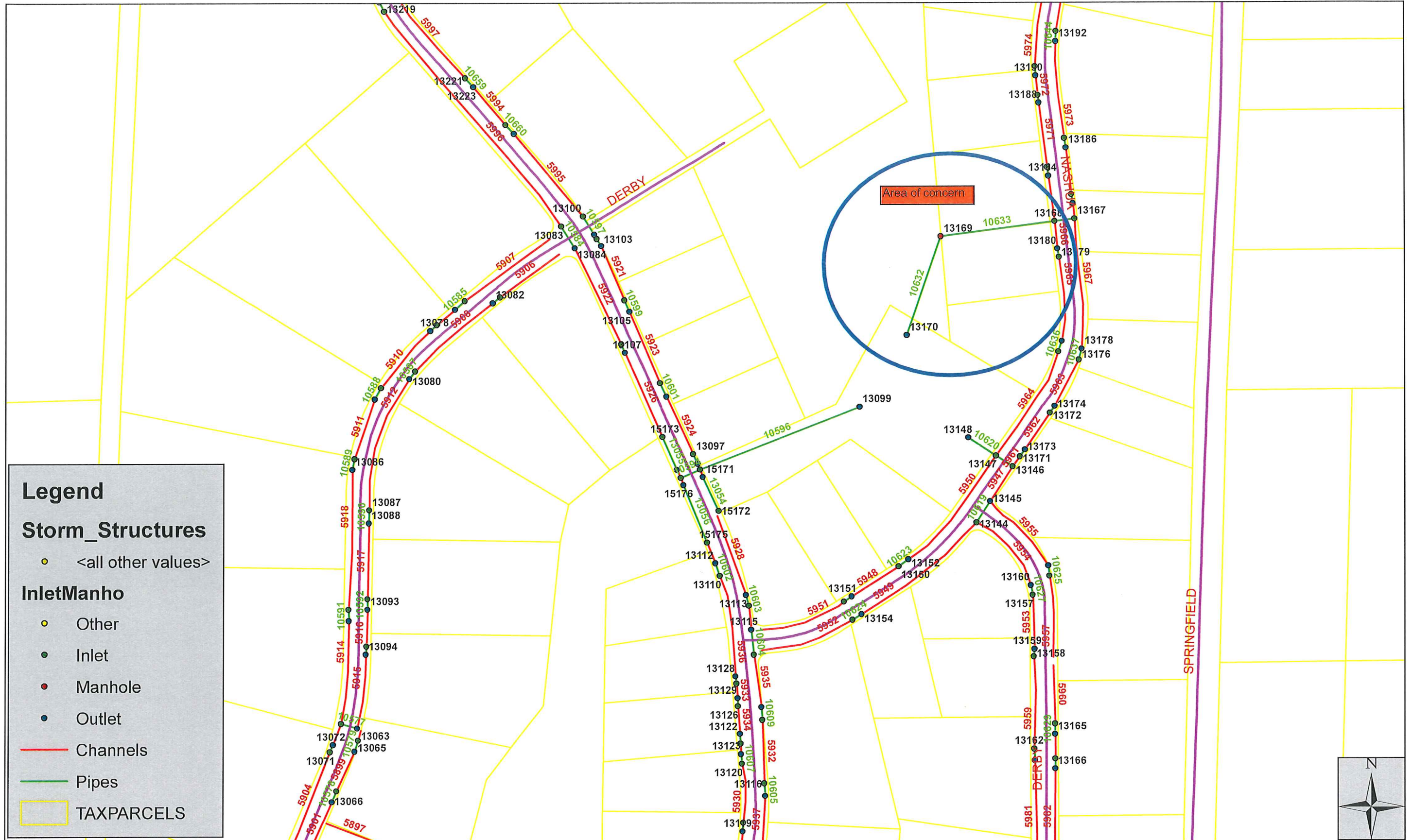
WELTON G. CADWELL
District 5

Stormwater Inspection Deficiency List- Cross Tie Ranch

| ID | Structure | Condion | Vegetation | Pipes | Notes | %Blocked | Inspdate | Type | Pipe_Size | Custodian |
|-------|-----------|---------|------------|-------|-----------------------------|----------|-----------|---------|-----------|-----------|
| 13169 | MANHOLE | FAILED | LIGHT | 2 | BLOCKED - NEEDS A CLEAN OUT | 90 | 7/25/2016 | Manhole | 18 | HOA |
| 13170 | OUTFALL | FAILED | HEAVY | 1 | BLOCKED - NEEDS A CLEAN OUT | 90 | 7/25/2016 | Outlet | 18 | HOA |

| Pipe ID | Culvert | Material | Height_In | Width_In | Notes | %Blocked | Inspdate | Condition | Custodian | Length(ft) |
|---------|-------------|----------|-----------|----------|---------------------------|----------|-----------|-----------|-----------|------------|
| 10632 | STORM SEWER | RCP | 18 | 18 | BLOCKED - NEEDS CLEAN OUT | 100 | 7/25/2016 | FAILED | HOA | 248 |
| 10633 | STORM SEWER | RCP | 18 | 18 | BLOCKED - NEEDS CLEAN OUT | 100 | 7/25/2016 | FAILED | HOA | 274 |

Cross Tie Ranch



Neighborhood Guide to Stormwater Systems



**LAKE
COUNTY**
FLORIDA

NICHOLAS MCRAY
Stormwater Project Manager

PUBLIC WORKS DEPARTMENT
Environmental Services Division

nmcray@lakecountyfl.gov

P 352.253.9080 ♦ F 352.253.6016

P.O. BOX 7800 ♦ 323 N. SINCLAIR AVE. ♦ TAVARES, FL 32778-7800
Board of County Commissioners ♦ www.lakecountyfl.gov

**Maintaining, landscaping and
improving stormwater ponds**



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EXCEPT

CROSS TIE RANCH
COVENANTS & RESTRICTIONS

BOOK 1261 PAGE 0264

residence has not been constructed, after thirty (30) days notice to the Lot Owner by the Association and the failure of the Lot Owner to reply. Such entry may be made by personnel with tractors or other suitable devices, for the purpose of mowing, removing, clearing, cutting, or pruning underbrush, weeds or other growth. The Association and its agents may likewise enter upon such land to remove any trash which has collected on such Lot without such entrance and removal being deemed a trespass. The provisions in this Section shall not be construed as an obligation on the part of the Declarant to mow, clear, cut or prune any Lot nor to provide garbage or trash removal service.

* Section 13. Surface Water or Stormwater Management System. The Association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

Section 14. Vehicles and Trailers. No house trailers, mobile homes, trucks or commercial vehicles (other than light pick-up, utility van trucks, and horse trailers not exceeding one (1) ton capacity), shall be placed on any Lot or street at any time, either temporarily or permanently, except in an enclosed structure or garage. Currently licensed horse trailers, boat trailers, campers, travel trailers, motor homes, recreational vehicles and boats in good operable condition may be parked to the rear of the rear building line of the residence of each Lot. This provision shall not apply to any temporary construction trailer owned by a builder placed upon the Lot for the purpose of a temporary facility during the course of construction.

Section 15. Protection of Gopher Tortoises. The Declarant may, pursuant to the PUD and rules and regulations of the Florida Game and Fresh Water Fish Commission, designate certain portions of the Common Areas as gopher tortoise reserves, for purposes of protection of the gopher tortoise species. No person shall harm, harass, or disturb gopher tortoises or their burrows. No person shall take, possess, transport, or sell any of the gopher tortoise species or their nests or eggs except as authorized by the Florida Game and Fresh Water Fish Commission rules and regulations and/or permit. The term "take" shall include the entombment or killing of gopher tortoises as a result of bulldozing, grading, paving or building construction. Any such taking shall require a permit. The Association shall be required to maintain the gopher tortoise reserve, as required by law.

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ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
POST OFFICE BOX 1429
PALATKA, FLORIDA 32178-1429

PERMIT NO. 4-069-0296

DATE ISSUED MAY 10, 1994

A PERMIT AUTHORIZING:

CONSTRUCTION OF A SURFACE WATER MANAGEMENT SYSTEM FOR CROSS-TIE RANCH PHASE II. THE SURFACE WATER MANAGEMENT SYSTEM INCLUDES 39 SINGLE FAMILY RESIDENTIAL LOTS (1 ACRE MINIMUM IN SIZE), ASSOCIATED ROADS WITH ROADSIDE SWALES, A COMMONAREA WITH STABLE PARKING, AND REAR YARD SWALES.

LOCATION:

SECTION 05 & 08, TOWNSHIP 19 SOUTH, RANGE 28 EAST
LAKE COUNTY

ISSUED TO:
(OWNER)

CROSS-TIE RANCH L.P.
518 PLEASANT STREET
NORTHAMPTON, MA 01060

PERMITTEE AGREES TO HOLD AND SAVE THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND ITS SUCCESSORS HARMLESS FROM ANY AND ALL DAMAGES, CLAIMS, OR LIABILITIES WHICH MAY ARISE FROM PERMIT ISSUANCE. SAID APPLICATION, INCLUDING ALL PLANS AND SPECIFICATIONS ATTACHED THERETO, IS BY REFERENCE MADE A PART HEREOF.

THIS PERMIT DOES NOT CONVEY TO PERMITTEE ANY PROPERTY RIGHTS NOR ANY RIGHTS OR PRIVILEGES OTHER THAN THOSE SPECIFIED HEREIN, NOR RELIEVE THE PERMITTEE FROM COMPLYING WITH ANY LAW, REGULATION OR REQUIREMENT AFFECTING THE RIGHTS OF OTHER BODIES OR AGENCIES. ALL STRUCTURES AND WORKS INSTALLED BY PERMITTEE HEREUNDER SHALL REMAIN THE PROPERTY OF THE PERMITTEE.

THIS PERMIT MAY BE REVOKED, MODIFIED OR TRANSFERRED AT ANY TIME PURSUANT TO THE APPROPRIATE PROVISIONS OF CHAPTER 373, FLORIDA STATUTES:

PERMIT IS CONDITIONED UPON:

SEE CONDITIONS ON ATTACHED "EXHIBIT A", DATED MAY 10, 1994

AUTHORIZED BY: ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
DEPARTMENT OF RESOURCE MANAGEMENT GOVERNING BOARD

BY: *Jeff Elledge*
(DIRECTOR)
JEFF ELLEDGE



Henry Dean
(ASSISTANT SECRETARY)
HENRY DEAN

2016 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N94000000578

Entity Name: CROSS TIE RANCH HOA, INC.

Current Principal Place of Business:

6972 LAKE GLORIA BLVD
ORLANDO, FL 32809

Current Mailing Address:

6972 LAKE GLORIA BLVD
ORLANDO, FL 32809

FEI Number: 59-3673022

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

LELAND MANAGEMENT, INC.
6972 LAKE GLORIA BLVD
ORLANDO, FL 32809 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ANTHONY S. BROWN

03/28/2016

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DIRECTOR
Name TIZZANO, GEORGE
Address 6972 LAKE GLORIA BLVD
City-State-Zip: ORLANDO FL 32809

Title VPD
Name WIKAN, MICHAEL
Address 6972 LAKE GLORIA BLVD
City-State-Zip: ORLANDO FL 32809

Title SD
Name HRYTZAY, DEBRA
Address 6972 LAKE GLORIA BLVD
City-State-Zip: ORLANDO FL 32809

Title TD
Name SCHWARTZ, JACCI
Address 6972 LAKE GLORIA BLVD
City-State-Zip: ORLANDO FL 32809

Title D
Name YOUNG, DAVID
Address 6972 LAKE GLORIA BLVD
City-State-Zip: ORLANDO FL 32809

Title PRESIDENT, DIRECTOR
Name BROWN, ANTHONY S
Address 6972 LAKE GLORIA BLVD
City-State-Zip: ORLANDO FL 32809

Title DIRECTOR
Name STRICKLAND, DONNA LEE
Address 6972 LAKE GLORIA BLVD
City-State-Zip: ORLANDO FL 32809

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ANTHONY S BROWN

PRESIDENT

03/28/2016

Electronic Signature of Signing Officer/Director Detail

Date

File copy NOT Marked

**FILED
Mar 28, 2016
Secretary of State
CC2126894212**