

**SUN 'N LAKE OF SEBRING IMPROVEMENT DISTRICT**  
**FINDINGS OF BENEFIT DERIVED FROM LEVY OF DISTRICT**  
**OPERATIONS AND MAINTENANCE ASSESSMENTS**

1. Construction, maintenance, and upkeep of all buildings and facilities necessary for operation and administration of the District, to include administrative offices and recreational uses.

2. Maintenance and operation of infrastructure which supports the entire District, to include roads, drainage systems, water retention areas, and similar infrastructure which is critical to provide capacity for both current and future development.

3. The maintenance of recreational facilities, to include country club operations consisting of championship golf courses with restaurant and lounge operations, tennis courts, shuffleboard courts, and all amenities associated therewith; and open park recreation areas, nature trails and conservation areas.

4. The provision of an enhanced security force, which benefits properties by prevention and detection of illegal dumping on vacant lands of garbage and hazardous waste, to include batteries, tires and used engine oil, and rubbish, as well as acting as a deterrent to and detection of vandalism and crime within the District.

5. The provision of code enforcement, to protect the health, safety, morals and welfare of the residents residing within District boundaries by providing for enforcement of minimum maintenance standards, parking of vehicles and vessels and for keeping and maintaining animals, resulting in increased public safety.

6. The provision of mosquito control, which benefits property in that it provides an environment in which the presence of mosquitos is reduced, thus making the property more desirable for residential habitation and resulting in increased valuation.

7. The provision of lighting, which provides a more open and visible environment which results in reduction in crime and increased public safety.

8. The provision of sidewalks, which allows for pedestrian traffic to be removed from the roadways and provides a safe means of pedestrian traffic, thus increasing public safety and beautification within the community.

9. The coordination of permitting for development of areas located within the District, and the acquisition and maintenance of a Master Conceptual Permit from Southwest Florida Water Management District for the entire District, together with numerous construction permits which have been issued in conjunction with said Master Conceptual Permit. Included in such permitting activities is District compliance with permit conditions, such as monitoring of wetland areas, to include planting of desirable species, and removal of noxious and undesirable species of plant growth, and the maintenance of habitat required to support the goals and desired results of permitting agencies performed in its capacity as the permit maintenance entity.

10. The maintenance of conservation area for the Florida scrubjay, established pursuant to permitted mitigation for development of areas in which the Florida Scrubjay, a threatened species, resides. The preserve allows development of other areas located within the District which constitute habitat for the Florida scrubjay. The conservation area constitutes mitigation for take of the scrubjay habitat within all of the areas to be developed within the District. The District further maintains all scrubjay preservation areas in perpetuity pursuant to the requirements of the various permits issued, as approved by the U.S. Fish and Wildlife Service and the Florida Game and Fresh Water Fish Commission.

11. Ownership and maintenance of all public roads within the District, with the current exception of Sun 'n Lake Boulevard (maintained by Highland County), and roads within the Tanglewood Manufactured Home and RV Retirement Resort area and Magnolia Place subdivision (gated communities with private roads maintained by the developer).

12. The provision of facilities and necessary infrastructure for development within the District, to include central water and sewer plants and central water and sewer lines to service property that is to be developed, as well as maintenance of water and sewer lines that are currently in place.

13. The provision, maintenance, and administration of a Community Center for the benefit and use of the residents within the District.

14. The mowing and maintaining of the rights of way along District roads, as well as mowing and maintaining all drainage swales within the District.

15. The maintenance of all stormwater management areas servicing the separate drainage basins located within the District.

16. The landscaping of the common areas within the District for beautification of the District, as well as maintaining and landscaping the primary entrance to the Improvement District, Sun 'n Lake Boulevard (even though such street is a County maintained street) for the benefit of the residents within the District.

17. The provision and maintenance of all entrance signs and other signs for use of the general populace within the District.

18. The provision of golf course maintenance, to include the renovation of irrigation systems, reworking drainage on greens, replanting greens, redesigning greens and tee boxes, and otherwise maintaining the golf course to appropriate championship standards to preserve its integrity and value.

19. Liaison and coordination of District staff with the County Planning Commission to ensure the preservation of all previously vested development rights and zoning within the District.

20. The maintenance assessment of each lot or taxable unit on a flat rate basis based on the category of development of each lot is the most equitable and fair under the circumstances and upon consideration of the special benefits resulting from such maintenance and preservation of the improvements of the District.

21. All assessed properties within the District boundaries are specially benefitted by such services and activities.

22. The benefits provided by the District, funded by the maintenance assessment, past and current, were and are reasonable, appropriate, proportionately distributed and that such benefits outweigh the burdens imposed upon the property within the District.