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This Instrument Prepared by  
and return to:

 Arlington Ridge Community Development District  
c/o Wrathell, Hart, Hunt and Associates  
6131 Lyons Road, Suite 100  
Coconut Creek, Florida 33073

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE  
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors<sup>1</sup>  
Arlington Ridge Community Development District**

David M. Felice  
Chairman

Francis Valenzano  
Vice Chairman

Mary Driggers  
Assistant Secretary

Nancy Brooking  
Assistant Secretary

Vacant  
Assistant Secretary

Wrathell, Hart, Hunt and Associates  
District Manager  
6131 Lyons Road, Suite 100  
Coconut Creek, Florida 33073

District records are on file at the offices of the District Manager and at 4463 Arlington Ridge Boulevard, Leesburg, Florida 34748, the local records office. District records are available for public inspection upon request during normal business hours.

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<sup>1</sup> This list reflects the composition of the Board of Supervisors as of April 1, 2008. For a current list, please contact the District Manager.

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## INTRODUCTION

The following information is provided to give you a description of the Arlington Ridge Community Development District's ("District") services and the assessments that are expected to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain water management and drainage control facilities, roadway improvements, the provision of recreation facilities and landscaping improvements.

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the Arlington Ridge Community Development District and the assessments, fees and charges that are expected to be levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

### **What is the District and how is it governed?**

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District encompasses approximately 486.64 acres of land located entirely within the boundaries of the City of Leesburg in Lake County, Florida. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Within ninety (90) days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are then held every two years in November. Commencing six years after the initial appointment of Supervisors and when the District attains a minimum of two hundred and fifty (250) qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. A "qualified elector" in this instance is any person at least eighteen (18) years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Lake County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

**What infrastructure improvements does the District provide  
and how are the improvements paid for?**

The District is comprised of approximately 486.64 acres located entirely within the City of Leesburg in Lake County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The public infrastructure necessary to support the Arlington Ridge development program includes master infrastructure and neighborhood infrastructure improvements. The master infrastructure improvements include, but are not limited to, the following: certain water management and drainage control facilities, roadway improvements, the provision of recreation facilities and landscaping improvements. Each of these infrastructure improvements is more fully detailed below.

These public infrastructure improvements will be funded in part by the District's sale of bonds. Proceeds of these bonds will be used to finance a portion of the cost of the acquisition, construction, installation and equipping of the infrastructure and improvements.

On March 21, 2006, the District issued \$15,965,000 Arlington Ridge Community Development District (Lake County, Florida) Special Assessment Bonds, Series 2006A ("Series 2006A Bonds") for the purpose of: (1) financing a portion of the cost of acquiring, constructing, and equipping certain infrastructure improvements (described below); (2) paying certain costs associated with the issuance of the Series 2006A Bonds; (3) making a deposit into the Series 2006A Reserve Account for the benefit of the Series 2006A Bonds; and (4) paying a portion of the interest to become due on the Series 2006A Bonds.

**Stormwater Management Facilities**

The stormwater management system associated with roadway systems that provide collection of the stormwater are consistent with the specifications of the City of Leesburg and the St. Johns Water Management District to ensure that adequate stormwater management facilities are available to provide stormwater management capacity. The stormwater system includes storm culverts, inlets, control structures and a series of both wet and dry retention areas.

**Utility Improvements**

Potable water lines, sanitary lift stations and force mains have been constructed and will be owned and maintained by the City of Leesburg.

### **Transportation Improvements**

The District has or is expected to provide for the design and construction of a series of transportation improvements within and adjacent to the boundaries of the District. Some of the roadway systems will be financed through use of bond proceeds, and all will eventually be owned and maintained by the District or Lake County.

### **Recreation Facilities**

The District has constructed community buildings with parking lots and recreation facilities. These facilities include, but are not limited to, a swimming pool, walking trails, tennis courts, pickleball courts, a horse shoe area, a bocce ball court and barbeque pits.

### **Entry and Landscaping Improvements**

The District has or is expected to provide monumentation, street lighting and entry landscaping at the entrance. Landscaping and irrigation will also be provided in common areas and in the boulevard rights-of-way within the District.

### **Assessments, Fees and Charges**

The costs of acquisition or construction of a portion of these infrastructure improvements have been financed by the District through the sale of its Special Assessment Bonds, Series 2006A, in the amount of \$15,965,000 (the "Series 2006A Bonds"). The annual debt service payments, including interest due thereon, for the Bonds are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District which benefit from the construction, acquisition, establishment and operation of the District's improvements. The annual debt service obligations of the District which must be defrayed by annual assessments upon each parcel of land or platted lot will depend upon the type of property purchased. Provided below are the current maximum annual assessment levels for the Bonds. Interested persons are encouraged to contact the District Manager for information regarding special assessments on a particular lot or parcel of lands. A copy of the District's assessment methodology and assessment roll are available for review in the District's public records.

The current maximum annual debt assessment for the Series 2006A Bonds for a platted lot is as follows:

<b>Product Type*</b>	<b>Maximum Annual Assessment Level</b>			
	<b>Phases 1A &amp; 1B contracted units through 1/12/06</b>	<b>Phases 1A &amp; 1B contracted units after 1/12/06</b>	<b>Phase 1C</b>	<b>Phase II</b>
75' x 115' Lot	\$780	\$850	\$0	\$1,050

54' x 110' Lot	\$780	\$850	\$0	\$1,050
65' x 110	\$780	\$850	\$0	\$1,050
72' x 110'	\$780	\$850	\$0	\$1,050
Townhome	\$0	\$0	\$850	N/A

\*Product type lot sizes are as set forth in the Assessment Methodology but do not necessarily reflect the actual size of the lots.

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods that are authorized by Chapter 190, Florida Statutes.

The amounts described above exclude any operations and maintenance assessments which may be determined and calculated annually by the District's Board of Supervisors against all benefited lands in the District. These assessments will also be collected in the same manner as county ad valorem taxes.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request.

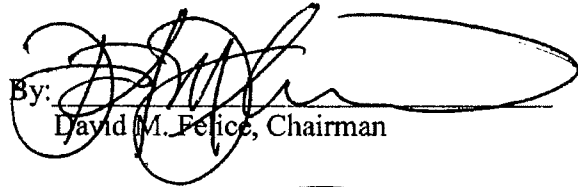
#### Method of Collection

The District's expected benefit and maintenance assessments may appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the county tax collector in the same manner as county ad valorem taxes. Each property owner must pay both ad valorem and non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates that, if not timely redeemed, may result in the loss of title to the property. The District may also elect to collect the assessment directly.

This description of the Arlington Ridge Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of this new community. If you have questions or would simply like additional information about the District, please write to District Manager, 6131 Lyons Road, Suite 100, Coconut Creek, Florida 33073 or call (954) 426-2105.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 20 day of May, 2008, and recorded in the Official Records of Lake County, Florida.

**ARLINGTON RIDGE COMMUNITY  
DEVELOPMENT DISTRICT**

By:   
David M. Felice, Chairman

  
Witness


STEPHEN NEWMAN  
Print Name

  
Witness

Nancy A Brooking  
Print Name

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 20 day of May, 2008, by David M. Felice, Chairman of the Arlington Ridge Community Development District, who is personally known to me ~~or who has produced~~ \_\_\_\_\_ as identification, and did [ ] or did not [] take the oath.

  
Notary Public, State of Florida  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**NANCY A. BROOKING**  
Notary Public, State of Florida  
My Comm. Expires Apr. 7, 2011  
No. DD650660

EXHIBIT A: Legal Description

**Attachment A**

**LEGAL DESCRIPTION**

The boundaries of the Arlington Ridge Community Development District are as follows:

THAT PART OF THE NORTH 1/2 OF THE N.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING SOUTH AND WEST OF U.S. HIGHWAY NO. 27, LESS THAT PART THEREOF LYING SOUTH OF PALATLAKAHA RIVER. LESS AND EXCEPT THAT PART OF THE FOLLOWING PROPERTY LYING NORTHERLY OF THE PALATLAKAHA RIVER. COMMENCING AT THE EAST 1/4 CORNER OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST, RUN THENCE N 00°10'27" W., 1227.65 FEET; THENCE S. 23°54'33" W., 96.83 FEET; THENCE S. 83°57'38" W., 1029.96 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN N. 14°47'38" E., 198.61 FEET; THENCE N. 54°39'17" W., 380.00 FEET; THENCE S. 89°12'43" W., 211.04 FEET; THENCE S. 32°04'57" E., 222.68 FEET; THENCE S. 35°20'43" W., 50.00 FEET; THENCE S. 54°39'17" E., 200.00 FEET; THENCE N. 35°20'43" E., 50.00 FEET; THENCE S. 54°39'17" E., 187.47 FEET; THENCE N. 83°57'38" E., 36.11 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE S.E. 1/4 OF SAID SECTION 23, LYING NORTH OF THE PALATLAKAHA CREEK; THAT PART OF THE S.W. 1/4 OF THE N.E. 1/4 OF SAID SECTION 23, LYING NORTH OF PALATLAKAHA CREEK; THAT PART OF THE SOUTH 3/4 OF THE WEST 1/2 OF SAID SECTION 23, LYING WEST OF PALATLAKAHA CREEK; THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 23; AND THE SOUTH 1/2 OF THE N.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 23, LESS THE N.W. 1/4 THEREOF, AND LESS THAT PART OF SAID SECTION 23 LYING WITHIN AND SOUTH OF THE FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENT, ALL IN LAKE COUNTY, FLORIDA.

AND: THAT PART OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH AND WEST OF THE PALATLAKAHA CREEK AND WEST OF U.S. HIGHWAY NO. 27.

AND: SOUTH 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF THE N.E. 1/4, AND THE S.E. 1/4 OF N.E. 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND: THE SOUTH 1/2 OF S.W 1/4 OF N.E. 1/4 OF N.E 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS THE NORTH 34 FEET THEREOF.

AND: THE SOUTH 1/2 OF THE S.E. 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF THE FLORIDA POWER CORPORATION TRANSMISSION LINE EASEMENT.

AND: THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LESS THE NORTH 100 FEET THEREOF

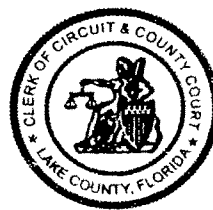
**EXHIBIT A**



AND: THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LESS THE NORTH 100 FEET, AND LESS THE EAST 600 FEET OF THE NORTH 825 FEET THEREOF.

AND THE N.E 1/4 OF THE SE 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 24 EAST.

SAID LINES SITUATE, LYING AND BEING IN LAKE COUNTY, FLORIDA.



STATE OF FLORIDA, COUNTY OF LAKE  
I HEREBY CERTIFY that the above and  
foregoing is a true and accurate copy of the  
document as reflected in the Official Records.  
NEIL KELLY Clerk of Court

By Spauld 05/29/08  
Deputy Clerk Dated

Portions of the document may have been  
redacted as required by law.