

Public Facilities Report

Arlington Ridge Community Development District

May 1, 2019

By: Governmental Management Services-Central Florida, LLC
219 E. Livingston Street
Orlando, Florida 32801

Table of Contents

- I. Purpose and Scope
- II. General Information
- III. Public Facilities
- IV. Proposed Expansion Over the Next 7 Years
- V. Replacement of Public Facilities Over the Next 10 Years

I. Purpose and Scope

This report is provided for Arlington Ridge Community Development District (the "District") as an obligation under Section 189.415, Florida Statutes regarding the Special District Public Facilities Report. It is the intention of this report to provide general descriptions of public facilities owned by the District together with any currently proposed facility expansion programs within the next 10 years. The Public Facilities Report and Annual Notice of any changes be submitted to the local government and posted on the District's website. This information shall be required in the initial report and updated every 7 years at least 12 months before the submission date of the evaluation and appraisal notification letter of the appropriate local government.

II. Introduction

The District is a local unit of special purpose government of the State of Florida (the "State") created in accordance with the Uniform Community Development District Act of 1980, Florida Statutes, as amended (the "Act"), created by Ordinance No. 03-94 of the City of Leesburg City Commission effective on October 13, 2003. The District is approximately 486.64 acres located entirely within Lake County, Florida.

III. Public Facilities (189.08)(2)(a)

i. A description of existing public facilities owned or operated by the special district.

The District owns and operates the Community Roadway System, the Storm Water Management System, the Gated Guardhouse Entrance and the Enhanced Community Entry Monument and Pond Features. The Town Center consists of a Clubhouse that is approximately 6,150 sq. ft which includes full-service restaurants, tavern, billiards, dart room, small conference room and banquet room. A 3,944 sq. ft Arts & Crafts building that consist of a 50-seat theatre, Internet Café, reading room and an Arts and Craft room. The Multi-Purpose Hall which is approximately 10,664 sq. ft has an auditorium/banquet hall area. The Hall has a stage with sound and lighting for community events and also holds a kitchen and service area for other functions. The Fitness Center is approximately 5,692 sq. ft. The Community Pool and Spa area consists of 3,140 sq. ft which includes a lap pool, 100 sq. ft spa, lounge areas and pool pavilion. The Recreational Center consists of 2 Lighted Tennis Courts, 2 Pickle Ball

Courts, 2 Bocce Ball Courts, 2 Horse Shoe Courts, Restroom Facilities, Paved parking Facilities and 1 Passive Recreational Park. Also will consist of an 18-hole, Gary Koch-designed golf course which will include: 280-yard driving range, practice green, practice chipping area, on-course restrooms, irrigation pump-house, 2,000 square foot golf shop, 5,700 square foot cart storage building and 7,500 square foot maintenance building.

ii. Current Capacity of Facility

-Not Applicable

iii. Current demands placed on it

-Not Applicable

iv. Location

The Development is located approximately seven miles south of downtown Leesburg. Arlington Ridge is located approximately four miles north of U.S. Highway 27's interchange with the Florida Turnpike and approximately four miles east of County Road 470's interchange with the Florida Turnpike. The cities of Clermont and Orlando are approximately 15 miles south and 5 miles east of the Development, respectively.

IV. Proposed Expansions over the 7 years (189.08)(2)(b)

-The District plans to expand the facilities within the next 7 years with an 18-hole, Gary Koch-designed golf course.

V. Replacement of Public Facilities over next 10 years (189.08)(2)©

-There are currently no plans to replace the District's public facilities.