

Silverleaf Community Development District

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Memorandum

To: Silverleaf CDD Board of Supervisors'

From: District Staff

CC: Record Custodian

This MEMO is to provide further clarification of the Operation & Maintenance (O&M) responsibilities between the HOA and CDD.

The one-page O&M map created back in 2019 is a generalized geographical depiction of Tracts and maintenance, but because the map is only one page, it is lacking in the detail necessary to truly understand O&M at Silverleaf CDD. In other words, the map color codes tracts as either County, CDD or HOA maintained. But the map was not able to show the detailed easements within each Tract to depict which entity should be maintaining all the various elements of infrastructure within each Tract. There is a note on the map that specifically states the Tracts are subject to maintenance easements by other entities.

If one considers the elements of infrastructure at Silverleaf CDD, then the following represents the original intent of the Developer Entity:

COUNTY: The County is to maintain the potable water, sewer facilities, lift stations and the County- dedicated roads of Silverleaf Avenue and public right of ways adjacent to Chin Road. This is done via Tracts dedicated to the County by plat and by County easements established on the plat.

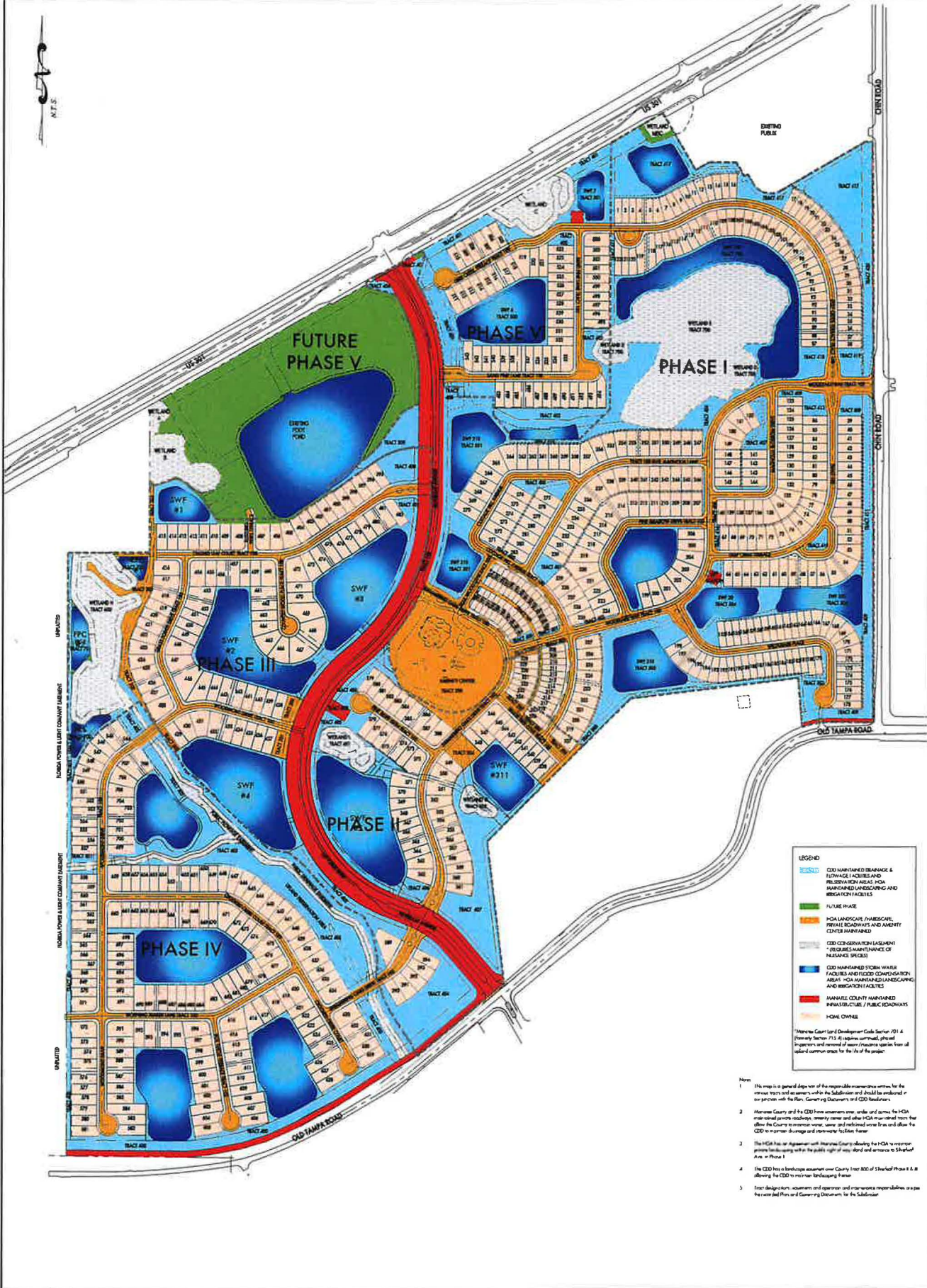
HOA: The HOA maintains the private roads & gates, private amenity center/ recreation center, and the landscaping and irrigation for the community. This includes the landscaping along the County- maintained Silverleaf Ave via an agreement between the HOA and the County that allows the HOA to maintain enhanced landscaping on a County road to help beautify the Subdivision entranceways. This is all done via Tracts that the Developer has committed to deed to the HOA at Turnover and by easements in favor of the HOA created by plat, Declaration and separate instruments.

CDD: The CDD maintains the stormwater drainage system and facilities, including the curbs, gutters, drainage/flowage areas, lakes/ponds and the environmentally sensitive conservation

/preservation areas. This is done via Tracts dedicated to the CDD by plat and by CDD easements established on the plat. Any aquatic vegetation as required by SWFWMD in the lakes/ponds and any nuisance species in the environmentally sensitive conservation /preservation areas are a CDD function to maintain. This aquatic vegetation and nuisance species in the environmentally sensitive conservation areas should not be lumped into a "landscaping" category for HOA maintenance. The CDD should be handling all the SWFWMD monitoring and reporting of the stormwater facilities.

The above categories are general; there could be a specific item of infrastructure that falls into a grey area. In those circumstances, the District Engineer and Developer representative need to help identify the primary purpose of the infrastructure to determine which entity is ultimately responsible for maintenance. District Counsel can assist as well in that process.

Enclosed: O&M Map for the Community



LEGEND

- CDD MAINTAINED DRAINAGE & FLOODAGE FACILITIES AND INFRASTRUCTURE AND HOA MAINTAINED LANDSCAPING AND IRRIGATION FACILITIES
- FUTURE PHASE
- HOA LANDSCAPE, HARBORAGE, PRIVATE BOATWAYS AND AMENITY CENTERS MAINTAINED
- CDD CDD-OPERATED FACILITIES (REQUIRES MAINTENANCE OF RESIDUAL SPECIES)
- CDD MAINTAINED STORM WATER FACILITIES AND FLOODAGE INFRASTRUCTURE, ASBESTOS HOA MAINTAINED LANDSCAPING AND IRRIGATION FACILITIES
- MANATEE COUNTY MAINTAINED INFRASTRUCTURE / PUBLIC ROADWAYS
- HOME OWNERS

Manatee County Land Development Code Section 201.4
Formerly Section 715.41 requires a permit, plan and inspection and approval of water resources before any related common areas for the life of the project.

- Notes:**
- This map is a general depiction of the responsible maintenance entities for the various roads and easements within the Subdivision and should be understood in conjunction with the Plan, Governing Documents and CDD Bylaws.
 - Manatee County and the CDD have easements over, under and across the HOA maintained private roadways, amenity areas and other HOA-maintained areas that allow the County to maintain, repair, and replace water lines and allow the CDD to maintain drainage and stormwater facilities.
 - The HOA has an Agreement with Manatee County allowing the HOA to maintain private landscaping with all the public right of way abut and entrance to Silverleaf Area in Phase I.
 - The CDD has a landscape easement over County Tract 802 of Silverleaf Phase II & III allowing the CDD to maintain landscaping thereon.
 - Tree designers, owners and operators and easements responsibilities are per the attached Plan and Governing Documents for the Subdivision.

DESIGNED BY:	
DRAWN BY:	
DATE:	
JOB NO.:	
SCALE:	
SHEET:	

**MAINTENANCE EXHIBIT
FOR
SILVERLEAF CDD**

SECTION 01, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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NO.	REVISION

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