

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOVEMBER 18, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE SUITE 300  
TAMPA, FL 33604

# Two Rivers North Community Development District

## Board of Supervisors

Carlos de la Ossa, Chair  
Nicholas Dister, Vice-Chairman  
Thomas Spence, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Ryan Zook, Assistant Secretary

## District Staff

Brian Lamb, District Manager  
Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Arturo Gandarilla, Field Manager  
Jessy Perez, Onsite Manager  
Rollamay Turkoane, District Manager  
Jacqueline Gray, Administrative Assistant  
Hanna Yi, District Accountant

## Regular Meetings Agenda

Tuesday, November 18, 2025, at 11:00 a.m.

The Regular Meetings of Two Rivers North Community Development District will be held on **November 18, 2025, at 11:00 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

*Microsoft Teams meeting; [Join the meeting now](#)*

**Meeting ID:** 224 779 961 996 3  
**Passcode:** F7AZ3qT6

**Call in (audio only)** +1 646-838-1601  
**Phone Conference ID:** 200 322 157#

*All cellular phones and pagers must be turned off during the meeting.*

### 1. CALL TO ORDER/ROLL CALL

### 2. PUBLIC COMMENTS

*(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*

### 3. BUSINESS ITEMS

- A. Consideration of Recreational Facilities Policies and Regulations
- B. Consideration of School Now Website Proposal

### 4. CONSENT AGENDA

- A. Approval of Minutes of the October 21, 2025 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures October 2025 (Under Separate Cover)
- C. Acceptance of the Financials (Under Separate Cover) and Approval of the Check Register for October 2025
- D. Ratification for Down to Earth Landscape & Irrigation Proposal # 130361 Shell Installation in Pool Area
- E. Ratification for Down to Earth Landscape & Irrigation Proposal # 132184 Fert & Pest Application
- F. Ratification for Down to Earth Landscape & Irrigation Proposal # 132190 Fert & Pest Application
- G. Ratification for Egis Renewal Proposal 2025-2026

### 5. BUILDER REQUESTS AND COMMENTS

### 6. STAFF REPORTS

- A. District Counsel
- B. District Accountant
- C. District Engineer
- D. District Manager
  - i. Community Inspection Reports

**7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

**8. ADJOURNMENT**

# TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

## **Recreational Facilities Policies and Regulations (Childers Clubhouse)**

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as the Childers Amenity Center located at 1990 Lanier Road, Zephyrhills, Florida 33541.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Childers Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

### **General**

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

**PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.**

### **PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES**

**Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest's legal guardian.**

### **Recreational Facilities and Childers Amenity Center Usage Policies**

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area.

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RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. \_\_\_\_\_ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. \_\_\_\_\_ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. \_\_\_\_\_ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. \_\_\_\_\_ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. \_\_\_\_\_ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. \_\_\_\_\_ All persons using the Amenity Center do so at their own risk.
7. \_\_\_\_\_ All persons using the Pool do so at their own risk.
8. \_\_\_\_\_ All persons using the Playground do so at their own risk.
9. \_\_\_\_\_ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
10. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
11. \_\_\_\_\_ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
12. \_\_\_\_\_ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
13. \_\_\_\_\_ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
14. \_\_\_\_\_ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
15. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
16. \_\_\_\_\_ The pool area is not supervised by lifeguards.
17. \_\_\_\_\_ All swimmers must shower before initially entering the Pool.
18. \_\_\_\_\_ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
19. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
20. \_\_\_\_\_ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
21. \_\_\_\_\_ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
22. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed on District property.
23. \_\_\_\_\_ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
24. \_\_\_\_\_ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in

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RECREATIONAL FACILITIES POLICIES AND REGULATIONS

such a manner that creates excessive noise, profanity, or boisterous action.

25. \_\_\_\_\_ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
26. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
27. \_\_\_\_\_ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
28. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
29. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
30. \_\_\_\_\_ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

**Pool and Pool Patio Specific Usage Policies**

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. \_\_\_\_\_ In the event of an emergency, or any safety concern, please call 911.
2. \_\_\_\_\_ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. \_\_\_\_\_ Residents and Members under the age of 18 that utilize the pool or pool patio independently **MUST** have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. \_\_\_\_\_ The Pool and Pool Patio is open from Dawn until Dusk.
5. \_\_\_\_\_ All swimmers must shower before initially entering the pool.
6. \_\_\_\_\_ Flotation devices, such as rafts, rings, or play items, are **NOT** allowed in the pool or on the pool patio.
7. \_\_\_\_\_ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are **NOT** permitted on the pool patio.
8. \_\_\_\_\_ Persons with open cuts, wounds, sores, or blisters may **NOT** use the pool.
9. \_\_\_\_\_ Persons that are ill with diarrhea may **NOT** use the pool.
10. \_\_\_\_\_ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. \_\_\_\_\_ Animals are not permitted in or around the pool with the exception of certified service animals.
12. \_\_\_\_\_ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. \_\_\_\_\_ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. \_\_\_\_\_ All other general Recreational Facilities and Amenity Center Usage Policies apply.

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RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS**

**POLICY ENFORCEMENT.** Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

**CONSEQUENCES.** The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
  - a. 3 days
  - b. 7 days
  - c. 1 month
  - d. 3-6 months
  - e. Indefinite

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**SIGNATURES**

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Childers Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

**Two Rivers North  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Member** (Resident/Member) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_



TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT A**

**Two Rivers North  
Community Development District**

**Childers Clubhouse Gathering Room  
Reservation Policies and Usage Agreement**

## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

### Childers Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida (hereinafter the “**District**”) owns and maintains the Childers Amenity Center located at 1990 Lanier Road, Zephyrhills, Florida 33541.

The Childers Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

*Reservation Date:* \_\_\_\_\_ *Day:* \_\_\_\_\_

*Time Reserved:* \_\_\_\_\_ *Type of Party:* \_\_\_\_\_

*Resident:* \_\_\_\_\_ *Non-Resident:* \_\_\_\_\_

*Non-Resident:* \_\_\_\_\_ *Non-Resident Business:* \_\_\_\_\_

*If Renting to a Non-Resident:* \_\_\_\_\_ *Name of Non-Resident:* \_\_\_\_\_

*DOB of Non-Resident:* \_\_\_\_\_

*Mailing Address of Non-Resident:* \_\_\_\_\_

*Applicant/Renter Information:*

*Name:* \_\_\_\_\_

*Address:* \_\_\_\_\_

*Home Phone Number:* \_\_\_\_\_ *Cell Phone Number:* \_\_\_\_\_

*Security Deposit of \$200.00 Received on:* \_\_\_\_\_ *in the total amount of: \$200.00*

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District’s Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

### Gathering Room Rental Fees for Residents and Non-Residents

#### **Residents:**

Up to four (4) hours = \$50.00

Up to six (6) hours = \$100.00

Refundable Security Deposit = \$200.00

#### **Non-Residents:**

Up to four (4) hours = \$150.00

Up to six (6) hours = \$200.00

Refundable Security Deposit = \$400.00

*Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.*

## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

### Gathering Room Rental Usage Policies

1. \_\_\_\_\_ All persons using the Gathering Room do so at their own risk.
2. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. \_\_\_\_\_ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. \_\_\_\_\_ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. \_\_\_\_\_ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. \_\_\_\_\_ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. \_\_\_\_\_ All persons renting and utilizing the Gathering Room shall obey the Pasco County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. \_\_\_\_\_ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. \_\_\_\_\_ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. \_\_\_\_\_ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. \_\_\_\_\_ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
  - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. \_\_\_\_\_ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Pasco County Sheriff’s Office).
16. \_\_\_\_\_ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. \_\_\_\_\_ Approval of all events is subject to the discretion of the District Manager and/or the

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District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. \_\_\_\_\_ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. \_\_\_\_\_ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
22. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**Two Rivers North  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Renter** (Resident/Non-Resident) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

## **TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

### **Permission to use Gathering Room, Release of Liability, and Indemnification Agreement**

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Two Rivers North CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

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**Renter's Printed Name and Signature**

**Date**

---

**District Representative Name and Signature**

**Date**

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**CHECK PAYMENT FORM**

*This form must be completed by **each individual** issuing a check to the Two Rivers North Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

**TODAY'S DATE:** \_\_\_\_\_

**NAME OF ISSUER:** \_\_\_\_\_

**DOB:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**DRIVER LICENSE NUMBER:** \_\_\_\_\_

**Please attach a copy of Driver's license.**

**PLACE OF EMPLOYMENT:** \_\_\_\_\_

**WORK PHONE:** \_\_\_\_\_

**AMOUNT OF CHECK:** \_\_\_\_\_

**REASON FOR CHECK:** \_\_\_\_\_

***Non-Sufficient Funds (NSF) Policy:***

***In the event that a check is sent back to the Two Rivers North Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.***

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT B**

**Two Rivers North  
Community Development District**

**Parental Consent and Waiver Form for Minor-Use of Recreational Facilities**

## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

### Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, \_\_\_\_\_, hereby agree on behalf of myself, and \_\_\_\_\_ (child/minor) to the following:

#### Disclaimer and Use of Recreational Facilities at Your Own Risk

**PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.** The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Two Rivers North Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

**THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.**

*Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.*

#### NOTICE TO THE MINOR CHILD'S NATURAL LEGAL GUARDIAN

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY



**TWO RIVERS NORTH  
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PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: \_\_\_\_\_

Name of Parent/Guardian: \_\_\_\_\_

Address of Parent/Guardian: \_\_\_\_\_

Relation to Minor: \_\_\_\_\_

Signature of Parent/Guardian: \_\_\_\_\_ Date: \_\_\_\_\_

## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT RECREATIONAL FACILITIES POLICIES AND REGULATIONS

### **Recreational Facilities Policies and Regulations (Northwater Clubhouse)**

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as the Northwater Amenity Center located at 1990 Lanier Road, Zephyrhills, Florida 33541.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Northwater Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

### **General**

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

**PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District's Board of Supervisors.**

### **PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES**

**Any guests under the age of 18 that utilize the Recreational Facilities without an adult present MUST have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest's legal guardian.**

### **Recreational Facilities and Northwater Amenity Center Usage Policies**

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Playground, and Various Common Area.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. \_\_\_\_\_ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. \_\_\_\_\_ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. \_\_\_\_\_ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. \_\_\_\_\_ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. \_\_\_\_\_ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. \_\_\_\_\_ All persons using the Amenity Center do so at their own risk.
7. \_\_\_\_\_ All persons using the Pool do so at their own risk.
8. \_\_\_\_\_ All persons using the Playground do so at their own risk.
9. \_\_\_\_\_ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
10. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
11. \_\_\_\_\_ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
12. \_\_\_\_\_ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
13. \_\_\_\_\_ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
14. \_\_\_\_\_ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
15. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
16. \_\_\_\_\_ The pool area is not supervised by lifeguards.
17. \_\_\_\_\_ All swimmers must shower before initially entering the Pool.
18. \_\_\_\_\_ Furniture shall NOT be removed from the Amenity Center (i.e. Gathering Room, Pool, Pool Patio, etc.) at any time.
19. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
20. \_\_\_\_\_ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
21. \_\_\_\_\_ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
22. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed on District property.
23. \_\_\_\_\_ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
24. \_\_\_\_\_ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

such a manner that creates excessive noise, profanity, or boisterous action.

25. \_\_\_\_\_ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
26. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
27. \_\_\_\_\_ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
28. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
29. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
30. \_\_\_\_\_ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

**Pool and Pool Patio Specific Usage Policies**

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. \_\_\_\_\_ In the event of an emergency, or any safety concern, please call 911.
2. \_\_\_\_\_ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. \_\_\_\_\_ Residents and Members under the age of 18 that utilize the pool or pool patio independently **MUST** have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. \_\_\_\_\_ The Pool and Pool Patio is open from Dawn until Dusk.
5. \_\_\_\_\_ All swimmers must shower before initially entering the pool.
6. \_\_\_\_\_ Flotation devices, such as rafts, rings, or play items, are **NOT** allowed in the pool or on the pool patio.
7. \_\_\_\_\_ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are **NOT** permitted on the pool patio.
8. \_\_\_\_\_ Persons with open cuts, wounds, sores, or blisters may **NOT** use the pool.
9. \_\_\_\_\_ Persons that are ill with diarrhea may **NOT** use the pool.
10. \_\_\_\_\_ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. \_\_\_\_\_ Animals are not permitted in or around the pool with the exception of certified service animals.
12. \_\_\_\_\_ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. \_\_\_\_\_ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. \_\_\_\_\_ All other general Recreational Facilities and Amenity Center Usage Policies apply.

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS**

**POLICY ENFORCEMENT.** Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

**CONSEQUENCES.** The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
  - a. 3 days
  - b. 7 days
  - c. 1 month
  - d. 3-6 months
  - e. Indefinite

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**SIGNATURES**

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool Specific Usage Policies; the (3) Northwater Clubhouse Gathering Room Reservation Policies and Usage Agreement; the (4) Parental Consent and Waiver Form for Minor-Use of Recreational Facilities; and the (5) Consequences for Violations of Policies and Regulations listed above.

**Two Rivers North  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Member** (Resident/Member) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT A**

**Two Rivers North  
Community Development District**

**Northwater Clubhouse Gathering Room  
Reservation Policies and Usage Agreement**

## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

### Northwater Clubhouse Gathering Room Reservation Policies and Usage Agreement

The Two Rivers North Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Pasco County, Florida (hereinafter the “**District**”) owns and maintains the Northwater Amenity Center located at 2689 Widewater Way, Zephyrhills, Florida 33541.

The Northwater Amenity Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Playground, Pool, Pool Patio, and Various Common Areas. The Clubhouse Gathering Room is the ONLY space available for purposes of resident and/or non-resident rental.

Reservation Date: \_\_\_\_\_ Day: \_\_\_\_\_

Time Reserved: \_\_\_\_\_ Type of Party: \_\_\_\_\_

Resident: \_\_\_\_\_ Non-Resident: \_\_\_\_\_

Non-Resident: \_\_\_\_\_ Non-Resident Business: \_\_\_\_\_

IF Renting to a Non-Resident: Name of Non-Resident: \_\_\_\_\_

DOB of Non-Resident: \_\_\_\_\_

Mailing Address of Non-Resident: \_\_\_\_\_

Applicant/Renter Information:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone Number: \_\_\_\_\_ Cell Phone Number: \_\_\_\_\_

Security Deposit of **\$200.00** Received on: \_\_\_\_\_ in the total amount of: \$200.00

The Clubhouse Gathering Room (PLEASE NOTE that this does **NOT** include pool or pool patio access) may be rented for private events. ONLY the Gathering Room is available for rental, during the hours of 9:00 a.m. and 11:00 p.m. Rentals are allowed for a maximum of six (6) hours total, unless otherwise approved ahead of time and in writing by the District’s Board of Supervisors and the District Manager. Rentals are on a first-come first-serve basis, with a mandatory Security Deposit DUE at time of reservation in order to officially effectuate reservation of the requested Date and Time.

### Gathering Room Rental Fees for Residents and Non-Residents

#### **Residents:**

Up to four (4) hours = \$50.00

Up to six (6) hours = \$100.00

Refundable Security Deposit = \$200.00

#### **Non-Residents:**

Up to four (4) hours = \$150.00

Up to six (6) hours = \$200.00

Refundable Security Deposit = \$400.00

*Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.*



## TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT

### Gathering Room Rental Usage Policies

1. \_\_\_\_\_ All persons using the Gathering Room do so at their own risk.
2. \_\_\_\_\_ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. \_\_\_\_\_ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. \_\_\_\_\_ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. \_\_\_\_\_ Furniture shall **NOT** be removed from the Gathering Room at any time.
6. \_\_\_\_\_ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. \_\_\_\_\_ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. \_\_\_\_\_ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. \_\_\_\_\_ All persons renting and utilizing the Gathering Room shall obey the Pasco County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. \_\_\_\_\_ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. \_\_\_\_\_ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. \_\_\_\_\_ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. \_\_\_\_\_ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. \_\_\_\_\_ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
  - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. \_\_\_\_\_ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Pasco County Sheriff’s Office).
16. \_\_\_\_\_ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. \_\_\_\_\_ Approval of all events is subject to the discretion of the District Manager and/or the

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.

18. \_\_\_\_\_ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. \_\_\_\_\_ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. \_\_\_\_\_ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. \_\_\_\_\_ Call 911 in the event of an emergency or any safety concerns.
22. \_\_\_\_\_ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**Two Rivers North  
Community Development District**

\_\_\_\_\_  
District Representative Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_

**Renter** (Resident/Non-Resident) *(please circle one)*

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Date of Signature: \_\_\_\_\_  
Email Address: \_\_\_\_\_

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**Permission to use Gathering Room, Release of Liability, and Indemnification Agreement**

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The "Renter," has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District's receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Two Rivers North CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District's permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

---

**Renter's Printed Name and Signature**

**Date**

---

**District Representative Name and Signature**

**Date**

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

**CHECK PAYMENT FORM**

*This form must be completed by **each individual** issuing a check to the Two Rivers North Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check issuer's driver's license and/or valid ID **MUST** be obtained **for each individual occurrence.***

**TODAY'S DATE:** \_\_\_\_\_

**NAME OF ISSUER:** \_\_\_\_\_

**DOB:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**HOME PHONE:** \_\_\_\_\_

**CELL PHONE:** \_\_\_\_\_

**DRIVER LICENSE NUMBER:** \_\_\_\_\_

**Please attach a copy of Driver's license.**

**PLACE OF EMPLOYMENT:** \_\_\_\_\_

**WORK PHONE:** \_\_\_\_\_

**AMOUNT OF CHECK:** \_\_\_\_\_

**REASON FOR CHECK:** \_\_\_\_\_

***Non-Sufficient Funds (NSF) Policy:***

***In the event that a check is sent back to the Two Rivers North Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.***

TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT  
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

**EXHIBIT B**

**Two Rivers North  
Community Development District**

**Parental Consent and Waiver Form for Minor-Use of Recreational Facilities**

## **TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

### **Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities**

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, \_\_\_\_\_, hereby agree on behalf of myself, and \_\_\_\_\_ (child/minor) to the following:

#### **Disclaimer and Use of Recreational Facilities at Your Own Risk**

**PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.** The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Two Rivers North Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

**THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.**

*Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.*

#### **NOTICE TO THE MINOR CHILD'S NATURAL LEGAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY

**TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: \_\_\_\_\_

Name of Parent/Guardian: \_\_\_\_\_

Address of Parent/Guardian: \_\_\_\_\_

Relation to Minor: \_\_\_\_\_

Signature of Parent/Guardian: \_\_\_\_\_ Date: \_\_\_\_\_

### Bill To:

Two Rivers North CDD  
Jayna Cooper  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

### Shipping To:

Two Rivers North CDD  
Jayna Cooper  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							<b>\$1,613.00</b>
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							<b>\$1,512.00</b>

Subtotal **\$3,125.00**

**Contract Total Value \$3,125.00**

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	



Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

### Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

### Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

**Authorized Representative: Jayna Cooper**

**Signature:**

**Title:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**MINUTES OF MEETING  
TWO RIVERS NORTH  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Two Rivers North Community Development District was held on Tuesday October 21, 2025, and called to order at 11:20 a.m. at the SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Thomas Spence	Assistant Secretary
Kelly Evans	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Jesenia Perez	On-site Manager <i>(via phone)</i>
Arturo Gandarilla	Field Manager
Residents	

*This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.*

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Cooper called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comments**

The Board received comments regarding overnight parking (incident), towing, vehicle speeding, overflow retention pond, debris, holiday lighting, damaged streetlights, walking paths not being tended to (landscaping; weeds, overgrown grass), pest control (mosquitos), solar lighting.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Goals & Objectives**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Goals & Objectives, was approved. 4-0
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**B. Discussion of Driveway Apron Widening Request – 34714 Rainville Loop**

Ms. Cooper advised resident requesting driveway apron widening forwarded to HOA and mentioned conflicts with CDD “Right-of-Way” to which Mr. de la Ossa denied request stating construction issues and the Board unanimously agreed. No Motion.

**C. Consideration of Resolution 2026-01; Redesignation of Officers**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-01; Redesignation of Officers, designating Rollamay Turkoane as Assistant Secretary, was adopted. 4-0

**D. Consideration of Resolution 2026-02; Authorizing Drainage Easement to EPG**

Mr. de la Ossa requested clarification on the development entity/landowner and asked for it be identified on the agenda going forward. Ms. Hopkinson confirmed it to be Two Rivers North LLC.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-02; Authorizing Drainage Easement to EPG, as discussed, was adopted. 4-0

**E. Consideration of Resolution 2026-03; Authorizing Certain Property Inadvertently Conveyed to District to be Conveyed to the Developer**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-03; Authorizing Certain Property Inadvertently Conveyed to District to be Conveyed to the Developer, was adopted. 4-0

**F. Consideration of Resolution 2026-04; Approving Conveyance of a Drainage Easement to EPG**

This item is a duplicate item.

**FOURTH ORDER OF BUSINESS****Consent Agenda****A. Approval of Minutes of the August 19, 2025 Regular Meeting****B. Consideration of Operation and Maintenance Expenditures August & September 2025****C. Acceptance of the Financials and Approval of the Check Register for August & September 2025****D. Ratification for Down to Earth Proposal # 126549 - Tree/Plant Installation and Irrigation Repairs (\$7,537.12)****E. Ratification of Infrastructure Cost Sharing Agreement**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Consent Agenda, was approved. 4-0

**FIFTH ORDER OF BUSINESS****Builders' Requests and Comments**

There being none, the next order of business followed.

**SIXTH ORDER OF BUSINESS****Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**i. Community Inspection Reports**

The Community Inspections report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided updates/pending and completed items. Mr. de la Ossa requested landscaping direct their attention to retention ponds and edging.

**SEVENTH ORDER OF BUSINESS****Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

**EIGHTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:30 am. 4-0
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\_\_\_\_\_  
Jayna Cooper  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>									
001	1496	10/06/25	V00079	FUENTES FABULOUS FUN	FFF20251016A	FALL EVENT 10/25	FALL EVENT	549052-57201	\$750.00
001	1497	10/07/25	V00069	FIELDS CONSULTING GROUP, LLC	3658	INSTALL SIGNAGE 09/25	Miscellaneous Contingency	549900-58200	\$1,000.00
001	1498	10/07/25	V00087	MOORE BOUNCE AND PARTY RENTALS	52588511	FALL EVENT 10/16/25	FALL EVENT	549052-57201	\$624.99
001	1499	10/17/25	V00077	3H CONTRACTING, INC.	62676498	AC REPAIRS	Amenity R&M	546176-53908	\$375.00
001	1500	10/17/25	V00061	A-TECH CONSULTING, INC	28268	100 ACCESS CARDS	Access Control	549912-57201	\$1,285.94
001	1501	10/17/25	V00058	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1635	FENCE REPAIRS -CLUB HOUSE	FENCE REPAIRS	546176-53908	\$1,518.50
001	1502	10/17/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	154663	REMOVAL OF PALMETTOS	LANDSCAPING	534171-53908	\$7,537.12
001	1503	10/17/25	V00062	ITZ ELECTRIC CORP	F2090	SUPPLY SURGE PROTECTION FOR AC	SURGE PROTECTION FOR AC	546176-58200	\$1,000.00
001	1504	10/17/25	V00059	NEXTERA ENERGY	31534243	GAS 07/19/25-08/20/25	GAS	543019-53100	\$2.68
001	1505	10/24/25	V00042	ALCHEMY POOL SERVICE LLC	000780	POOL SERVICES 09/27/25-10/25/25	POOL SERVICES	534149-57201	\$3,175.00
001	1506	10/24/25	V00022	CARLOS DE LA OSSA	CO-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1507	10/24/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	154778	Seasonal Annuals	Plant Replacement Program	546468-53908	\$5,190.50
001	1508	10/24/25	V00088	FLORIDA COMMERCE	93580	FY 26-DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
001	1509	10/24/25	V00047	JAYMAN ENTERPRISES	4252	SEPT 25-JANITORIAL MAINTENANCES	JANITORIAL & DOG STATION MAINTENANCE	534026-57201	\$1,900.00
001	1509	10/24/25	V00047	JAYMAN ENTERPRISES	4251	SEPT 25-JANITORIAL MAINTENANCE	JANITORIAL & DOG STATION MAINTENANCE	534026-57201	\$1,775.00
001	1510	10/24/25	V00014	KELLY ANN EVANS	KE-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1511	10/24/25	V00059	NEXTERA ENERGY	31952431	GAS 08/21/25-09/18/25	GAS	543019-53100	\$7.68
001	1512	10/24/25	V00010	NICHOLAS J. DISTER	ND-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1513	10/24/25	V00074	TAMPA HOLIDAY LIGHTING, LLC	7329	HOLIDAY LIGHTS	Miscellaneous Contingency	549900-58200	\$5,681.70
001	1514	10/24/25	V00013	THOMAS R. SPENCE	TS-102125	BOARD 10/21/25	Supervisor Fees	511100-51101	\$200.00
001	1515	10/24/25	V00006	TIMES PUBLISHING COM	58094-100125	LEGAL ADVERTISING 10/01/25	LEGAL ADVERTISING	548002-51301	\$141.20
001	1516	10/24/25	V00046	TRULY NOLEN BRANCH 059	590296451	PEST CONTROL 10/12/25	PEST CONTROL	531170-57201	\$85.00
001	1516	10/24/25	V00046	TRULY NOLEN BRANCH 059	590294026	SEPT 25-PEST CONTROL	PEST CONTROL	531170-57201	\$85.00
001	1517	10/30/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	154779	SEASONAL FLOWER CHANGE SEPTEMBER 2025	Seasonal Annuals	546468-53908	\$5,190.50
001	1517	10/30/25	V00025	DOWN TO EARTH LANDSCAPE & IRRIGATION	155046	OCT 25-LANDSCAPING	LANDSCAPING	534171-53908	\$6,884.80
001	1518	10/30/25	V00007	STRALEY ROBIN VERICKER	27128	DISTRICT COUNSEL THROUGH 08/31/25	DISTRICT COUNSEL SERVICES	531146-51401	\$2,896.50
001	1519	10/30/25	V00089	WAGNER EVENTS	1663	SEPT 25-AIRBRUSH FACE PAINTING EVENT 10/16/25	SPECIAL EVENTS	549052-57201	\$400.00
001	300150	10/02/25	V00043	TECO TAMPA ELECTRIC ACH	091925-9981 ACH	ELECTRIC 08/21/25-09/18/25	ELECTRIC	543041-53100	\$43.07
001	300151	10/02/25	V00043	TECO TAMPA ELECTRIC ACH	091925-6184 ACH	ELECTRIC 08/21/25-09/18/25	ELECTRIC	543041-53100	\$78.07
001	300152	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-5145 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$137.70
001	300153	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-8160 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$327.46
001	300154	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0790 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$4.86
001	300158	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0710 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$110.16
001	300159	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0690 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$5.67
001	300160	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0655 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$3.24
001	300161	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0705 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$12.96
001	300162	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-1525 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$122.31
001	300163	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-8150 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$312.72
001	300164	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0810 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$8.10
001	300165	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0545 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$167.67
001	300166	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0555 ACH	WATER 08/05/25-09/04/25	WATER	543018-53600	\$11.34
001	300167	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0560 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$21.06
001	300168	10/02/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	091825-0615 ACH	WATER 08/05/25-09/04/25	WATER	543018-53401	\$4.05
001	300169	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-7327	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$47.91
001	300170	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-7332	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$50.06
001	300171	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-7333	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$40.70
001	300172	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-7341	ELECTRIC 10/10/25	ELECTRIC	543041-53100	\$40.81
001	300173	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-8834	ELECTRIC 10/10/25	ELECTRIC	543041-53100	\$4,450.69
001	300174	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-8838	ELECTRIC 10/10/25	ELECTRIC	543041-53100	\$4,044.21
001	300175	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-6250	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$568.42
001	300176	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-2688	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$40.48
001	300177	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-2690	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$40.81
001	300178	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-2691	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$603.17
001	300179	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-8828	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$40.16
001	300180	10/24/25	V00030	WITHLACOOCHEE RIVER ELECTRIC ACH	101025-8832	ELECTRIC 09/08/25-10/07/25	ELECTRIC	543041-53100	\$40.81
001	300181	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120065001530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$1.01
001	300182	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120065501530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$3.03
001	300183	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120080501530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$2.02
001	300184	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120081001530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$16.16
001	300185	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	121815001530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$345.69
001	300186	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	129152501530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$146.45
001	300187	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120056001530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$24.24
001	300188	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120061501530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$6.06

**TWO RIVERS NORTH COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300189	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120069001530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$11.11
001	300190	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120054501530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$318.15
001	300191	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120055501530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$2.02
001	300192	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120071001530465	WATER 09/04/25-10/06/25	WATER	543018-53100	\$319.16
001	300193	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120070501541320	WATER 09/04/25-10/06/25	WATER	543018-53100	\$20.20
001	300194	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	120079001547338	WATER 09/04/25-10/06/25	WATER	543018-53100	\$4.04
001	300195	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	121816001547338	WATER 09/04/25-10/06/25	WATER	543018-53100	\$396.06
001	300196	10/27/25	V00031	PASCO COUNTY UTILITIES SERVICE ACH	125514501547338	WATER 09/04/25-10/06/25	WATER	543018-53100	\$495.91
001	300197	10/27/25	V00043	TECO TAMPA ELECTRIC ACH	102025-221009319981	ELECTRIC 09/19/25-10/15/25	ELECTRIC	543041-53100	\$43.07
001	300198	10/27/25	V00051	CHARTER COMMUNICATIONS ACH	1665027092425	INTERNET 09/24/25-10/23/25	ACCT #8337 13 062 1665027	541022-53100	\$99.99
001	300199	10/29/25	V00043	TECO TAMPA ELECTRIC ACH	102025-221009326184	ELECTRIC 09/19/25-10/15/25	ELECTRIC	543041-53100	\$81.23
001	300200	10/29/25	V00051	CHARTER COMMUNICATIONS ACH	1669019100725	INTERNET 10/07/25-11/06/25	INTERNET SERVICES	541022-53100	\$99.99
001	300201	10/29/25	V00071	TRUIST - CC (ACH)	100925-1013	09/23/25-09/26/25-CREDIT CARD PURCHASES	Special Event - Bounce House	549052-57201	\$25.00
<b>Fund Total</b>									<b>\$62,321.37</b>

<b>Total Checks Paid</b>	<b>\$62,321.37</b>
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**Down to Earth Landscape & Irrigation**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700

**Estimate: #130361****Customer Address**

Inframark  
Jayna Cooper  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33604  
Jayna.Cooper@inframark.com  
813-608-8242

**Billing Address**

Inframark CCD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Physical Job Address**

Two Rivers North CDD A1  
Durand Ct.  
Zephyrhills, FL 33541

**Job**

Clubhouse Shellpath

**Estimated Job Start Date**

October 22, 2025

**Proposed By**

Robert J Trip

**Due Date**

October 8, 2025

**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Crushed Shell (Coquina rock) installed (E)	Cubic Yard	4	\$172.68	\$690.70
Enhancement Labor (Hide) (E)				\$260.00
<b>Subtotal</b>				<b>\$950.70</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$950.70</b>

Add 4 cubic yards of fresh shell inside the pool area.

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Robert J Trip  
Down to Earth

10/08/2025

Date

Agreed & Accepted By:

*Jayna Cooper*

10-20-25

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

**Down to Earth Landscape & Irrigation**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700

**Estimate: #132184****Customer Address**

Inframark  
Jayna Cooper  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33604  
Jayna.Cooper@inframark.com  
813-608-8242

**Billing Address**

Inframark CCD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Physical Job Address**

Two Rivers North CDD A1  
Durand Ct.  
Zephyrhills, FL 33541

**Job**

November Fertilizer

**Estimated Job Start Date**

November 14, 2025

**Proposed By**

Brent T Franklin

**Due Date****Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
<b>Tree/Plant Installation</b>				
Fert & Pest Application	Each	1	\$1,072.00	\$1,072.00
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
<b>Subtotal</b>				<b>\$1,157.00</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$1,157.00</b>

Nov. granular and/or liquid fertilizer, disease control, plant damaging insect control. Shrub treatment additional

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

**Brent T Franklin**

Down to Earth

11/03/2025

Date

*Jayna Cooper*

11-5-2025

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



**Down to Earth Landscape & Irrigation**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700

**Estimate: #132190****Customer Address**

Inframark  
Gary Schwartz  
2654 Cypress Ridge Blvd.  
#101  
Wesley Chapel, Florida 33544  
gary.schwartz@inframark.com

**Billing Address**

Inframark CCD  
Inframark Management Services  
2654 Cypress Ridge Blvd, Suite 101  
Wesley Chapel, FL 33544

**Physical Job Address**

Two Rivers North CDD A2  
Durand Ct.  
Zephyrhills, FL 33541

**Job**

November Fertilizer

**Estimated Job Start Date**

November 14, 2025

**Proposed By**

Brent T Franklin

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
- Fert & Pest Application	Each	1	\$929.00	\$929.00
<b>Irrigation Installation</b>				
Irrigation Labor (Hide)				\$85.00
			<b>Subtotal</b>	<b>\$1,014.00</b>
			Estimated Tax	\$0.00
			<b>Job Total</b>	<b>\$1,014.00</b>

Nov. granular and/or liquid fertilizer, disease control, plant damaging insect control. Shrub treatment additional

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

**Brent T Franklin**  
Down to Earth

11/03/2025

Date

*Jayna Cooper*

11-5-2025

Inframark

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.



## Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

### Two Rivers North Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

## About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

### Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

### How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

### What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

**Additional information regarding FIA and our member services can be found at [www.fia360.org](http://www.fia360.org).**

Quotation being provided for:

**Two Rivers North Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle, Suite 120**  
**Tampa, FL 33607**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125959**

## PROPERTY COVERAGE

### SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

<b>COVERED PROPERTY</b>	
Total Insured Values –Building and Contents – Per Schedule on file totalling	\$3,021,471
Loss of Business Income	\$1,000,000
Additional Expense	\$1,000,000
<b>Inland Marine</b>	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	<b>Valuation</b>	<b>Coinsurance</b>
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

<b>DEDUCTIBLES:</b>	\$2,500	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	5 %	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of \$10,000 per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine

<b>Special Property Coverages</b>		
<b>Coverage</b>	<b>Deductibles</b>	<b>Limit</b>
Earth Movement	\$2,500	Included
Flood	\$2,500 *	Included
Boiler & Machinery	\$2,500	Included
TRIA		Included

\*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

**TOTAL PROPERTY PREMIUM**

**\$28,702**

**Extensions of Coverage**

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
X	A	Accounts Receivable	\$500,000 in any one occurrence
X	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
X	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
X	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
X	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$500,000 in any one occurrence
X	F	Duty to Defend	\$100,000 any one occurrence
X	G	Errors and Omissions	\$250,000 in any one occurrence
X	H	Expediting Expenses	\$250,000 in any one occurrence
X	I	Fire Department Charges	\$50,000 in any one occurrence
X	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
X	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
X	L	Leasehold Interest	Included
X	M	Air Conditioning Systems	Included
X	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
X	O	Personal property of Employees	\$500,000 in any one occurrence
X	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
X	Q	Professional Fees	\$50,000 in any one occurrence
X	R	Recertification of Equipment	Included
X	S	Service Interruption Coverage	\$500,000 in any one occurrence
X	T	Transit	\$1,000,000 in any one occurrence
X	U	Vehicles as Scheduled Property	Included
X	V	Preservation of Property	\$250,000 in any one occurrence
X	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
X	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

X	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
X	Z	Ingress / Egress	45 Consecutive Days
X	AA	Lock and Key Replacement	\$2,500 any one occurrence
X	BB	Awnings, Gutters and Downspouts	Included
X	CC	Civil or Military Authority	45 Consecutive days and one mile

**CRIME COVERAGE**

<u>Description</u>	<u>Limit</u>	<u>Deductible</u>
Forgery and Alteration	\$100,000	\$1,000
Theft, Disappearance or Destruction	\$100,000	\$1,000
Computer Fraud including Funds Transfer Fraud	\$100,000	\$1,000
Employee Dishonesty, including faithful performance, per loss	\$100,000	\$1,000

**Deadly Weapon Protection Coverage**

Coverage	Limit	Deductible
Third Party Liability	\$1,000,000	\$0
Property Damage	\$1,000,000	\$0
Crisis Management Services	\$250,000	\$0

**AUTOMOBILE COVERAGE**

<b>Coverages</b>	<b>Covered Autos</b>	<b>Limit</b>	<b>Premium</b>
<b>Covered Autos Liability</b>	<b>8,9</b>	<b>\$1,000,000</b>	<b>Included</b>
<b>Personal Injury Protection</b>	<b>N/A</b>		<b>Not Included</b>
<b>Auto Medical Payments</b>	<b>N/A</b>		<b>Not Included</b>
<b>Uninsured Motorists including Underinsured Motorists</b>	<b>N/A</b>		<b>Not Included</b>
<b>Physical Damage Comprehensive Coverage</b>	<b>N/A</b>	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning.  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Specified Causes of Loss Coverage</b>	<b>N/A</b>	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Collision Coverage</b>	<b>N/A</b>	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto  See item Four for Hired or Borrowed Autos.	<b>Not Included</b>
<b>Physical Damage Towing And Labor</b>	<b>N/A</b>	<b>\$0 For Each Disablement Of A Private Passenger Auto</b>	<b>Not Included</b>

**GENERAL LIABILITY COVERAGE (Occurrence Basis)**

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

**PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)**

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.  
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability  
Network Security Liability  
Privacy Liability  
First Party Extortion Threat  
First Party Crisis Management  
First Party Business Interruption  
Limit: \$100,000 each claim/annual aggregate  
Fraudulent Instruction: \$25,000





**PREMIUM SUMMARY**

**Two Rivers North Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle, Suite 120**  
**Tampa, FL 33607**

**Term: October 1, 2025 to October 1, 2026**

**Quote Number: 100125959**

**PREMIUM BREAKDOWN**

Property (Including Scheduled Inland Marine)	\$28,702
Crime	\$500
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,152
Public Officials and Employment Practices Liability	\$2,580
Deadly Weapon Protection Coverage	Included
<b>TOTAL PREMIUM DUE</b>	<b>\$34,934</b>

**IMPORTANT NOTE**  
Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:  
(None)



# **PARTICIPATION AGREEMENT** **Application for Membership in the Florida Insurance Alliance**

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2025, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should either the Applicant or the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (e) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Two Rivers North Community Development District

_____ (Name of Local Governmental Entity)	
By: <span style="border: 1px solid black; padding: 2px;">                     Signed by:  <i>Carlos de la Ossa</i>                      CC0CB251E795481...                 </span>	Carlos de la Ossa _____ Print Name
Signature	
Witness By: <span style="border: 1px solid black; padding: 2px;">                     DocuSigned by:  <i>Jayna Cooper</i>                      D2AA837090BA417...                 </span>	Jayna Cooper _____ Print Name
Signature	

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2025

By: \_\_\_\_\_  
 Administrator



## PROPERTY VALUATION AUTHORIZATION

**Two Rivers North Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle, Suite 120**  
**Tampa, FL 33607**

---

### QUOTATIONS TERMS & CONDITIONS

1. Please review the quote carefully for coverage terms, conditions, and limits.
2. The coverage is subject to 25% minimum earned premium as of the first day of the "Coverage Period".
3. Total premium is late if not paid in full within 30 days of inception, unless otherwise stated.
4. Property designated as being within Flood Zone A or V (and any prefixes or suffixes thereof) by the Federal Emergency Management Agency (FEMA), or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a Special Flood Deductible equal to all flood insurance available for such property under the National Flood Insurance Program, whether purchased or not or 5% of the Total Insured Value at each affected location whichever the greater.
5. The Florida Insurance Alliance is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by the Alliance on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence. Property designated as being within.
6. Coverage is not bound until confirmation is received from a representative of Egis Insurance & Risk Advisors.

I give my authorization to bind coverage for property through the Florida Insurance Alliance as per limits and terms listed below.

<input checked="" type="checkbox"/>	Building and Content TIV	\$3,021,471	As per schedule attached
<input type="checkbox"/>	Inland Marine	Not Included	
<input type="checkbox"/>	Auto Physical Damage	Not Included	

Signed by: Carlos de la Ossa Date: 9/26/2025  
CC0CB251E795481...

Name: Carlos de la Ossa

Title: District Manager



## Property Schedule

**Two Rivers North Community Development District**

**Policy No.:** 100125959  
**Agent:** Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
1	Amenity Building 1		2024	10/01/2025	\$717,500		
	1990 Lanier Rd Zephyrhills FL 33541		Joisted masonry	10/01/2026	\$29,725	\$747,225	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
2	Amenity Building 1 Fencing		2024	10/01/2025	\$47,150		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$47,150	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
3	Pool, Pump, Equipment		2024	10/01/2025	\$381,548		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$381,548	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
4	Playground		2024	10/01/2025	\$161,135		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$161,135	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
5	Shade Structure		2024	10/01/2025	\$69,221		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$69,221	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
6	Benches		2024	10/01/2025	\$2,783		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$2,783	
Unit #	Description Address		Year Built	Eff. Date	Building Value	Total Insured Value	
	Roof Shape	Roof Pitch	Const Type	Term Date	Contents Value	Covering Replaced	Roof Yr Blt
7	Monument		2024	10/01/2025	\$108,031		
	1990 Lanier Rd Zephyrhills FL 33541		Non combustible	10/01/2026		\$108,031	

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



## Property Schedule

**Two Rivers North Community Development District**

Policy No.: 100125959  
 Agent: Egis Insurance Advisors LLC (Boca Raton, FL)

Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
8	Amenity Building 2		2024	10/01/2025	\$717,500			
	2689 Widewater Way Zephyrhills FL 33541		Joisted masonry	10/01/2026	\$29,725		\$747,225	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
9	Amenity Building 2 Fencing		2024	10/01/2025	\$47,480			
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$47,480	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
10	Pool, Pump, Equipment		2024	10/01/2025	\$410,259			
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$410,259	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
11	Playground		2024	10/01/2025	\$116,850			
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$116,850	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
12	Shade Structure		2024	10/01/2025	\$71,750			
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$71,750	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
13	Benches		2024	10/01/2025	\$2,783			
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$2,783	
Unit #	Description		Year Built	Eff. Date	Building Value		Total Insured Value	
	Address		Const Type	Term Date	Contents Value			
	Roof Shape	Roof Pitch		Roof Covering	Covering Replaced	Roof Yr Blt		
14	Monument with Columns and Electrical		2024	10/01/2025	\$108,031			
	2689 Widewater Way Zephyrhills FL 33541		Non combustible	10/01/2026			\$108,031	
			Total:	Building Value \$2,962,021		Contents Value \$59,450		Insured Value \$3,021,471

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_



## TWO RIVERS NORTH CDD

FIELD INSPECTION-NOVEMBER- DOWN TO EARTH

Tuesday, November 4, 2025

Prepared For Board Of Supervisors

19 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

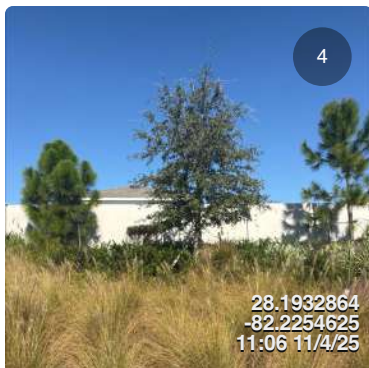
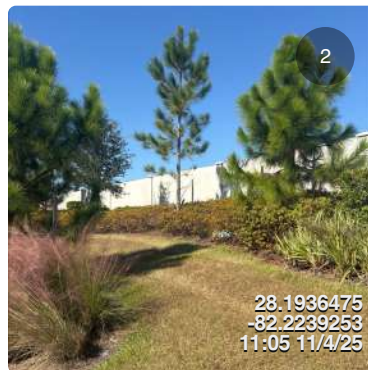
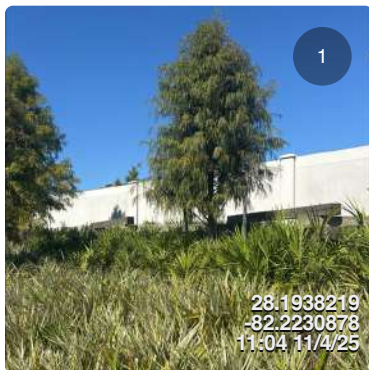
Completed  
Not completed/no  
response  
Scheduled/monitoring

## Item 1- SR 56 Landscape Bed

Assigned To: Down To Earth

SR 56 landscape bed

- . The beds have very few weeds
- . The plant material is green and healthy
- . Down to Earth has started to cut back plant material . Area overall looks well-maintained



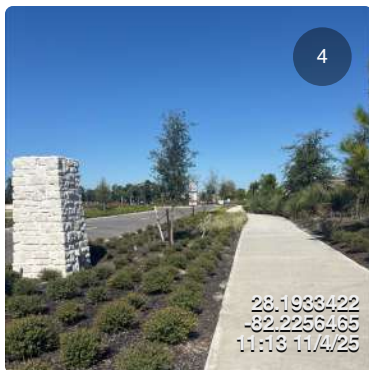
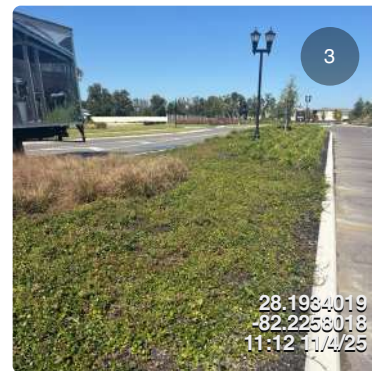
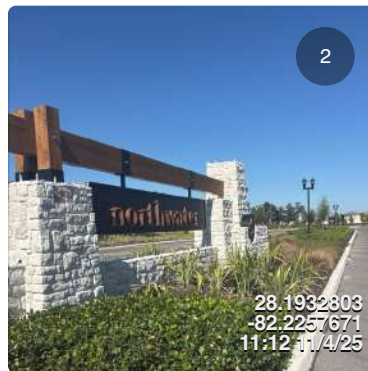


## Item 2- Widewater Way

Assigned To: Down To Earth

### Center Island – North Water Entrance

- . Flowers located in the Center Island going into North Water look great and have a beautiful color.
- . Plant material around the monument is green and healthy.
- . Grasses will be cut back.
- . Jasmine in the same Center Island has a significant amount of weeds that need to be removed.
- . Overall, the bed is well maintained.





### Item 3- Widewater Way

Due By: Wednesday, November 19, 2025

Assigned To: Down To Earth

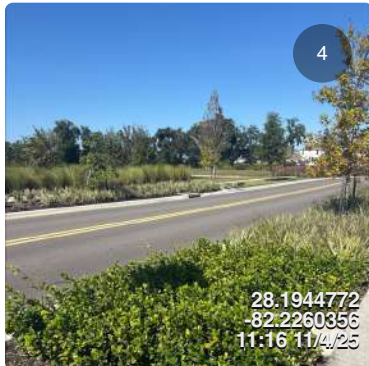
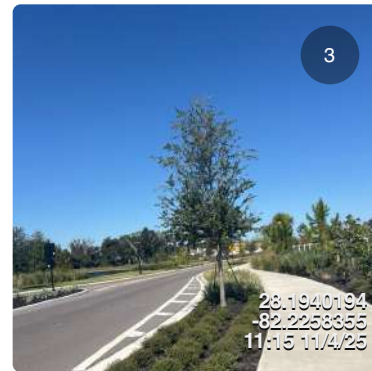
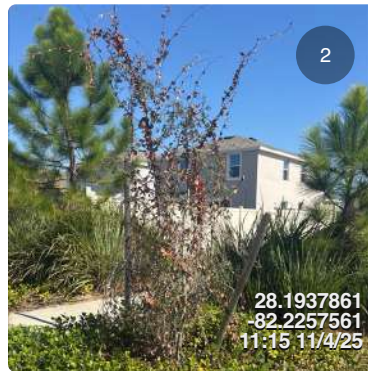
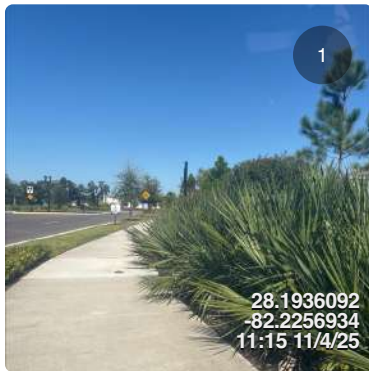
#### Widewater Way – Heading Toward the Clubhouse

. Landscape beds along Widewater Way heading toward the clubhouse are green and healthy.

. Down to Earth has worked really hard at the entrance with weed control, which is showing a huge improvement.

. There is a tree with dead Confederate Jasmine that was trimmed a while back and needs to be removed.

. Otherwise, the landscape beds are well maintained.

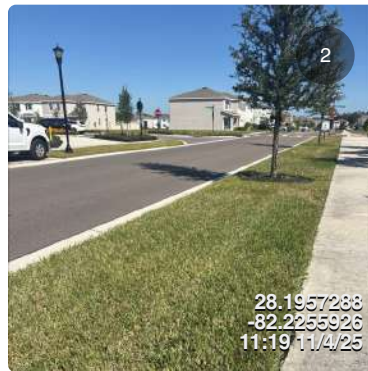
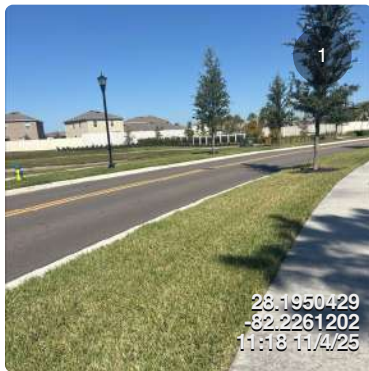


## Item 4- Turf Observation

Assigned To: Down To Earth

Turf Observation

- . The picture shows the turf needs some fertility improvement.
- . Discoloration could also be due to seasonal change.
- . Another fertilizer application is scheduled for the month of November.



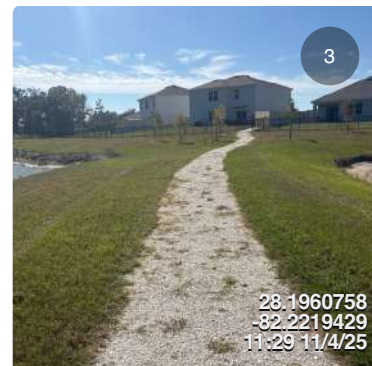
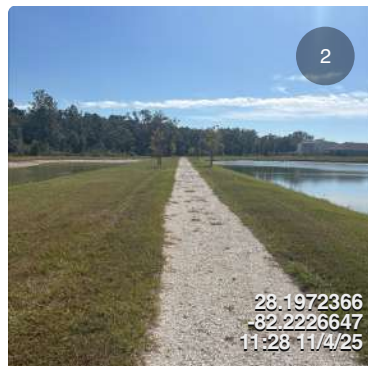
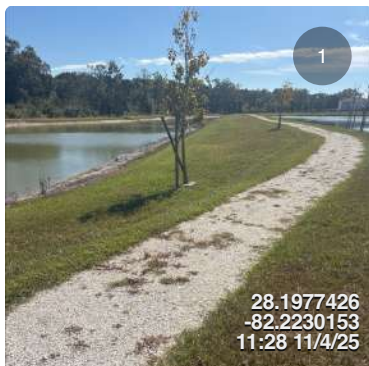
## Item 5- Shell Trail

Due By: Wednesday, November 19, 2025

Assigned To: Down To Earth

Shell Trail – End of Widewater Way

- . The trail runs between two ponds.
- . There is a significant amount of weeds that need to be treated.
- . Some weeds are small but should be sprayed before they get out of control.



## Item 6- Lockman Way

Due By: Wednesday, November 19, 2025

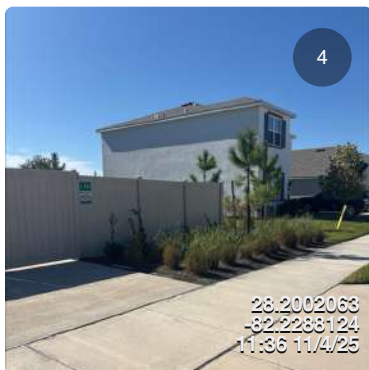
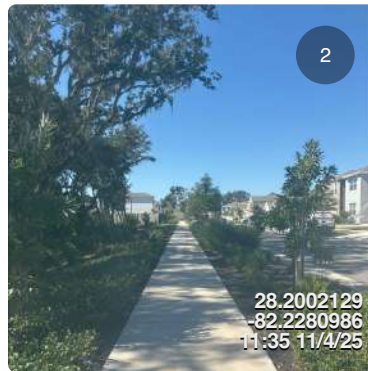
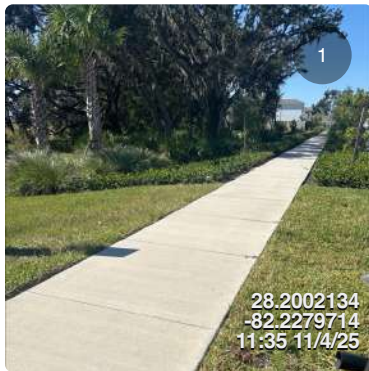
Assigned To: Down To Earth

Pocket Park – Lockman Way

- . Turf is being well maintained.
- . Sidewalks are nicely edged, clean, and weed-free.
- . **There is a bed full of ferns that will need to be cut back for new growth.** . Sidewalks are clear from any plant material encroaching over.

Lift Station Area

- . Plant material around the lift station is well-maintained.
- . Grasses have been cut back.





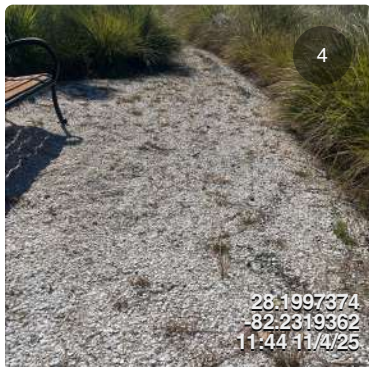
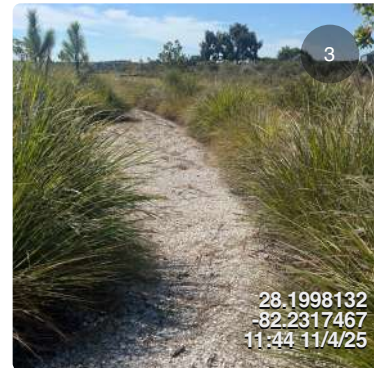
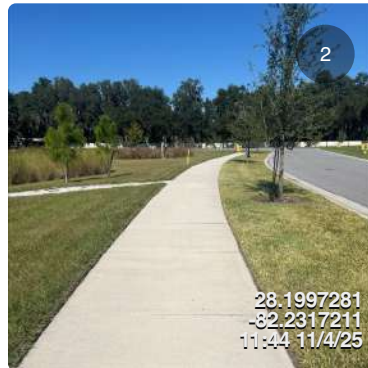
## Item 7- Sunflower Hill

Due By: Wednesday, November 19, 2025

Assigned To: Down To Earth

Pocket Park – End of Sunflower Hill

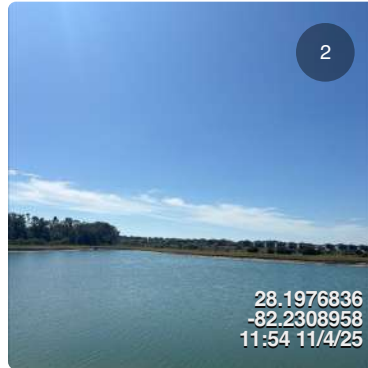
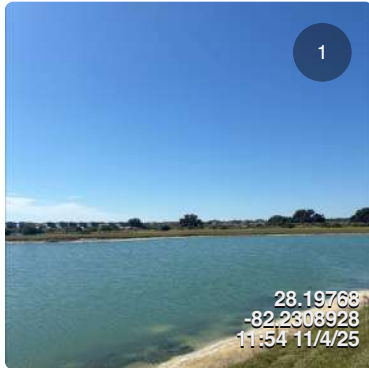
- . Turf needs fertility improvement.
- . Grasses need to be cut back to clear the shell path.
- . The shell path contains a significant amount of weeds that need to be treated for a better appearance.



## Item 8- Pond

Assigned To: Sitex Aquatics

The pond is well maintained



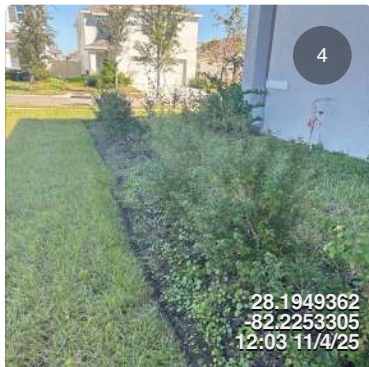
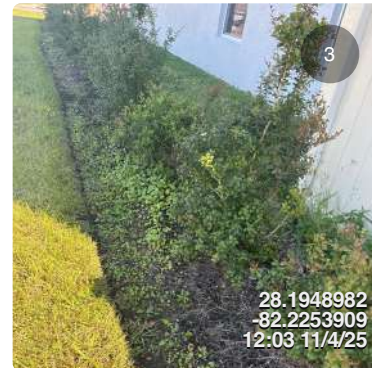
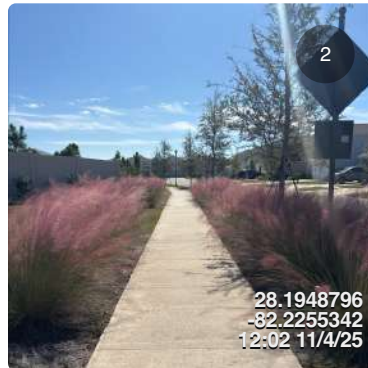
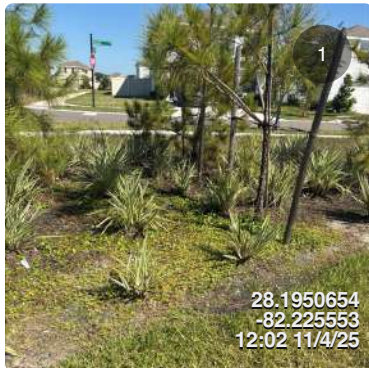
## Item 9- Birney Run

Due By: Wednesday, November 19, 2025

Assigned To: Down To Earth

Pocket Park – Birney Run

- . Beds have a significant amount of weeds that need to be treated with weed control herbicide.
- . Sidewalk is clear.
- . Grasses are healthy and blooming



## Item 10- Shell Trail

Due By: Wednesday, November 19, 2025

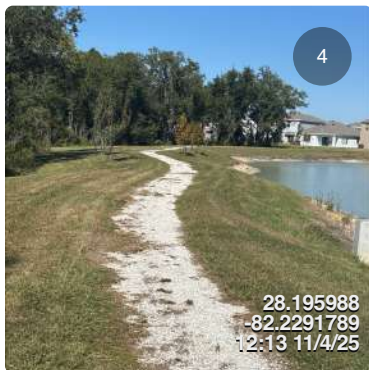
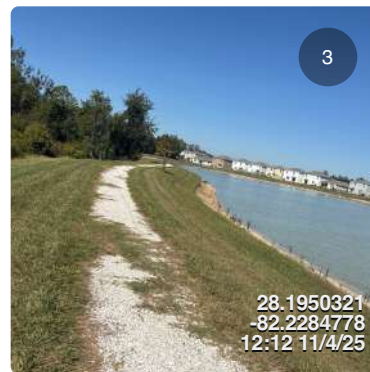
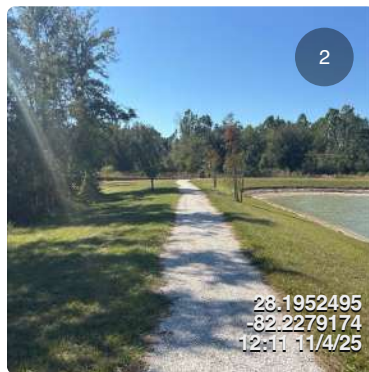
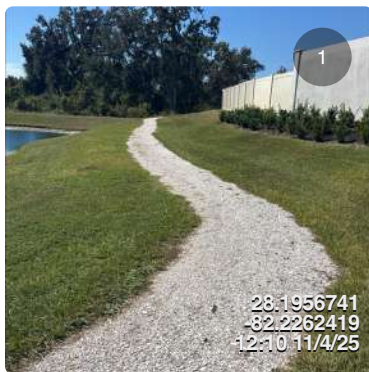
Assigned To: Down To Earth

Shell Trail – Behind Clubhouse (Kinsey Pt.)

. The Shell Trail runs from Widewater Way, just behind the clubhouse, and continues behind the homes located on Kinsey Pt.

. The Shell Trail has some weeds, with areas where weeds are starting to overtake the shell and need to be removed.

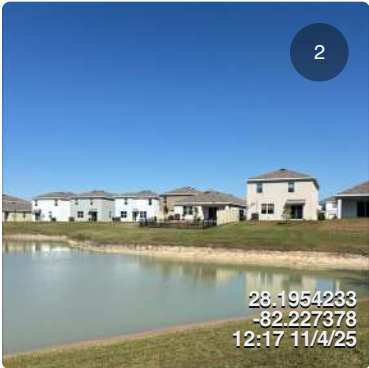
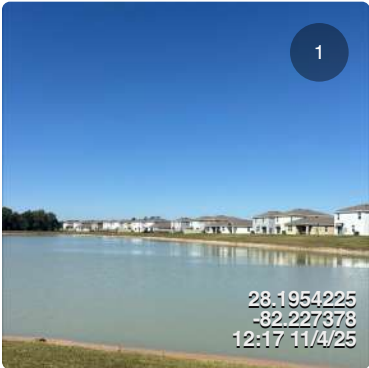
. The Shell Trail also needs to be edged.



Item 11- Pond

Assigned To: Sitex Aquatics

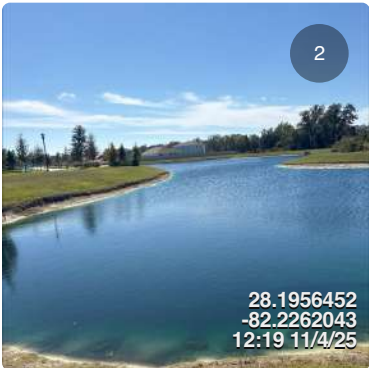
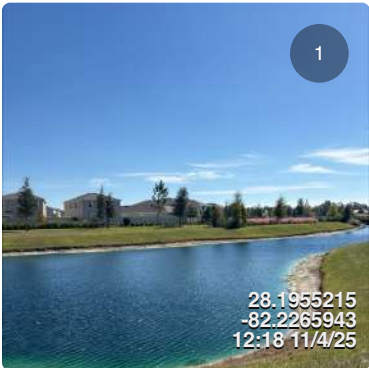
The pond is well maintained.



Item 12- Pond

Assigned To: Sitex Aquatics

The pond is well maintained



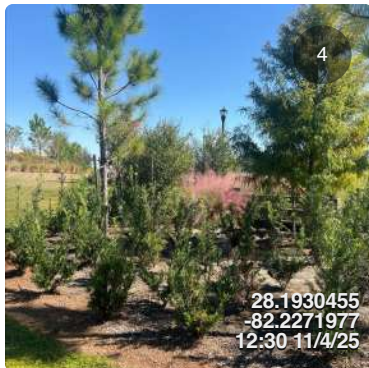
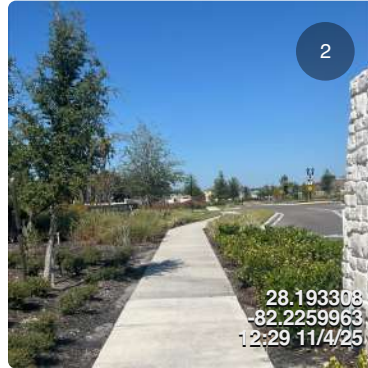
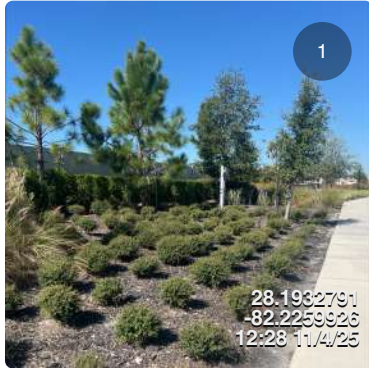


## Item 13- Exit side Of North Water

Assigned To: Down To Earth

North Water – Exit Side

- Plant material is green and healthy.
- Beds are weed-free and well maintained.
- Down Earth has made a huge improvement in weed control at the entrance.
- Overall, the landscape beds are in good condition.

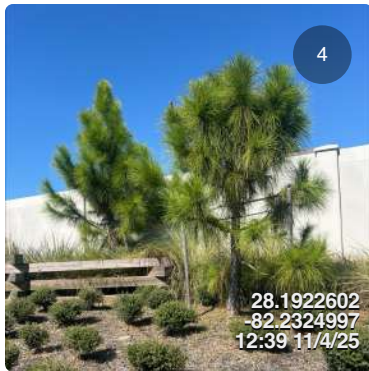
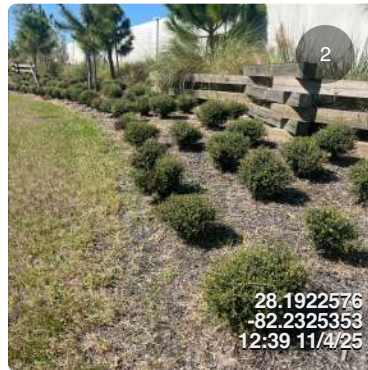


## Item 14- SR 56 Landscape

Assigned To: Down To Earth

SR-56 – Childers Side (Heading Toward Childers Monument)

- . Down to Earth has made a huge improvement in weed control.
- . Plant material is green and healthy.
- . Cutbacks have begun.
- . Trees are green and healthy.
- . The landscape bed needs to be soft-edged to separate the turf and bed. . Overall, the landscape bed is well maintained.

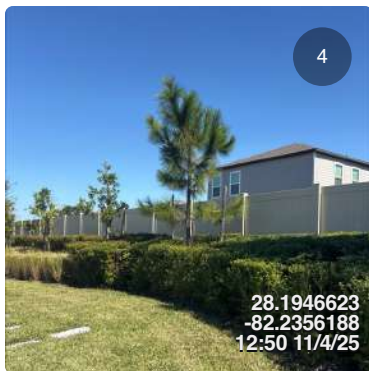
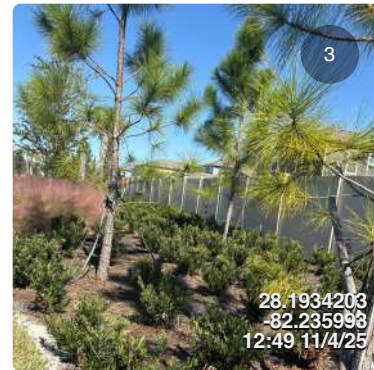
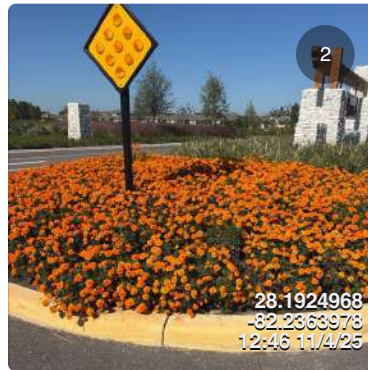
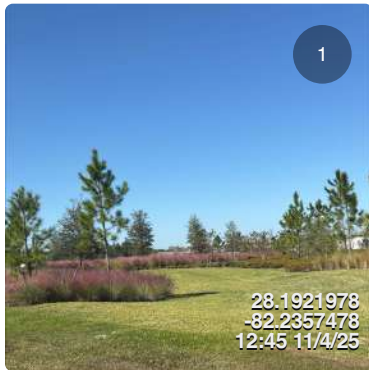


## Item 15- Childers Way

Assigned To: Down To Earth

### Childers Way – Entrance Heading Toward the Clubhouse

- . Flowers at the monument are well-maintained, green, healthy, and blooming with nice color.
- . All plant material looks green and healthy.
- . Down to Earth has been working and making improvements on weed control throughout the beds at the entrance heading toward the clubhouse.
- . Cutbacks have begun.
- . Overall, the landscape bed is well maintained.



## Item 16- Shell Trail

Due By: Wednesday, November 19, 2025

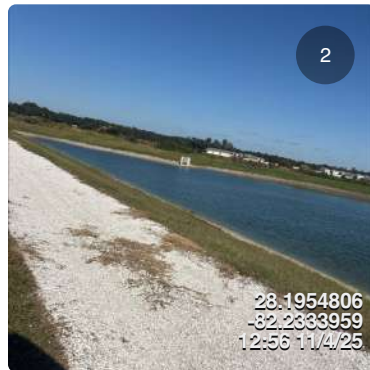
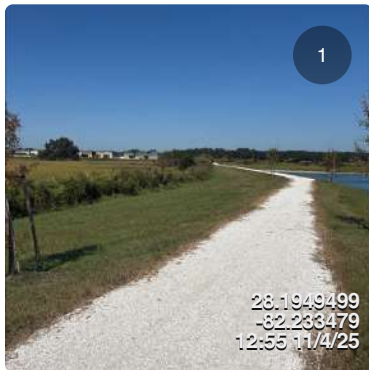
Assigned To: Down To Earth

Shell Trail – Lanier to Sunflower Hill Road (North Water)

. The Shell Trail that runs from Lanier toward Sunflower Hill Road in North Water has been treated for weeds.

. Dead weeds now need to be removed.

. The Shell Trail also needs to be edged.





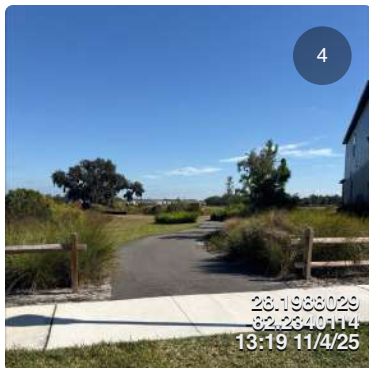
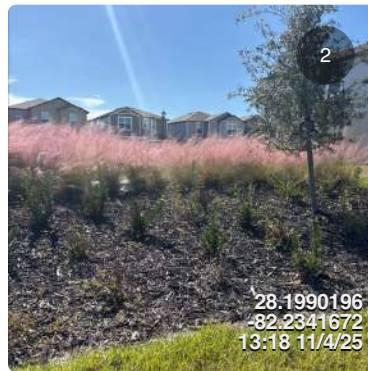
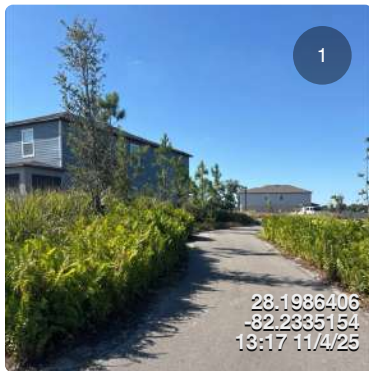
## Item 17- Gravelly Pocket Park

Assigned To: Down To Earth

Pocket Park – End of Gravelly

- . Area is well maintained.
- . Pathway is clear.
- . Plant material is green and healthy.
- . **There is a landscape bed with some Pringles that need to be removed as they are dead. .**

Sidewalk is nicely edged, clean, and weed-free.

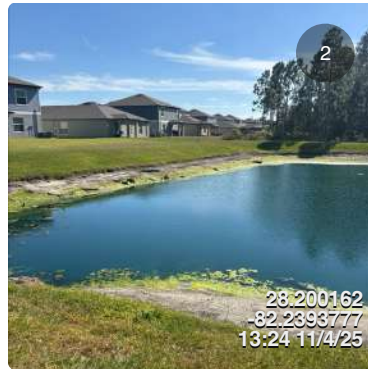
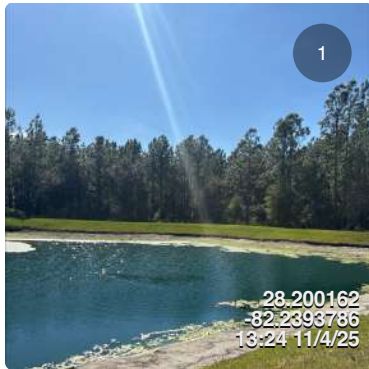


## Item 18- Pond

Due By: Wednesday, November 19, 2025

Assigned To: Sitex Aquatics

The pond has filamentous algae that needs to be treated.



## Item 19- Childers Way Exit Side

Assigned To: Down To Earth

Childers – Exit Side

- . Landscape beds are well maintained.
- . There is a small amount of weeds throughout some of the beds that need to be treated with weed control herbicide.
- . Plant material is in good condition.
- . Sidewalks are clean and clear.

