

This instrument was prepared by
and upon recording should be returned to:

Jennifer Kilinski, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301


**NOTICE OF ESTABLISHMENT OF THE
CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT**


PLEASE TAKE NOTICE that on September 17, 2024, and pursuant to a petition filed by NVR, Inc., the Board of County Commissioners of Polk County, Florida enacted Ordinance 2024-060, which became effective September 17, 2024, establishing the Cypress Creek Reserve Community Development District (“**District**”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Commerce under Section 189.014, *Florida Statutes*.

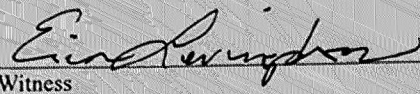
THE CYPRESS CREEK RESERVE COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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IN WITNESS WHEREOF, this Notice has been executed on this 30th day of September, 2024, and recorded in the Official Records of Polk County, Florida.

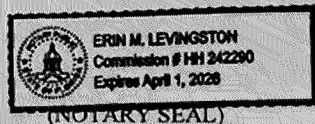

Jennifer Kilinski, District Counsel
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301


Witness
CHRISTIAN KUHN
Print Name
Address: 517 EAST COLLEGE AVE
TALLAHASSEE FL 32301


Witness
Erin Livingston
Print Name
Address: 233 Luke Smith Rd
Crawfordville, FL 32327

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30th day of September, 2024, by Jennifer Kilinski, as District Counsel of Cypress Creek Reserve Community Development District, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced _____ as identification.



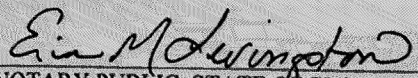

NOTARY PUBLIC, STATE OF FLORIDA
Name: Erin M Livingston
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A
LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING POINCIANA NEIGHBORHOOD 3 WEST NORTH, VILLAGE 6, A SUBDIVISION OF PORTIONS OF SECTIONS 1 AND 12, TOWNSHIP 28 SOUTH, RANGE 28 EAST AND SECTIONS 6 AND 7, TOWNSHIP 28 SOUTH, RANGE 29 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 28 SOUTH, RANGE 28 EAST; THENCE RUN SOUTH 00°06'32" EAST, A DISTANCE OF 393.95 FEET TO THE NORTHWEST CORNER OF POINCIANA NEIGHBORHOOD 3 WEST NORTH, VILLAGE 6, AS RECORDED IN PLAT BOOK 60, PAGES 13 TO 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 00°03'56" EAST, ALONG THE WESTERLY LINE OF SAID POINCIANA NEIGHBORHOOD 3 WEST NORTH, VILLAGE 6, A DISTANCE OF 887.55 FEET TO THE SOUTHWEST CORNER OF SAID POINCIANA NEIGHBORHOOD 3 WEST NORTH, VILLAGE 6; THENCE RUN SOUTH 86°11'09" EAST, ALONG THE SOUTH LINE OF SAID POINCIANA NEIGHBORHOOD 3 WEST NORTH, VILLAGE 6, A DISTANCE OF 2,877.54 FEET; THENCE RUN SOUTH 89°11'09" EAST, A DISTANCE OF 1,505.70 FEET; THENCE RUN SOUTH 31°47'23" EAST, A DISTANCE OF 188.63 FEET TO THE SOUTHERNMOST CORNER OF SAID POINCIANA NEIGHBORHOOD 3 WEST NORTH, VILLAGE 6, AS RECORDED IN PLAT BOOK 60, PAGES 13 TO 22; OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 57°59'41" EAST, ALONG THE EASTERLY LINE OF SAID POINCIANA NEIGHBORHOOD 3 WEST NORTH, VILLAGE 6, A DISTANCE OF 150.00 FEET; THENCE RUN NORTH 31°15'31" EAST, A DISTANCE OF 1,749.46 FEET; THENCE RUN NORTH 13°25'05" WEST, A DISTANCE OF 771.66 FEET; THENCE RUN NORTH 31°19'23" WEST, A DISTANCE OF 807.98 FEET; THENCE RUN NORTH 00°00'03" WEST, A DISTANCE OF 1,482.35 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF MARIGOLD AVENUE; THENCE RUN NORTH 06°26'59" EAST, A DISTANCE OF 149.98 FEET TO THE NORTHEAST CORNER OF POINCIANA NEIGHBORHOOD 3, WEST NORTH, VILLAGE 6, AS RECORDED IN PLAT BOOK 60, PAGES 13 TO 22, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN NORTH 83°27'33" WEST, ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF MARIGOLD AVENUE, A DISTANCE OF 326.20 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, CONCAVE NORTH, HAVING A RADIUS OF 1,500.00 FEET, A CHORD BEARING OF NORTH 68°01'12" WEST AND A CHORD DISTANCE OF 801.48 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°59'27", A DISTANCE OF 811.33 FEET; THENCE RUN NORTH 52°36'46" WEST, A DISTANCE OF 441.94 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, CONCAVE EAST, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 07°30'00" WEST AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET TO THE NORTHEAST CORNER OF SAID POINCIANA NEIGHBORHOOD 3, WEST NORTH, VILLAGE 6, AS RECORDED IN PLAT BOOK 60, PAGES 13 TO 22, POLK COUNTY, FLORIDA; SAID POINT LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF POINCIANA PARKWAY; THENCE RUN SOUTH 37°30'14" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF POINCIANA PARKWAY, A DISTANCE OF 849.07 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 5,822.58 FEET, A CHORD BEARING OF SOUTH 40°35'43" WEST AND A CHORD DISTANCE OF 626.46 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°10'03", A DISTANCE OF 626.77 FEET; THENCE RUN SOUTH 43°38'48" WEST, A DISTANCE OF 809.73 FEET TO A POINT ON A NON TANGENT CURVE TO THE LEFT, CONCAVE SOUTHEAST, HAVING A RADIUS OF 5,636.58 FEET, A CHORD BEARING OF SOUTH 39°50'00" WEST AND A CHORD DISTANCE OF 753.66 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°40'00", A DISTANCE OF 754.22 FEET; THENCE RUN SOUTH 35°59'53" WEST, A DISTANCE OF 1,160.05 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 2,793.00 FEET, A CHORD BEARING OF SOUTH 47°56'59" WEST AND A CHORD DISTANCE OF 1,156.43 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°53'45", A DISTANCE OF 1,164.86 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 404.48 ACRES, MORE OR LESS.