

This space reserved for use by the Clerk of  
the Circuit Court

This Instrument Prepared by  
and return to:

Rivers Edge Community Development District  
c/o Governmental Management Services, LLC  
Town Center 1 at World Golf Village  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092

Public Records of St. Johns County, FL  
Clerk number: 2018004118  
BK: 4492 PG: 656  
1/19/2018 8:54 AM  
Recording \$103.50

**AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN  
BY THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

*THIS AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT AMENDS THE DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY THE MAIN STREET COMMUNITY DEVELOPMENT DISTRICT AND THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT RECORDED IN ST. JOHNS COUNTY OFFICIAL RECORDS BOOK 3107, PAGE 991.*

**Rivers Edge Community Development District  
Board of Supervisors**

**Jason Sessions**  
Chairman

**Rick Egger**  
Assistant Secretary

**Jason Beard**  
Vice Chairman

**Charles Oates**  
Assistant Secretary

**Judy Long**  
Assistant Secretary

James Perry, District Manager  
c/o Governmental Management Services, LLC  
Town Center 1 at World Golf Village  
475 West Town Place, Suite 114  
St. Augustine, Florida 32092  
(904) 940-5850

District records are on file at the offices of Governmental Management Services, LLC at 475 West Town Place, Suite 114, St. Augustine, Florida-32092, and are available for public inspection upon request during normal business hours.

## TABLE OF CONTENTS

Introduction .....	1
What is the District and how is it governed? .....	1
What infrastructure improvements does the District provide and maintain and how are the improvements paid for? .....	2
Master Improvement Plan .....	3
2016 Project .....	6
Assessments, Fees and Charges .....	8
Method of Collection.....	9

**AMENDED & RESTATED DISCLOSURE OF PUBLIC FINANCING AND  
MAINTENANCE OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY  
THE RIVERS EDGE COMMUNITY DEVELOPMENT DISTRICT**

**Introduction**

On behalf of the Rivers Edge Community Development District (“District”), the following information is provided to give you a description of the District’s services and the assessments that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. The powers and responsibilities include, for example, certain water management and drainage control facilities, roadways improvements, and the provision of recreation facilities and landscaping improvements.

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

The District is here to serve the needs of the community and we encourage your participation in District activities.

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

The District is an independent local unit of special-purpose government, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District was established by Rule 42FFF-1, *Florida Administrative Code*, adopted by the Florida Land & Water Adjudicatory Commission, effective November 1, 2006, as amended on September 6, 2011. Effective September 6, 2011, the District’s boundaries were amended to include the lands of the Main Street Community Development District (“Main Street”), pursuant to that certain Merger Agreement dated as of July 1, 2010 and the Florida Land & Water Adjudicatory Commission proceedings on August 2, 2011, at which the merger of the District and Main Street was approved. Additionally, pursuant to the Merger Agreement and that certain Assumption Agreement dated as of September 6, 2011, between the Trustee and the District (the “Assumption Agreement”), the District, among other things, assumed all bond indebtedness of Main Street. The District encompasses approximately 4,176 acres of land located entirely within the jurisdictional boundaries of St. Johns County, Florida. The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. As a local unit of special-purpose government, the District provides an alternative means for planning, financing, constructing, operating, and maintaining various public improvements and community facilities within its jurisdiction.

On July 6, 2016, the District filed a Petition to Amend the Boundary of the District with the Florida Land & Water Adjudicatory Commission to remove approximately 2,499.74 acres from the District. If approved, the remaining acreage of the District will encompass approximately 1,676.79 acres. In contemplation of the District's anticipated boundary contraction, the District amended and restated its previously adopted *Improvement Plan* dated October 27, 2006, with its *Amended and Restated Master Improvement Plan* dated May 31, 2016, to reflect the change of conditions in the development.

The District is governed by a five member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and the District, and who is also registered with the Supervisor of Elections to vote in St. Johns County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

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

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

The development project which encompasses the District comprises a mixed-use master-planned community. The public infrastructure necessary to support the District's development program includes, but is not limited to the following: Master Transportation Improvements, Master Water, Wastewater and Reuse Improvements, Master Drainage Improvements, Master Landscape and Hardscape Improvements, and Master Recreation Improvements (each as are described and defined in the District's Improvement Plan, detailed herein). Each of these infrastructure improvements are more fully detailed below.

These public infrastructure improvements will be funded in part by the District' sale of bonds. On August 7, 2007, the Circuit Court of the Seventh Judicial Circuit of the State of Florida, in and for St. Johns County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$533,000,000 in Capital Improvement Revenue Bonds for infrastructure needs of the District. On March 6, 2008, pursuant to and consistent with the terms of the Interlocal Agreement between Main Street and the District, Main Street issued a series of bonds for purposes of partially financing the construction and acquisition costs of certain infrastructure improvements. On that date, Main Street issued its \$13,980,000 Capital Improvement Revenue Bonds, Series 2008A and its \$19,350,000 Capital Improvement Revenue Bonds, Series 2008B ("Series 2008 Bonds.") Proceeds of the Series 2008 Bonds were used to finance a portion of the cost of the acquisition,

construction, installation, and equipping of the infrastructure. The Series 2008 Bonds have been refunded, as detailed below.

In order to achieve annual debt service savings, the District's Board of Supervisors determined it was in the best interest of the District, its residents and landowners, to refinance the outstanding Series 2008 Bonds via the issuance of refunding bonds. On October 31, 2016, the District issued its Rivers Edge Community Development District, Capital Improvement Revenue and Refunding Bonds, Series 2016, in the amount of \$10,765,000 ("Series 2016 Bonds"). The Series 2016 Bonds and interest due thereon, are payable solely from and secured by the levy of non-ad valorem special assessments against specially benefitted lands within the District which benefit from the construction, acquisition and operation of the District's improvements. Proceeds of the Series 2016 Bonds were used to refund and defease the Series 2008 Bonds and to finance the cost of a portion of the acquisition, construction, installation and equipping of the 2016 Project, as defined below.

To plan the infrastructure improvements necessary for the District, the District adopted an *Amended and Restated Master Improvement Plan* dated May 31, 2016 ("Master Improvement Plan"), as supplemented by the *Engineer's Report Series 2016 Bonds*, dated September 23, 2016 ("2016 Project", and together with the Master Improvement Plan, "Improvement Plan"), which details all of the improvements. Copies of the reports are available for review in the District's public records.

## **Master Improvement Plan**

### ***Master Transportation Improvements***

The District has and presently intends to finance, design, construct and/or acquire certain on- and off-site master transportation improvements serving the District. Construction of the roadways will require, among other things, maintenance of traffic, clearing and grubbing, fill, roadway base and subgrade, curb and gutter, grassing, asphalt, striping, signage and sidewalks, as required by applicable St. Johns County land development regulations and Florida Department of Transportation standards.

County Road ("CR") 244/CR 16A: Consists of total length of approximately 3.5 miles of roadways. CR 244 is a four-lane urban section, divided by a median, and approximately .5 miles is two-lane rural section for relocation of CR 16A. This roadway project was constructed and has been dedicated to St. Johns County for ownership and maintenance. Landscaping improvements along the corridor remain the maintenance responsibility of the District.

CR 223: Consists of approximately 3 miles of roadway to be completed in two-phases. Phase I will consist of two-lane undivided urban section with improvements for turn lanes at the north and south intersections. Portions of the Phase I improvements have been constructed; however final construction has been put on hold pending further development with the District. Phase II will consist of constructing another two-lane urban section, with median, to complete the four-lane urban section with median.

State Road (“SR”) 13: Consists of standard widening and additional of turn lanes at five locations, portions of which will only require the milling and resurfacing of existing lanes. These five locations may include the addition of roundabout style intersections. One of these roundabouts has been constructed at the main entry to the District off SR 13. The second roundabout is currently under design and permitting.

Minor Collector Roadways: These improvements consist of all the collector roadways within the District, which improvements will provide for smooth and efficient movement of all traffic onto the arterial roadways. It also includes utility improvements that will serve as the “trunk line” system for the District. Portions of these collector roadways have been constructed and additional collector roadways are currently in design and permitting.

### ***Master Water, Wastewater and Reuse Improvements***

The District is within the JEA potable water, wastewater and reuse service area. JEA has existing potable water, wastewater, and reuse mains in the right-of-way of CR 244, Greenbrier Road and SR 13 that have sufficient capacity to serve the District at build-out based upon a Utility Service Agreement. This agreement provides for the reimbursement of the developer for costs associated with the construction of master water and reuse mains along with sewer lift stations and force mains to serve the District.

The District presently intends to finance, design, construct and/or acquire the potable water mains, wastewater gravity and force mains, lift stations, effluent reuse mains, and appurtenances thereto in support of the remaining development of the District. The water, wastewater and reuse improvements have been designed, permitted and will be constructed in accordance with the St. Johns County’s land development regulations, and the rules and regulations of JEA and the Florida Department of Environmental Protection.

After completion, all proposed improvements within the District will be dedicated to JEA for ownership, operation and maintenance. It shall be noted that certain water, wastewater and reuse improvements have been constructed and dedicated to JEA.

### ***Master Drainage Improvements***

The master drainage improvements for the District will be financed, designed and constructed by the District in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. The system will consist primarily of master stormwater management ponds that are interconnected and will discharge at defined natural outfalls throughout the District.

The District will obtain necessary easement rights to and around all pipes, ponds and swales needed for operation and maintenance of the master drainage system and to meet all permitting requirements.

### *Master Landscape and Hardscape Improvements*

Landscape, irrigation, hardscape and entry features along master transportation improvements and in common areas within and without the District will be financed, designed, constructed and/or acquired by the District. These improvements may include entry features with walls, waterfalls, towers or other architectural features to accent the District.

In order to maintain the master landscape and hardscape improvements following completion, the District has or will obtain easement rights to and around the landscaped and hardscaped areas.

### *Master Recreation Improvements*

The District has financed, designed and constructed recreational facilities within and adjacent to the District's current boundary. The improvements included the following:

- 58-Acre Riverfront Park: This public park is located across SR 13 from the Town Center. The Riverfront Park includes over 0.5 miles of frontage along the St. Johns River and is adjacent to the Hallows Cove conservation area. The basic components of this facility include:
  - Ø Boat launch facilities for non-motorized watercraft (under permitting)
  - Ø Bathrooms
  - Ø Parking
  - Ø Landscape and Lighting
  - Ø Trails
- 100-Acre Community Ball Park:

The community park (known as RiverTown Fields) is located east of SR 13. The park provides a benefit to all lands in the District, and generally includes the following:

- Ø Four Baseball Fields
- Ø Four Multi-Purpose Fields (to be constructed at a later date)
- Ø Parking
- Ø Bathrooms
- Ø Concession Facilities
- Ø Picnic Area

The District intends to design, finance and construct a minimum of 8 pocket parks within the remaining portions of the District. These parks may include tot lots, play equipment, dog parks, sitting areas, open play fields and associated elements.

### *Neighborhood Infrastructure*

The District designed, financed and constructed certain infrastructure improvements for neighborhoods within the District boundaries. The Neighborhood Infrastructure improvements included complete construction of the basic infrastructure for each neighborhood including but not limited to: clearing and grubbing, earthwork, roadways and associated drainage,

underground conduit to facilitate street lighting, landscaping, irrigation, hardscape and water, sewer and reuse transmission lines within the road right-of-way. All neighborhood infrastructure improvements were designed and constructed to St. Johns County, JEA, Florida Department of Environmental Protection and St. Johns River Water Management District standards.

The District does not intend to finance additional Neighborhood Infrastructure within the District.

## **2016 Project**

### ***Roadway Improvements***

#### ***Minor Collector Roadways***

This master improvement consists of the collector roadways within the District that will allow smooth and efficient movement of all traffic onto the arterial roadways. Portions of these collector roadways have been constructed and additional collector roadways are currently in design and permitting.

Orange Branch Trail and RiverTown Main Street are the two minor collectors that will connect the existing developed lots near the St. Johns River to the northern entrance at CR 244. Orange Branch Trail begins at the new entry feature (discussed below) along CR 244 as a 4-lane divided roadway and merges into a two-lane roadway. Multi-use paths for pedestrians, bicyclist and golf carts will parallel the roadway. District maintained landscape and wetland preserve areas will border along the roadway and the landscaping will be irrigated with reclaimed water. This improvement also includes utility improvements that will serve as the major trunk line systems throughout the District. All permits from St. Johns County, St. Johns River Water Management District and JEA are in-place and the roadway is under construction at this time.

RiverTown Main Street will extend to the west from the roundabout being constructed north of the Garden District along Orange Branch Trail. This two-lane roadway will provide future access the remaining parts of the District.

### ***Master Drainage Improvements***

The master drainage improvements for the District will be financed, designed and constructed by the District in accordance with the Conceptual Master Drainage Plan, which has been permitted by the St. Johns River Water Management District. This category represents all drainage work from the master infrastructure improvements. The District-wide stormwater system consists of wet detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods.

In general, the stormwater runoff will be collected via curb and gutter within the roads and conveyed into the ponds via inlet structures and pipes. The primary form of treatment will



be wet detention pursuant to accepted design criteria. The pond control structures will consist of weirs for attenuation and bleed-down orifices sized to recover the treatment volume.

The stormwater system is designed such that post-development flow will generally mimic the flows from the site in a pre-development state. All areas within the District currently drain through onsite wetlands into the St. Johns River. As parcels within the District are developed, the detention ponds will temporally detain stormwater runoff for treatment and then gradually discharge water in the same receiving waters. Ponds have been designed to provide attenuation of the 25 year/24-hour storm and provide treatment for a volume of runoff established by county, state and federal regulations.

This category includes stormwater collection systems (drainage inlets, pipes, etc.) and stormwater ponds that will support the collector and local roadways throughout the District. Specifically, this improvement includes stormwater systems to serve Orange Branch Trail, RiverTown Main Street and the pocket parks associated with the development of certain parcels. Permits are in place for these stormwater systems with St. Johns County and the St. Johns River Water Management District and construction is under way.

### ***Neighborhood Pocket Parks***

The District lands along the St. Johns River and existing preserved wetlands provide a unique experience for residents to engage in outdoor activities. In order to support the surrounding environmental benefits of the District, the developer is designing neighborhood pocket parks that will consist of children's areas, recreational play fields, dog parks and trails. This category represents all work related to a minimum of 4 neighborhood pocket parks totaling approximately 10 acres along Orange Branch Trail. Work includes hardscape (pavers, benches, shade pavilions, play features, etc.), landscape and irrigation improvements to serve the community within this description.

### ***Orange Branch Trail Entry Feature***

This category represents all work related to the community entry along Longleaf Pine Parkway and at the intersection of Orange Branch Trail. The entry will feature a number of icon monuments along with landscaping and irrigation along Longleaf Pine Parkway leading up to the main focal point at Orange Branch Trail. The main entry work will include the towers, walls, waterfall features, lake fountains, landscaping, irrigation and lighting and serve as a second access point into the District. All work related to the entry sequence is included within this description.

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

The master infrastructure improvements identified in the District's Improvement Plan have been financed by the District through the sale of its bonds. The amortization schedules for the bonds are available in the District's public records. Schedules of the annual assessments levied on benefiting property to defray the debt service obligations of the District are provided

below. Copies of the District's Assessment Methodology Reports for the bonds are available for review in the District's public records.

The Series 2016 Bonds and the associated interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District ("Debt Assessments") which benefit from the construction, acquisition, establishment, and operation of the District's improvements. The Debt Assessments are levied in accordance with the District's assessment methodologies and represent an allocation of the costs of the applicable portion of the Improvement Plan to those lands within the District benefiting from the applicable portion of the Improvement Plan.

The current maximum annual debt service assessment for the Series 2016 Bonds is as follows:

<u>Lot Type</u>	<u>Total Par Debt Assessment Per Unit</u>	<u>Total Annual Debt Assessment Per Unit<sup>(1)</sup></u>
Townhouse	\$16,393	\$1,141.10
45' Lot	\$14,272	\$991.14
55' Lot	\$16,779	\$1,182.44
70' Lot	\$23,143	\$1,665.38
80' Lot	\$25,651	\$1,864.25

(1): The maximum annual assessments level amounts have been grossed up to include 2% for collection costs levied by St. Johns County and a 4% maximum discount for early payment as authorized by law.

The Debt Assessments described above exclude any operations and maintenance assessments which may be determined and calculated annually by the District's Board of Supervisors against all benefited lands in the District. A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges is available for public inspection upon request.

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

### Method of Collection

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

This description of the District's operation, services, and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information, please write to the District Manager, Governmental Management Services, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, or call (904) 940-5850.

The information provided herein is a good faith effort to accurately and fully disclose information regarding the public financing and maintenance of improvements to real property undertaken by the District and should only be relied upon as such. The information contained herein is, and can only be, a status summary of the District's public financing and maintenance activities and is subject to supplementation and clarification from the actual documents and other sources from which this information is derived. In addition, the information contained herein may be subject to change over time, in the due course of the District's activities and in accordance with Florida law. Prospective and current residents and other members of the public should seek confirmation and/or additional information from the District Manager's office with regard to any questions or points of interest raised by the information presented herein.

IN WITNESS WHEREOF, this *Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by the Rivers Edge Community Development District* has been executed as of the 20<sup>th</sup> day of December, 2017, and recorded in the Official Records of St. Johns County, Florida.

**RIVERS EDGE COMMUNITY  
DEVELOPMENT DISTRICT**

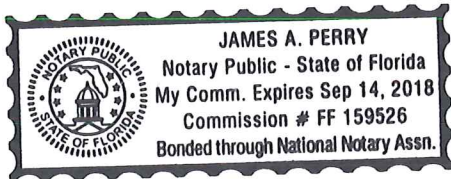
[Signature]  
By: Jason Sessions  
Its: Chairman

[Signature]  
Witness  
Louis P. Couling, J.  
Print Name

[Signature]  
Witness  
BRIAN STEPHENS  
Print Name

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2017, by Jason Sessions, Chairman of the Rivers Edge Community Development District, who is personally known to me or who has produced \_\_\_\_\_ as identification, and did [ ] or did not [] take the oath.



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