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HOMEOWNERS ASSOCIATION, INC.

## Who Really Runs the Lindsford Community?

250602\_Rev Dated

Besides the obvious organizations and people that we think of, there are many other organizations whose policies, rules and regulations have an impact on the day-to-day operations of the Lindsford community. Here's a list of the organizations and their roles:

1. Federal Government  
Prohibits discrimination in sales/rental of homes, assures safe access to amenities center, streets and sidewalks and specifies traffic safety regulations.
2. State of Florida  
Regulates HOAs, specifies traffic laws, monitors the health of swimming pools & spas, monitors water quality of lakes.
3. Lee County  
Specifies traffic laws, monitors swimming pools & spas, collects property taxes.
4. City of Fort Myers  
Issues building permits, enforce zoning laws, enforces Trespassing and Traffic Agreements with FMPD, maintains water & sanitary sewer infrastructure, collects property taxes.
5. Waterford Landing Community Development District (WLCDD)  
Repays municipal bonds Ronto used to install infrastructure; manages storm water system including lakes and conservation tracts; maintains certain roads and tracts of land owned by WLCDD; provides water for irrigation; collects annual assessments.
6. South Florida Water Management District  
Oversees storm water management, lake usage, irrigation wells & permits.
7. Lindsford Master Association  
Responsible for ROW, streets, sidewalks and amenities center. Controlled by Lindsford residents since Turnover by Ronto (8/31/21). Now controlled by Lindsford residents. Represented by Pegasus Management.
8. Neighborhood HOAs  
Separate elected Boards manage each neighborhood, subject to Florida Statutes, rules/regulations imposed by other entities and their respective Governing Documents (provided by D.R. Horton). Collect assessments and provide services; represented by Phase I – Compass Rose Management; Phase II – Pegasus Property Management; Phase III – Rizzetta & Co.
9. Homeowners  
Elect Directors for respective neighborhood HOAs and Supervisors for WLCDD, vote on Amendments to the governing documents, abide by Governing Documents and Community Rules & Regulations, pay quarterly assessments to Master Association and Neighborhood HOAs, pay annual WLCDD fee.