



HOMEOWNERS ASSOCIATION, INC.

Who Really Runs the Lindsford Community?

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 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
Approved Lindsford development, issues building permits, enforces 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 and conservation tracts; provides water for irrigation; collects annual assessments
6. South Florida Water Management District
Oversees storm water management, lake usage, irrigation wells & permits
7. The Ronto Group
Developed Lindsford, built infrastructure, sold lots to DR Horton. Provided governing documents and managed Lindsford Master Association prior to Turnover (8/31/21)
8. D. R. Horton
Built homes, provided governing documents, ARC Standards, Community Rules and Regulations and controlled neighborhood HOAs until each neighborhood was turned over to residents.
9. Lindsford Master Association
Responsible for ROW, streets, sidewalks and amenities center. Controlled by Ronto prior to Turnover (8/31/21). Now controlled by Lindsford residents. Represented by KEB Management.
10. Neighborhood HOAs
Separate elected Boards manage each neighborhood, subject to Florida Statutes, rules/regulations imposed by other entities and their respective Governing Documents. Collect assessments and provide services; represented by Rizzetta & Co.
11. Homeowners
Elect Directors for respective neighborhood HOAs and 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.