

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

Sarah R. Sandy, Esq.
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on January 26, 2026, pursuant to a petition filed by Toll Southeast, Inc., the Town Council of the Town of Howey-in-the-Hills, Florida, adopted Ordinance No. 2026-001 which became effective on January 26, 2026, establishing the Lake Hills 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 designated under Section 189.014, *Florida Statutes*.

THE LAKE HILLS 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 GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 12 day of February 2026, and recorded in the Official Records of Lake County, Florida.

[Signature]
Sarah R. Sandy, Esq.
Kutak-Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

[Signature]
Witness

[Signature]
Witness

BREA WARD
Print Name
107 West College Avenue
Tallahassee, Florida 32301

Gabe McKee
Print Name
107 West College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of February 2026, by Sarah R. Sandy, as District Counsel of the Lake Hills Community Development District, and who is either personally known to me, or produced _____ as identification.

Rebecca B. Enfinger
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: Rebecca B. Enfinger
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



Exhibit A
LEGAL DESCRIPTION

**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH RANGE 25 EAST; THENCE RUN ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23; THENCE NORTH 00°53'14" EAST, A DISTANCE OF 1,171.06 FEET TO THE POINT OF BEGINNING BEING A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTRY ROAD 48 AS RECORDED IN THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP PROJECT NUMBER 1093, AND BEING A POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 5,679.58 FEET, AND A CHORD WHICH BEARS, NORTH 59°46'18" WEST, A DISTANCE OF 758.74 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 758.74 FEET; THENCE NORTH 44°41'43" EAST, A DISTANCE OF 60.17 FEET; THENCE NORTH 43°19'28" EAST, A DISTANCE OF 79.11 FEET; THENCE NORTH 33°05'49" EAST, A DISTANCE OF 77.04 FEET; THENCE NORTH 15°11'17" EAST, A DISTANCE OF 86.38 FEET; THENCE NORTH 03°18'57" WEST, A DISTANCE OF 90.56 FEET; THENCE NORTH 33°15'37" EAST, A DISTANCE OF 67.93 FEET; THENCE NORTH 39°23'51" EAST, A DISTANCE OF 72.50 FEET; THENCE NORTH 70°53'11" EAST, A DISTANCE OF 126.00 FEET; THENCE NORTH 62°48'57" EAST, A DISTANCE OF 92.31 FEET; THENCE NORTH 45°53'15" EAST, A DISTANCE OF 82.59 FEET; THENCE NORTH 48°23'33" EAST, A DISTANCE OF 36.23 FEET; THENCE NORTH 18°18'32" EAST, A DISTANCE OF 52.57 FEET; THENCE NORTH 35°54'02" EAST, A DISTANCE OF 44.70 FEET; THENCE NORTH 17°43'54" EAST, A DISTANCE OF 71.17 FEET; THENCE NORTH 17°10'37" EAST, A DISTANCE OF 98.36 FEET; THENCE NORTH 14°29'52" EAST, A DISTANCE OF 38.06 FEET; THENCE NORTH 12°45'36" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 50°02'00" WEST, A DISTANCE OF 62.21 FEET; THENCE NORTH 46°22'09" WEST, A DISTANCE OF 62.41 FEET; THENCE NORTH 33°26'04" WEST, A DISTANCE OF 51.05 FEET; THENCE NORTH 33°46'03" WEST, A DISTANCE OF 20.29 FEET; THENCE NORTH 89°51'26" WEST, A DISTANCE OF 138.19 FEET; THENCE NORTH 00°12'03" EAST, A DISTANCE OF 209.83 FEET; THENCE NORTH 39°31'51" EAST, A DISTANCE OF 291.83 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 1,176.87 FEET TO A POINT ON THE MEANDER LINE OF LAKE HARRIS WITH THE PROPERTY BOUNDARY BEING THE ACTUAL WATER LINE, SAID POINT TO BE KNOWN AS REFERENCE POINT "A"; THENCE LONG SAID MEANDER LINE THE FOLLOWING THREE (3) COURSES: 1) SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; 2) THENCE SOUTH 72°34'01" EAST, A DISTANCE OF 1730.05 FEET; 3) THENCE SOUTH 80°48'31" EAST, A DISTANCE OF 1102.10 FEET TO THE END OF SAID MEANDER LINE;

CONTINUED ON SHEET 2

LEGEND:

LB = LICENSED BUSINESS
ORB = OFFICIAL RECORD BOOK
PG = PAGE
PB = PLAT BOOK
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER

BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE GRID BASED ON THE FLORIDA EAST TRANSVERSE MERCATOR STATE PLANE COORDINATE SYSTEM NAD83 DATUM (2011 ADJUSTMENT). THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 23, HAVING A GRID BEARING OF NORTH 00°53'14" EAST.

Aaron J Murphy

AARON J. MURPHY, PSM DATE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5758
FOR HAMILTON ENGINEERING AND SURVEYING, LLC
CERTIFICATE OF AUTHORIZATION NO. LB 8405

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OR THE UNIQUE SIGNATURE AND THE DIGITAL
SEAL OF A FLORIDA PROFESSIONAL SURVEYOR & MAPPER

HAMILTON
ENGINEERING & SURVEYING, LLC
www.hamilton-engineering.us

3409 W LEMON ST TAMPA, FL 33609 TEL: 813-290-3335

11717 S. RIO GRAND AVE SUITE 100 ORLANDO, FL 32835 TEL: 407-362-6653

8340 CONSUMER CIR SARASOTA, FL 32607 TEL: 941-277-9178

LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT

REC TYPE: RND	JOB NUMBER:	DRAWN BY:	DATE:	SHEET:
22 & 23/30S/25E	25HAM####	GCT	08/11/2025	1 OF 5

**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**

CONTINUED FROM SHEET 1

THENCE SOUTH 00°40'13" WEST, A DISTANCE OF 1312.20 FEET; THENCE SOUTH 48°59'45" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 43°00'59" WEST, A DISTANCE OF 134.76 FEET; THENCE SOUTH 46°59'01" WEST, A DISTANCE OF 765.92 FEET; THENCE SOUTH 60°15'03" WEST, A DISTANCE OF 218.37 FEET; THENCE SOUTH 15°38'16" WEST, A DISTANCE OF 308.32 FEET; THENCE SOUTH 75°08'12" WEST, A DISTANCE OF 258.80 FEET; THENCE SOUTH 15°38'38" WEST, A DISTANCE OF 52.62 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,341.83 FEET AND A CHORD WHICH BEARS NORTH 72°38'05" WEST AND A DISTANCE OF 223.10 FEET; THENCE ALONG SAID CURVE TO THE LEFT A DISTANCE OF 223.18 FEET; THENCE NORTH 75°35'20" WEST, A DISTANCE OF 1,460.31 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5,679.58 FEET AND A CHORD WHICH BEARS NORTH 69°35'43" WEST AND A DISTANCE OF 1,188.12 FEET; THENCE ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 1,188.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 220.21 ACRES, MORE OR LESS.

LESS AND EXCEPT

BEGINNING AT REFERENCE POINT "A", SAID POINT BEING THE POINT OF BEGINNING THENCE SOUTH 57°54'36" EAST, A DISTANCE OF 295.07 FEET; THENCE SOUTH 89°52'31" WEST, A DISTANCE OF 708.65 FEET; THENCE NORTH 70°57'18" EAST, A DISTANCE OF 485.12 FEET TO THE POINT OF BEGINNING.

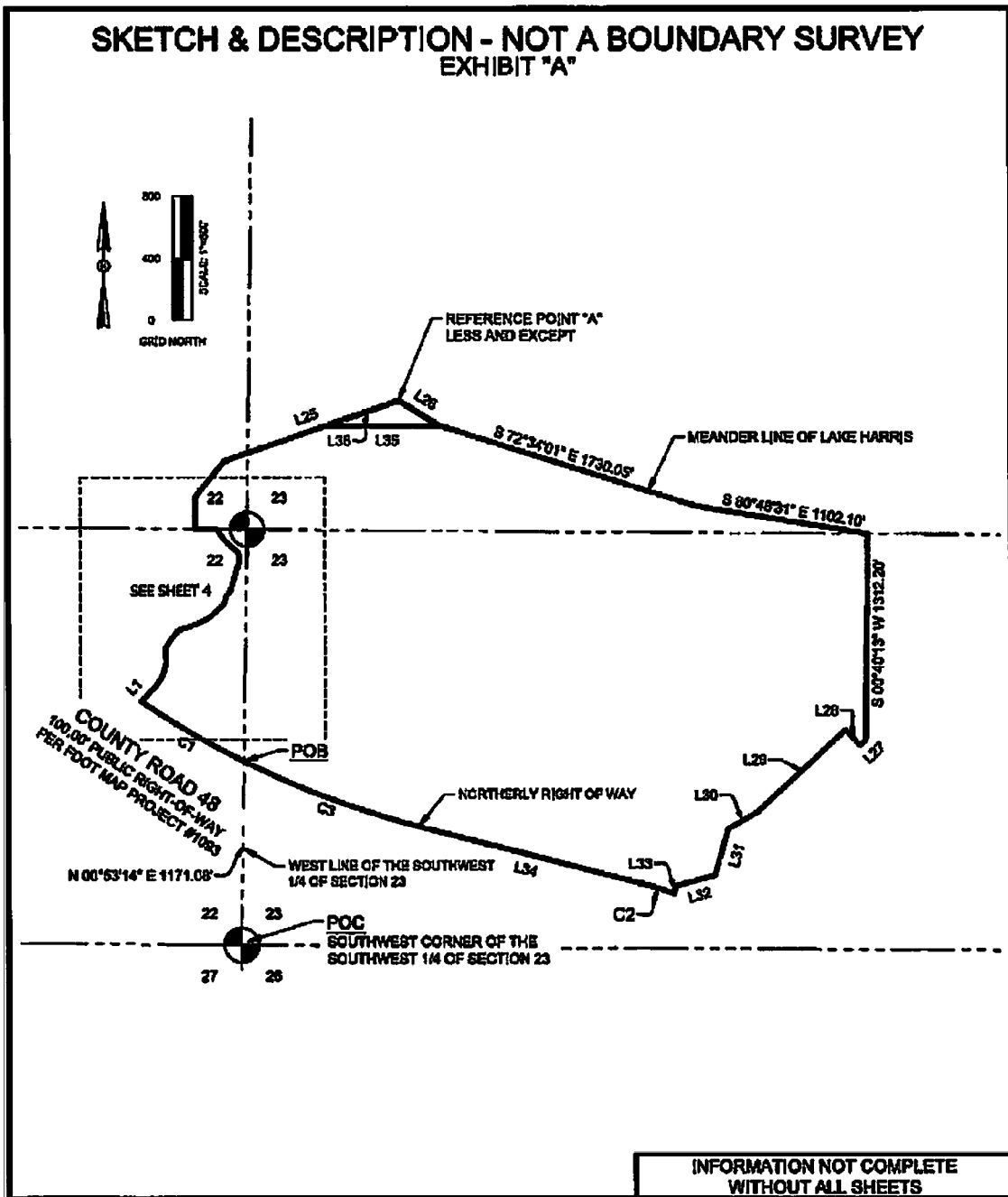
CONTAINING 1.28 ACRES, MORE OR LESS.

TOTAL LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT BOUNDARY
CONTAINING 218.93 ACRES, MORE OR LESS.

INFORMATION NOT COMPLETE
WITHOUT ALL SHEETS

 <p>HAMILTON ENGINEERING & SURVEYING, LLC www.hamilton-engineering.com</p>		<p>LAKE HILLS COMMUNITY DEVELOPMENT DISTRICT</p>						
<p>1875065 CA 05974</p> <p>3420 W LEMON ST TAMPA, FL 33609 TEL: 813.250.3638</p>	<p>11717 S. RIO GRAND AVE SUITE 200 ORLANDO, FL 32805 TEL: 407.262.5629</p>	<p>1340 CONSUMER CIR GARDNER, FL 32827 TEL: 941.377.8178</p>	<table border="1"> <tr> <td>REC TWP RINS: 22 & 23/30S/25E</td> <td>JOB NUMBER: 25HAM0000</td> <td>DRAWN BY: GCT</td> <td>DATE: 08/11/2025</td> <td>SHEET: 2 OF 5</td> </tr> </table>	REC TWP RINS: 22 & 23/30S/25E	JOB NUMBER: 25HAM0000	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 2 OF 5
REC TWP RINS: 22 & 23/30S/25E	JOB NUMBER: 25HAM0000	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 2 OF 5				

SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



INFORMATION NOT COMPLETE
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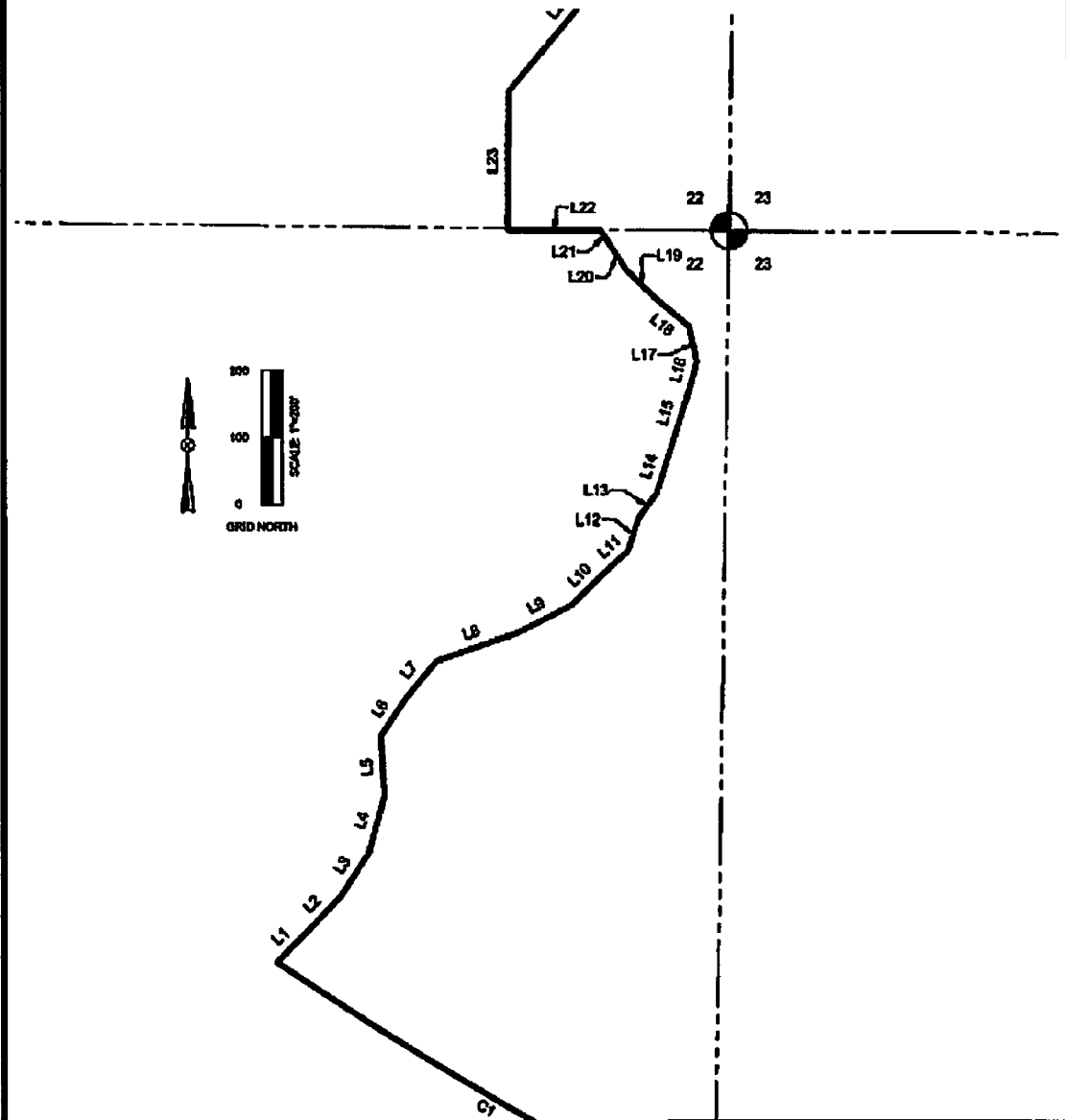
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8940 CONSUMER CIR
SARASOTA, FL 32687
TEL: 941.277.2119

LAKE HILLS		COMMUNITY DEVELOPMENT DISTRICT	
SEC TWP RANG:	JOB NUMBER:	DRAWN BY:	DATE:
22 & 23/30S/25E	25HAM#####	GCT	09/11/2025
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			3 OF 5

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SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY EXHIBIT "A"



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LA 28526 CA 18874

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TEL: 941.277.2178

LAKE HILLS			
COMMUNITY DEVELOPMENT DISTRICT			
REG TAP RING:	JOB NUMBER:	DRAWN BY:	DATE:
22 & 23/30S/25E	25HAMBRRH	GCT	08/11/2025
SHEET:			4 OF 6

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**SKETCH & DESCRIPTION - NOT A BOUNDARY SURVEY
EXHIBIT "A"**

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.17'	N 44° 41' 43" E
L2	79.11'	N 43° 19' 28" E
L3	77.04'	N 33° 05' 48" E
L4	88.38'	N 15° 11' 17" E
L5	90.66'	N 03° 18' 57" W
L6	67.83'	N 33° 15' 37" E
L7	72.67'	N 38° 23' 51" E
L8	126.00'	N 70° 53' 11" E
L9	82.31'	N 62° 46' 57" E
L10	82.69'	N 45° 53' 15" E
L11	36.23'	N 48° 23' 33" E
L12	52.67'	N 18° 16' 32" E
L13	44.70'	N 35° 54' 02" E
L14	71.17'	N 17° 43' 54" E
L15	88.36'	N 17° 10' 37" E
L16	36.06'	N 14° 29' 52" E
L17	54.43'	N 12° 45' 38" W
L18	62.21'	N 50° 02' 00" W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L19	82.41'	N 46° 22' 08" W
L20	61.05'	N 33° 26' 04" W
L21	20.29'	N 33° 48' 03" W
L22	138.19'	N 89° 51' 28" W
L23	209.83'	N 00° 12' 03" E
L24	291.83'	N 38° 31' 51" E
L25	1178.67'	N 70° 57' 18" E
L26	295.07'	S 57° 54' 38" E
L27	50.00'	S 46° 59' 48" W
L28	134.78'	N 43° 00' 59" W
L29	785.92'	S 46° 59' 01" W
L30	218.37'	S 68° 15' 03" W
L31	308.32'	S 15° 38' 18" W
L32	258.80'	S 75° 08' 12" W
L33	52.62'	S 18° 38' 38" W
L34	1480.31'	N 75° 35' 20" W
L35	708.68'	S 89° 52' 31" W
L36	485.12'	N 70° 57' 18" E

CURVE TABLE					
CURVE #	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH	DELTA
C1	5679.58'	N 59° 48' 18" W	768.74'	759.30'	7° 39' 38"
C2	2341.83'	N 72° 38' 05" W	223.10'	223.16'	5° 27' 38"
C3	5679.58'	N 68° 35' 43" W	1186.12'	1168.29'	11° 59' 15"

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**LAKE HILLS
COMMUNITY DEVELOPMENT DISTRICT**

REC TWP RIDE: 22 & 23/SOS/25E	JOB NUMBER: 25HAM0000	DRAWN BY: GCT	DATE: 08/11/2025	SHEET: 6 OF 5
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