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Prepared by and return to:
Liberty Oaks Property Owners' Association, Inc.
509 Guisando de Avila, Suite 200
Tampa, Florida 33613



DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS
OF
LIBERTY OAKS

ADDENDUM #1

This **ADDENDUM** ("Addendum #1) to the **RECORDED DECLARATION**, ("Declaration") is made this 24th day of October 2018, by **MAGNOLIA ESTATES TAMPA LLC**, a **Florida limited liability company**, hereinafter referred to as "Declarant" and agreed to by the **LIBERTY OAKS PROPERTY OWNERS' ASSOCIATION, INC.**, hereinafter referred to as the "LOPOA."

WITNESSETH

WHEREAS, the Declarant has the right to update, revise, modify, etc. the LOPOA's governing documents, which cover and apply to certain real property and improvements in Hillsborough County, Florida which is commonly known as Liberty Oaks and platted as Liberty Oaks, more particularly described as follows:

See attached **Exhibit A**

hereinafter referred to as the "Property," and plans to develop such Property under a common plan of development;

NOW, THEREFORE, the Declarant and LOPOA hereby incorporate, at the request of the applicable Water Management District, the following two (2) additions to the previously recorded Declaration:

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1. "Article 2, Section 8, Paragraph "g". The Association shall exist in perpetuity. Should the Association be dissolved, the system shall be transferred to another acceptable entity."
2. "Article 2, Section 8, Paragraph "h". The Environmental Resource Permit is hereby incorporated into the Declaration as **Exhibit B** to Addendum #1."

SIGNATURE PAGE & EXHIBITS TO FOLLOW

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IN WITNESS WHEREOF, the Declarant has caused these presents to be executed on the day and year first above written.

Executed and declared in
the presence of:

**"LIBERTY OAKS PROPERTY OWNER'S ASSOCIATION,
INC." and "MAGNOLIA ESTATES TAMPA LLC"**
A Florida Limited Liability Company

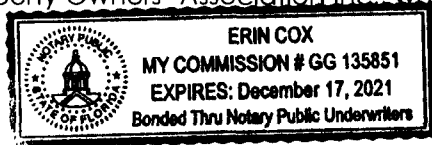
D. Michele Coker
Print: D. Michele Coker
James J Kilbridge
Print: JAMES J KILBRIDE

By:

S. Sebring Sierra Jr.
its President for both named entities

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 24th day of October, 2018,
by S. Sebring Sierra Jr., as President & Managing Member of Magnolia Estates Tampa LLC, a
Florida Limited Liability Company, on behalf of the corporation, and as President of the Liberty
Oaks Property Owners' Association Inc., who is personally known to me.



My Commission Expires: Dec 17, 2021

Erin Cox
Notary Public, State of Florida
Erin Cox

(Printed, Typed or Stamped Name of
Notary)

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EXHIBIT A

Property (At the time of Document Recordation)

The Official Plat for "Liberty Oaks" as recorded in Hillsborough County Plat Book 132, Pages 57-60 and specifically described per the below:

The East 1/2 of the SE 1/4 of the SE 1/4 of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida.

LESS Road right-of-way for Debuel Road.

LESS AND EXCEPT:

A parcel of land lying in the East 1/2 of the Southeast 1/4 of the Southeast 1/4 Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Section 13, Township 27 South, Range 18 East, Hillsborough County, Florida, thence along the East boundary of said Section 13, N.01°01'20"E., a distance of 25.00 feet to a point of intersection with the Northerly Maintained Right-of-Way line of DEBUEL ROAD (Public Right-of-Way), per the Hillsborough County Right-of-Way Inventory Program; thence along said Northerly Maintained Right-of-Way line, N.89°33'51"W., a distance of 658.34 feet to the POINT OF BEGINNING; thence continue along said Northerly Maintained Right-of-Way line, N.89°33'51"W., a distance of 2.57 feet to a point on the West boundary of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 13; thence along said West boundary N.00°16'21"W., a distance of 224.53 feet; thence leaving said West boundary, N.89°51'03"E., a distance of 8.84 feet; thence S.01°19'37"W., a distance of 224.63 feet to the POINT OF BEGINNING.

* Note that the original Declarant may expand, reduce and/or modify the boundary of the Property encumbered by the Declaration by issuing a written notice at which time the Property boundary shall be automatically revised to reflect any change. Any revised Property description shall automatically be encumbered and subject to the governance of the Association and this Declaration.

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EXHIBIT B

Southwest Florida Water Management District – Environmental Resource Permit (ERP)

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Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)

On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Service Office
6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Service Office
7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

November 14, 2017

Magnolia Estates Tampa, LLC
Attn: Sebring Sierra
509 Guisando De Avila, Suite 200
Tampa, FL 33613

Subject: **Notice of Agency Action - Approval**
ERP Individual Construction Major Modification

Project Name: Loconti Phase 2
App ID/Permit No: 752385 / 43042207.003
County: Hillsborough
Sec/Twp/Rge: S13/T27S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) is in receipt of your application for the Environmental Resource Permit modification. Based upon a review of the information you submitted, the application is approved.

Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District's agency action on the permit application described in this letter.

If approved construction plans are part of the permit, construction must be in accordance with these plans. These drawings are available for viewing or downloading through the District's Application and Permit Search Tools located at www.WaterMatters.org/permits.

The District's action in this matter only becomes closed to future legal challenges from members of the public if such persons have been properly notified of the District's action and no person objects to the District's action within the prescribed period of time following the notification. The District does not publish notices of agency action. If you wish to limit the time within which a person who does not receive actual written notice from the District may request an administrative hearing regarding this action, you are strongly encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Publishing notice of agency action will close the window for filing a petition for hearing. Legal requirements and instructions for publishing notices of agency action, as well as a noticing form that can be used, are available from the District's website at www.WaterMatters.org/permits/noticing. If you publish notice of agency action, a copy of the affidavit of publication provided by the newspaper should be sent to the District's Tampa Service Office for retention in this permit's File of Record.

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App ID/Permit No:752385 / 43042207.003

Page 2

November 14, 2017

If you have any questions or concerns regarding your permit or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

Enclosures: Approved Permit w/Conditions Attached
 As-Built Certification and Request for Conversion to Operation Phase
 Notice of Authorization to Commence Construction
 Notice of Rights
cc: Toxey Hall, P.E., Clearview Land Design, P.L.

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Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
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7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

November 14, 2017

Magnolia Estates Tampa, LLC
Attn: Sebring Sierra
509 Guisando De Avila, Suite 200
Tampa, FL 33613

Subject: **Notice of Intended Agency Action - Approval**
ERP Individual Construction Major Modification
Project Name: Loconti Phase 2
App ID/Permit No: 752385 / 43042207.003
County: Hillsborough
Sec/Twp/Rge: S13/T27S/R18E

Dear Permittee(s):

The Southwest Florida Water Management District (District) has completed its review of the application for Environmental Resource Permit modification. Based upon a review of the information you have submitted, the District hereby gives notice of its intended approval of the application.

The File of Record associated with this application can be viewed at <http://www18.swfwmd.state.fl.us/erp/erp/search/ERPSearch.aspx> and is also available for inspection Monday through Friday, except for District holidays, from 8:00 a.m. through 5:00 p.m. at the District's Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

If you have any questions or concerns regarding the application or any other information, please contact the Environmental Resource Permit Bureau in the Tampa Service Office.

Sincerely,

Michelle K. Hopkins, P.E.
Bureau Chief
Environmental Resource Permit Bureau
Regulation Division

cc: Toxey Hall, P.E., Clearview Land Design, P.L.

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SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE

INDIVIDUAL CONSTRUCTION MAJOR MODIFICATION PERMIT NO. 43042207.003

EXPIRATION DATE: November 14, 2022

PERMIT ISSUE DATE: November 14, 2017

This permit is issued under the provisions of Chapter 373, Florida Statutes, (F.S.), and the Rules contained in Chapter 62-330, Florida Administrative Code, (F.A.C.). The permit authorizes the Permittee to proceed with the construction of a surface water management system in accordance with the information outlined herein and shown by the application, approved drawings, plans, specifications, and other documents, attached hereto and kept on file at the Southwest Florida Water Management District (District). Unless otherwise stated by permit specific condition, permit issuance constitutes certification of compliance with state water quality standards under Section 401 of the Clean Water Act, 33 U.S.C. 1341. All construction, operation and maintenance of the surface water management system authorized by this permit shall occur in compliance with Florida Statutes and Administrative Code and the conditions of this permit.

PROJECT NAME: Loconti Phase 2
GRANTED TO: Magnolia Estates Tampa, LLC
Attn: Sebring Sierra
509 Guisando De Avila, Suite 200
Tampa, FL 33613

OTHER PERMITTEES: N/A

ABSTRACT: This permit authorization is for the modification and replacement of a previously permitted stormwater management system (ERP No. 43042207.002), serving a 10-lot single-family residential subdivision, as named above and as shown on the approved construction drawings. The proposed modification includes the reconfiguration of the previously permitted lot layout as well as the geometric change and relocation of the proposed stormwater management system. The Engineer of Record (EOR) has provided calculations that demonstrate water quality treatment and quantity attenuation will be achieved in a proposed wet detention system (Pond A). Presumptive criteria was utilized in determining the required water quality treatment volume. The Hillsborough County Cypress Creek Watershed Study indicates that portions of the project lie within a Zone AE of the 100-year floodplain. The Engineer of Record has demonstrated that these impacts will be compensated for by the use of Storage Modeling. No additional improvements are proposed or authorized under this permit modification. No adverse on-site/off-site water quantity or quality impacts are expected. The project site is located on Debuel Road in Hillsborough County. Information regarding the wetlands and/or surface waters is stated below and on the permitted construction drawings for the project.

OP. & MAIN. ENTITY: Loconti Phase 2 Property Owners Association, Inc.
OTHER OP. & MAIN. ENTITY: N/A
COUNTY: Hillsborough
SEC/TWP/RGE: S13/T27S/R18E
**TOTAL ACRES OWNED
OR UNDER CONTROL:** 19.97
PROJECT SIZE: 9.75 Acres
LAND USE: Residential
DATE APPLICATION FILED: August 30, 2017
AMENDED DATE: N/A

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I. Water Quantity/Quality

POND No.	Area Acres @ Top of Bank	Treatment Type
A	1.66	MAN-MADE WET DETENTION
	Total: 1.66	

Water Quantity/Quality Comments:

Water quality treatment and quantity attenuation will be provided in two interconnected man-made wet detention ponds. The Engineer-of-Record demonstrated that the post-development peak discharge rate will not exceed the pre-development peak discharge rates approved under ERP 43042207.001. No adverse on-site/off-site water quantity or quality impacts are expected. All elevations referenced in this permit application are in NAVD 88 datum.

A mixing zone is not required.

A variance is not required.

II. 100-Year Floodplain

Encroachment (Acre-Feet of fill)	Compensation (Acre-Feet of excavation)	Compensation Type	Encroachment Result* (feet)
0.38	0.00	Storage Modeling	N/A

Floodplain Comments:

According to the Hillsborough County Cypress Creek watershed study, portions of the project lie within a historic basin flood plain "Zone AE". The proposed design will result in 0.38 acre-feet of floodplain encroachment. The Engineer of Record has demonstrated that these impacts will be compensated for by the use of Storage Modeling.

*Depth of change in flood stage (level) over existing receiving water stage resulting from floodplain encroachment caused by a project that claims Minimal Impact type of compensation.

III. Environmental Considerations**Wetland/Other Surface Water Information**

Wetland/Other Surface Water Name	Total Acres	Not Impacted Acres	Permanent Impacts		Temporary Impacts	
			Acres	Functional Loss*	Acres	Functional Loss*
Lake Stemper 2	2.79	2.79	0.00	0.00	0.00	0.00
WCA SW	0.18	0.18	0.00	0.00	0.00	0.00
Total:	2.97	2.97	0.00	0.00	0.00	0.00

* For impacts that do not require mitigation, their functional loss is not included.

Wetland/Other Surface Water Comments:

There are 2.79 acres of freshwater forested wetlands (FLUCCS 630) and 0.18 acre of freshwater herbaceous wetlands (FLUCCS 641) for a total of 2.97 acres of wetlands located within the project area for this ERP modification. There are no wetland impacts proposed or authorized by this permit. There are no other surface water features located within the project area.

Mitigation Information

Mitigation is not required.

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Specific Conditions

1. If the ownership of the project area covered by the subject permit is divided, with someone other than the Permittee becoming the owner of part of the project area, this permit may be terminated, unless the terms of the permit are modified by the District or the permit is transferred pursuant to Rule 40D-1.6105, F.A.C. In such situations, each land owner shall obtain a permit (which may be a modification of this permit) for the land owned by that person. This condition shall not apply to the division and sale of lots or units in residential subdivisions or condominiums.
2. The Permittee shall retain the design professional registered or licensed in Florida, to conduct on-site observations of construction and assist with the as-built certification requirements of this project. The Permittee shall inform the District in writing of the name, address and phone number of the design professional so employed. This information shall be submitted prior to construction.
3. Wetland buffers shall remain in an undisturbed condition except for approved drainage facility construction/maintenance. No owner of property within the subdivision may perform any work, construction, maintenance, clearing, filling or any other type of activities within the wetlands, wetland buffers, and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District.
4. The following boundaries, as shown on the approved construction drawings, shall be clearly delineated on the site prior to initial clearing or grading activities:
 - a. wetland areas
 - b. wetland buffers

The delineation shall endure throughout the construction period and be readily discernible to construction and District personnel.

5. The following language shall be included as part of the deed restrictions for each lot:

"No owner of property within the subdivision may construct or maintain any building, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation area(s), buffer area(s), upland conservation area(s) and drainage easement(s) described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District."
6. Rights-of-way and easement locations necessary to construct, operate and maintain all facilities, which constitute the permitted stormwater management system, and the locations and limits of all wetlands, wetland buffers, upland buffers for water quality treatment, 100-year floodplain areas and floodplain compensation areas, shall be shown on the final plat recorded in the County Public Records. Documentation of this plat recording shall be submitted to the District with the As-Built Certification and Request for Conversion to Operational Phase Form, and prior to beneficial occupancy or use of the site.
7. Copies of the following documents in final form, as appropriate for the project, shall be submitted to the Regulation Division:
 - a. homeowners, property owners, master association or condominium association articles of incorporation, and

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b. declaration of protective covenants, deed restrictions or declaration of condominium

The Permittee shall submit these documents with the submittal of the Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity form.

8. The following language shall be included as part of the deed restrictions for each lot:
"Each property owner within the subdivision at the time of construction of a building, residence, or structure shall comply with the construction plans for the stormwater management system approved and on file with the Southwest Florida Water Management District."
9. This Permit Modification No. 43042207.003, amends the previously issued Permit No. 43042207.002, and all conditions are replaced by the conditions herein.
10. If limestone bedrock is encountered during construction of the stormwater management system, the District must be notified and construction in the affected area shall cease.
11. The Permittee shall notify the District of any sinkhole development in the stormwater management system within 48 hours of discovery and must submit a detailed sinkhole evaluation and repair plan for approval by the District within 30 days of discovery.
12. The Permitted Plan Set for this project includes Plan Sheet 6 from the submittal received by the District on November 2, 2017; all remaining plan sheets are from the submittal received by the District on October 18, 2017.
13. If prehistoric or historic artifacts such as pottery or ceramics, stone or shell tools or metal implements, or any other physical remains that could be associated with Native American cultures or early colonial or American settlement are encountered at any time within the project area, the permittee shall cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section at (850) 245-6333, as well as the District. Project activities in the immediate vicinity shall not resume without authorization from the District after coordination with the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work that may disturb the unmarked human remains shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.
14. The operation and maintenance entity shall provide for the inspection of the permitted project after conversion of the permit to the operation and maintenance phase. For systems utilizing retention or wet detention, the inspections shall be performed five (5) years after operation is authorized and every five (5) years thereafter.

The operation and maintenance entity must maintain a record of each inspection, including the date of inspection, the name and contact information of the inspector, whether the system was functioning as designed and permitted, and make such record available upon request of the District.

Within 30 days of any failure of a stormwater management system or deviation from the permit, an inspection report shall be submitted using Form 62-330.311(1), "Operation and Maintenance Inspection Certification" describing the remedial actions taken to resolve the failure or deviation.

15. District staff must be notified in advance of any proposed construction dewatering. If the dewatering activity is likely to result in offsite discharge or sediment transport into wetlands or surface waters, a written dewatering plan must either have been submitted and approved with the

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permit application or submitted to the District as a permit prior to the dewatering event as a permit modification. A water use permit may be required prior to any use exceeding the thresholds in Chapter 40D-2, F.A.C.

16. Off-site discharges during construction and development shall be made only through the facilities authorized by this permit. Water discharged from the project shall be through structures having a mechanism suitable for regulating upstream stages. Stages may be subject to operating schedules satisfactory to the District.
17. The permittee shall complete construction of all aspects of the stormwater management system, including wetland compensation (grading, mulching, planting), water quality treatment features, and discharge control facilities prior to beneficial occupancy or use of the development being served by this system.
18. The following shall be properly abandoned and/or removed in accordance with the applicable regulations:
 - a. Any existing wells in the path of construction shall be properly plugged and abandoned by a licensed well contractor.
 - b. Any existing septic tanks on site shall be abandoned at the beginning of construction.
 - c. Any existing fuel storage tanks and fuel pumps shall be removed at the beginning of construction.
19. All stormwater management systems shall be operated to conserve water in order to maintain environmental quality and resource protection; to increase the efficiency of transport, application and use; to decrease waste; to minimize unnatural runoff from the property and to minimize dewatering of offsite property.
20. Each phase or independent portion of the permitted system must be completed in accordance with the permitted plans and permit conditions prior to the occupation of the site or operation of site infrastructure located within the area served by that portion or phase of the system. Each phase or independent portion of the system must be completed in accordance with the permitted plans and permit conditions prior to transfer of responsibility for operation and maintenance of that phase or portion of the system to a local government or other responsible entity.
21. This permit is valid only for the specific processes, operations and designs indicated on the approved drawings or exhibits submitted in support of the permit application. Any substantial deviation from the approved drawings, exhibits, specifications or permit conditions, including construction within the total land area but outside the approved project area(s), may constitute grounds for revocation or enforcement action by the District, unless a modification has been applied for and approved. Examples of substantial deviations include excavation of ponds, ditches or sump areas deeper than shown on the approved plans.

GENERAL CONDITIONS

1. The general conditions attached hereto as Exhibit "A" are hereby incorporated into this permit by reference and the Permittee shall comply with them.

Michelle K. Hopkins, P.E.

Authorized Signature

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EXHIBIT A

GENERAL CONDITIONS:

- 1 The following general conditions are binding on all individual permits issued under this chapter, except where the conditions are not applicable to the authorized activity, or where the conditions must be modified to accommodate, project-specific conditions.
 - a. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C., or the permit may be revoked and the permittee may be subject to enforcement action.
 - b. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
 - c. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the *State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007)*, and the *Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008)*, which are both incorporated by reference in subparagraph 62-330.050(8)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
 - d. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," [effective date], incorporated by reference herein (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.
 - e. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
 - f. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
 1. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex - "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
 2. For all other activities - "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
 3. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.
 - g. If the final operation and maintenance entity is a third party:
 1. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction

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needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.

2. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
- h. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
- i. This permit does not:
 1. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
 2. Convey to the permittee or create in the permittee any interest in real property;
 3. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
 4. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
- j. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
- k. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
- l. The permittee shall notify the Agency in writing:
 1. Immediately if any previously submitted information is discovered to be inaccurate; and
 2. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.
- m. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
- n. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification

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shall be provided in accordance with Section 872.05, F.S. (2012).

- o. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
 - p. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
 - q. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
 - r. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
2. In addition to those general conditions in subsection (1) above, the Agency shall impose any additional project-specific special conditions necessary to assure the permitted activities will not be harmful to the water resources, as set forth in Rules 62-330.301 and 62-330.302, F.A.C., Volumes I and II, as applicable, and the rules incorporated by reference in this chapter.

THIS IS NOT A
CERTIFIED COPY

SOUTHWEST FLORIDA
WATER MANAGEMENT DISTRICT

**NOTICE OF
AUTHORIZATION
TO COMMENCE CONSTRUCTION**

Loconti Phase 2

PROJECT NAME

Residential

PROJECT TYPE

Hillsborough

COUNTY

S13/T27S/R18E

SEC(S)/TWP(S)/RGE(S)

Magnolia Estates Tampa, LLC

PERMITTEE

See permit for additional permittees

APPLICATION ID/PERMIT NO: 752385 / 43042207.003

DATE ISSUED: November 14, 2017



Michelle K. Hopkins, P.E.

Issuing Authority

**THIS NOTICE SHOULD BE CONSPICUOUSLY
DISPLAYED AT THE SITE OF THE WORK**