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Rept: 1668200 Rec: 35.50  
DS: 0.00 IT: 0.00  
03/18/2015 T. S., Dpty Clerk

PAULA S. O'NEIL, Ph.D. PASCO CLERK & COMPTROLLER  
03/18/2015 02:12pm 1 of 4  
OR BK **9162** PG **3939**

THIS INSTRUMENT PREPARED  
BY AND RETURN TO:

R

John M. Vericker, Esq.  
Straley & Robin  
1510 West Cleveland Street  
Tampa, FL 33606

ABOVE SPACE RESERVED FOR  
RECORDING PURPOSES ONLY

**LIEN OF RECORD AND  
DISCLOSURE OF PUBLIC FINANCING OF THE  
COUNTRY WALK  
COMMUNITY DEVELOPMENT DISTRICT**

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Notice is hereby given that the Country Walk Community Development District, a local unit of special purpose government of the State of Florida, established under and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the "**District**"), enjoys a governmental lien of record on the property within the District described in **Exhibit "A"**. Such lien is coequal with the lien of all state, county, district, and municipal taxes, superior in dignity to all other liens, titles, and claims until paid pursuant to Section 170.09 of the Florida Statutes. This lien modifies the lien created by District Resolution 2004-04 and evidenced by the Lien of Record of the District, as recorded at O.R. Book 5710, Page 1118, in public records in Pasco County, Florida.

The District's lien secures the payment of special assessments levied in accordance with Florida Statutes (the "**Debt Assessment**") which special assessments in turn secure the payment of the District \$5,115,000 Special Assessment Revenue Refunding Bonds, Series 2015A-1 and the \$2,180,000 Special Assessment Revenue Refunding Bonds, Series 2015A-2 (together, the "**Series 2015 Bonds**"). This lien modifies the lien created by District Resolution 2004-04. The Series 2015 Bonds were issued to refund the District's \$9,140,000 Special Assessment Revenue Bonds, Series 2004A at a lower interest rate (the "**Refunded Bonds**").

The Refunded Bonds were issued to fund a portion of the public infrastructure benefiting the lands within the District. The public infrastructure includes, but is not limited to, water and sewer, roads, recreation center, landscaping, and stormwater management, as described in the District Engineer's Report dated January 8, 2004. The District conveyed the roads and water and sewer over to Pasco County and maintains the recreation center, landscaping, and stormwater management.

As the new owner of that property you will be responsible for paying all outstanding special assessments on that property including, but not limited to, the portion of the Debt Assessment that was levied to repay the Series 2015 Bonds.

In addition to the Debt Assessment, the District adopts annual operations and maintenance assessments (the “**O/M Assessment**”) to fund the District’s operations and maintenance activities. The O/M Assessment varies from year to year based upon the District’s operations and maintenance budget adopted for that year.

As a purchaser and owner of property in the District, you will be obligated to pay the Debt Assessment and the O/M Assessment to the District. Prior to purchasing any property within the District, you should contact the District Manager in order to determine the outstanding Debt Assessment and the outstanding O/M Assessment on that property. Once you have purchased that property, you will be obligated to pay any outstanding special assessments that the District has levied or any other special assessments that the District levies in the future to finance or refinance any additional operations, maintenance or capital improvement projects of the District. Therefore, the total amount of the special assessments you may be obligated to pay is subject to change. Failure to pay any of the District’s special assessments levied on your property may result in a loss of title to your property.

The public financing documents and the report describing the improvements that were funded with the Debt Assessment and O/M Assessment are matters of public record and can be reviewed and obtained from the District Manager. For information regarding the amount of the Debt Assessment and the O/M Assessment encumbering the specified real property you own or are purchasing, please contact the District Manager at:

Rizzetta & Company, Inc.,  
3434 Colwell Ave.  
Suite 200  
Tampa, Florida 33614  
(813) 933-5571

**IN ADDITION TO THE MINUTES AND OTHER RECORDS OF THE DISTRICT, COPIES OF WHICH MAY BE OBTAINED FROM THE DISTRICT, AND THE RECORDS OF PASCO COUNTY, FLORIDA WHICH ESTABLISHED THE DISTRICT, THIS LIEN OF RECORD SHALL CONSTITUTE A LIEN ON THE REFERENCED PROPERTY FOR PURPOSES OF CHAPTER 170, CHAPTER 190, AND CHAPTER 197, FLORIDA STATUTES, AND ALL OTHER APPLICABLE PROVISIONS OF FLORIDA LAW AND ANY OTHER APPLICABLE LAW, AND SHALL SERVE TO DISCLOSE THE EXISTENCE OF PUBLIC FINANCING FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DISTRICT’S IMPROVEMENTS PURSUANT TO SECTION 190.009, FLORIDA STATUTES.**

**[Signature Page To Follow]**

Attest:

Country Walk  
Community Development District

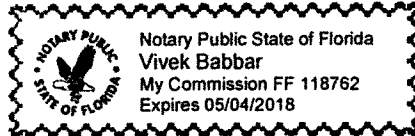
By: [Signature]  
Joe Roethke  
Secretary/Assistant Secretary

By: [Signature]  
Nina Siegel  
Chair of the Board of Supervisors

STATE OF FLORIDA  
COUNTY OF PASCO

The foregoing instrument was acknowledged before me this <sup>12</sup>~~10~~<sup>th</sup> day of March, 2015, by Nina Siegel, as Chair of the Board of Supervisors of the Country Walk Community Development District. [] She is personally known to me or [] has produced \_\_\_\_\_ (type of identification), as identification.

[Signature]  
Signature of person taking acknowledgement



\_\_\_\_\_  
(Typed, printed or stamped name of acknowledger)  
Notary Public, State of Florida at Large

## Legal Description:

*A portion of Section 16, township 28 South, Range 20 East, Pasco County, Florida being further described as follows:*

*The Northwest 1/4 of the Northwest 1/4 of said Section 16, AND The Northeast 1/4 of the Northwest 1/4 of said Section 16, AND The Southwest 1/4 of the Northeast 1/4 of said Section 16, AND The Southeast 1/4 of the Northwest 1/4 of said Section 16, AND The Southwest 1/4 of the Northwest 1/4 of said Section 16, AND The Northwest 1/4 of the Northeast 1/4 of said Section 16, AND The Northwest 1/4 of the Southeast 1/4 of said Section 16, AND The Northeast 1/4 of the Southeast 1/4 of said Section 16, AND The Southwest 1/4 of said Section 16, All being more particularly described as follows:*

*For a POINT OF BEGINNING; Commence at the Northwest corner of said Section 16, thence S.89°33'54"E. along the North line of the Northwest 1/4 of said Section 16, a distance of 2869.15 feet to the North 1/4 corner of said Section 16; thence S.89°11'58"E. along the north line of the Northeast 1/4 of said Section 16, a distance of 1334.47 feet to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 16; thence departing said North line S.00°10'03"W. along the East line of the West 1/2 of the Northeast 1/4 of said Section 16, a distance of 2848.10 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 16; thence departing said East line S.89°29'20"E. along the North line of the Northeast 1/4 of the Southeast 1/4 of said Section 16, a distance of 1330.86 feet to the East 1/4 corner of said Section 16; thence departing said North line S.00°34'14"W. along the East line of the Southeast 1/4 of said Section 16, a distance of 1319.78 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4; thence departing said East line N.89°28'31"W. along the South line of the North 1/2 of the Southeast 1/4 of said Section 16, a distance of 2850.88 feet to Southwest corner of the Northwest 1/4 of the Southeast 1/4 of said Section 16; thence departing said South line S.00°05'27"W. along the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 16, a distance of 1319.18 feet to the South 1/4 corner of said Section 16; thence departing said East line N.89°40'48"W. along the South line of the Southwest 1/4 of said Section 16, a distance of 2875.55 feet to the Southwest corner of said Section 16; thence departing said South line N.00°17'41"E. along the West line of the Southwest 1/4 of said Section 16, a distance of 2847.18 feet to the West 1/4 corner of said Section 16; thence N.00°01'34"E. along the West line of the Northwest 1/4 of said Section 16, a distance of 2849.34 feet to the POINT OF BEGINNING.*

*Subject Property Contains 485.900 acres more or less.*

*I further certify that the visual improvements located thereon have been shown as located and that I have shown on said plat of survey the distances from said buildings to the nearest property line in each direction.*

*I further certify that there are no encroachments upon said real estate by any improvements located on, or fences or walls enclosing, adjacent property, (except as follows: a.) Fence encroachment at Northeast corner of parcel. b.) Fence encroachment at Tucker property along East boundary. c.) Apparent County Maintained right of way for Smith Road along Easternmost property line. d.) Power line encroachment within apparent County maintained rights-of-way for Smith Road. e.) Power line encroachment along Southerly Property line at Adams/Smith Parcel 0000-00800-0000. f.) Frame residence and cattle pen encroachment onto adjacent land of William and Maebelle Smith at Southerly boundary line onto parcel 0000-00900-0000. g.) Fence encroachment at Northwest corner of Parcel 0000-00900-0000. h.) Fence encroachment along Westerly boundary of Parcel 0000-00900-0000. i.) Fence encroachment along West boundary line North of the West 1/4 corner, and that there is no physical evidence of possible unrecorded easements on, above or below the surface of the real estate discernible from inspection of the property except as referenced in items c, d and e above.*