

RESOLUTION NO. 19-01 IRV

A RESOLUTION OF THE INDIAN RIDGE VILLAS COMMON FACILITIES DISTRICT OF OSCEOLA COUNTY, FLORIDA, RELATING TO THE IMPOSITION OF SPECIAL ASSESSMENTS TO FUND MAINTENANCE OF THE DISTRICT'S COMMON FACILITIES; ESTABLISHING THE ASSESSMENT FOR FISCAL YEAR 2019-2020 IMPOSING THE ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT; PROVIDING FOR COLLECTION OF THE ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the assessment roll, as herein approved, together with the correction of any errors or omissions shall be delivered to the Tax Collector for collection using the tax bill collection method in the manner prescribed by law. The assessment roll, as delivered to the Tax Collector, shall be accompanied by a Certificate to Non-Ad Valorem Assessment Roll for the Indian Ridge Villas Common Facilities District, in substantially the form attached hereto as Appendix B.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE INDIAN RIDGE VILLAS COMMON FACILITIES DISTRICT OF OSCEOLA COUNTY, AS FOLLOWS:

SECTION 1. DEFINITIONS. This is the Annual Assessment Resolution as defined in Ordinance No. 06-44 which has been amended by Ordinance Nos. 07-27, 08-10, 08-13, 11-03, 12-17 and 2014-124 (collectively, the "Master Ordinance"). All capitalized terms in this Resolution shall have the meanings defined in the Master Ordinance

SECTION 2. FINDINGS.

(A) The Master Ordinance authorizes the District to impose Assessments to fund the Maintenance Cost of its Common Facilities.

(B) As required by the terms of the Master Ordinance, notice of a public hearing has been published in a newspaper generally circulated within the County; the proof of publication is attached hereto as Appendix A.

(C) A public hearing has been duly held and comments and objections of all interested persons have been heard and considered as required by the terms of the Master Ordinance.

SECTION 3. CONFIRMATION OF INITIAL ASSESSMENT RESOLUTION.
The Initial Assessment Resolution is hereby confirmed.

SECTION 4. ASSESSMENTS.

(A) The Single Family Residential Units within the District are hereby found to be specially benefited by the Maintenance Services. An Assessment of \$315.00 for each Single Family Residential Unit within the District is hereby imposed for Fiscal Year 2019-2020, which shall be the maximum Assessment for any future Fiscal Year unless the District provides published and mailed notice to the owners of property within the District and conducts a public hearing in the manner described in the Master Ordinance prior to adoption of the Annual Assessment Resolution for such Fiscal Year.

(B) The Assessment Roll, which is currently on file in the office of the District Clerk and incorporated herein by reference, is hereby approved. Upon adoption of this Resolution for any future Fiscal Year, the Assessments shall constitute a lien against the property listed on the Assessment Roll equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until paid. The lien shall be deemed perfected upon adoption of this Resolution or the Annual Assessment Resolution for any future Fiscal Year and shall attach to the property included on the Assessment Roll as of the prior January 1, the lien date for ad valorem taxes.

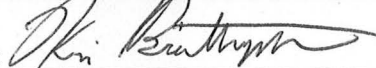
SECTION 5. COLLECTION OF ASSESSMENTS. The Assessments shall be collected pursuant to the Uniform Assessment Collection Act. Upon adoption of the Annual Assessment Resolution for each Fiscal Year, the District Clerk shall cause the certification and delivery of the Assessment Roll to the Tax Collector by September 15, in the manner prescribed by the Uniform Assessment Collection Act.

SECTION 6. EFFECT OF ANNUAL ASSESSMENT RESOLUTION. The adoption of this Annual Assessment Resolution shall be the final adjudication of the issues presented herein and in the Initial Assessment Resolution (including, but not limited to, the method by which the Assessments will be computed, the Assessment Roll, the maximum annual Assessment, and the levy and lien of the Assessments) unless proper steps are initiated in a court of competent jurisdiction to secure relief within twenty days from the effective date of this Final Assessment Resolution.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

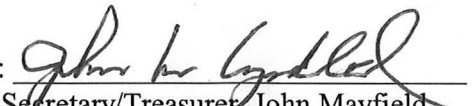
DULY ADOPTED this 11th day of April, 2019.

**INDIAN RIDGE VILLAS
COMMON FACILITIES DISTRICT**

By: 

President, Kristopher Breithaupt
Board of Supervisors

ATTEST:

By: 

Secretary/Treasurer, John Mayfield
Board of Supervisors

APPENDIX A

PROOF OF PUBLICATION

Orlando Sentinel

MEDIA GROUP

633 North Orange Avenue
MP 130
Orlando, FL 32801

Account Name: CFD/Special Assessments

Account Number: CU00114768

Attn: _____

To Whom It May Concern:

This is to confirm that the advertisement for CFD/Special Assessments published in *The Orlando Sentinel* on the following dates.

Publication Date: Mar 21, 2019

Ad Caption: Indian Ridge Villas Common Facilities

Section: Osceola Zone

Size: 1/20 (2 x 3)

Order ID: 6184407

Cost: \$61.56

Should you need further information, please feel free to contact me.

Sincerely,



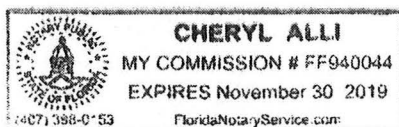
Jean Gailie / Marella Green
Account Representative Assistant
The Orlando Sentinel

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 21 day of March, 2019, by Jean Gailie / Marella Green, who is personally known to me.



Notary Public
State of Florida at Large



WHAT'S HAPPENING

Continued from Page G1

After work line dance: Line dance while enjoying music and getting exercise at the same time. Beginners welcome. 6-7:30 p.m. Wednesdays, Renaissance Senior Center at South Eon Community Park, 3800 S. Econlochatchee Trail, Orlando, donation, 407-273-454.

Line dance: Learn to line dance while enjoying music and getting exercise at the same time. Beginners welcome. 9:30 a.m.-noon: Thursdays, Renaissance Senior Center at South Eon Community Park, 3800 S. Econlochatchee Trail, Orlando, donation, 407-273-454.

Tap dancing class for adults: Wear hard-soled shoes. 1 p.m. (advanced), 2:30 p.m. (beginners) Wednesdays, Pine Castle

Woman's Club: 5901 S. Orange Ave., Orlando, \$10 per class, 407-242-3840
Oldswoman Karate-Do: 7-8:30 p.m. Mondays and Thursdays, Hope Lutheran Church, 2600 N. Dean Road, Orlando, \$40 per month, 407-484-5124.

Computer Lessons for Adults: Orange County Parks and Recreation offers courses through the Computer Basics and More program on how to use your PC, laptop, tablet, iPad or Android. Topics include: email, spreadsheets, eBay buying/selling, Internet searching and Windows Explorer. Students are encouraged to bring their own device for direct hands-on learning. Times and dates vary depending on classes. Classes are taught weekdays at South Eon

Recreation Center, 3850 S. Econlochatchee Trail, Orlando, \$10-\$15 per class, 407-254-9075.

Community

Introduction to Master Gardener Volunteer Program: Learn about the Master Gardener volunteer program at the UF/IFAS Extension Service in Orange County from Master Gardener Volunteers. Individuals will discover how Master Gardeners deliver horticultural information to residents on designing, planting, and caring for plants and landscapes in a "Florida-Friendly" way. There will be a garden tour that will last just over an hour. Wear comfortable shoes. Advance registration required. 9 a.m.-noon April 26, Orange County University of Florida (IFAS) Extension, 6021 S. Conway Road, Orlando, free, 407-254-9008.

arrangements inspired by works from the Orlando Museum of Art's permanent collection. Exhibitions, antiques dealers and tables in bloom. 10 a.m.-5 p.m. March 29-30, 11 a.m.-4 p.m. March 31, Orlando Museum of Art, 2406 N. Mills Ave., Orlando, \$15 per person, 407-896-4233, Ext. 254.
Coin and currency show: The Central Florida Coin Club's semi-annual event will feature more than 100 dealers buying, selling and trading a variety of coins and currency. Two grading companies will be on the premises accepting submissions and offering appraisals. Visitors will receive a free coin. Noon-6 p.m. April 4, 9 a.m.-6 p.m. April 5, 9 a.m.-5 p.m. April 6, Deerland Action Park, 5250 International Dr., Orlando, Orlando, admission and parking are free, 407-657-6440.

Stamp collecting show: The Florida Stamp Dealers' Association event will include dealers buying, selling or trading stamps. Free stamps will be provided to children. 10 a.m.-3 p.m. April 6, Marks Street Senior Recreation Complex, 99 E. Marks St., Orlando, admissions free, 407-493-0956.

Central Florida Earth Day: The event will include healthy living and eco-friendly exhibitors, speakers and presentations; nonprofit groups; games for kids; restaurant booths; dog and cat adoptions; environmental and humane education; artist and craft corners; food preparation demonstrations; and live music and entertainment. 10 a.m.-6 p.m. April 20, Lake Eola Park, 532 E. Washington St., Orlando, free, 323-33-8699.
Crizee Car Shows: The event features approximately 275 cars of all makes and models parked along Plant Street with WBI Cruisers with the Classics providing entertainment. 4-8 p.m. April 20, Plant Street, Downtown Winter Garden, free. Call 863-207-2497 for car registration.

Art and foliage festival: The 58th annual Apopka Women's Club Art and Foliage festival features arts and crafts, an indoor and

outdoor foliage sale, plant doctors, live entertainment, children's art area, bus tours of local plant nurseries, and food. All proceeds are distributed to deserving charitable organizations in Apopka. 9 a.m.-5 p.m. April 27, 10 a.m.-4 p.m. April 28, Kit Larsen Nelson Park, 35 S. Park Ave., Apopka, admission free, parking \$5, 407-880-2811.

Craft fair: Featuring knit and crocheted items, baby quilts, floral arrangements, jewelry and wooden crafts. 9 a.m.-2 p.m. the first Tuesday of the month, Marks Street Senior Recreation Complex, 99 E. Marks St., Orlando, free, 323-365-7172.
Friday Fest! Featuring more than 50 local artists of all genres, numerous Central Florida-based small businesses and nonprofit organizations with products and offerings ranging from health and fitness, to beauty and fashion, as well as community service opportunities. 5:30-9:30 p.m. the first Friday of every month, Baldwin Park Village Center, 4990 New Broad St., Orlando, free, 407-809-9562.

Fundraiser: Designer Bag Bingo for Special Olympics: Each ticket includes cards for all eight games where you can win a designer purse. There will also be a 50/50 drawing and raffle. Proceeds benefit the Special Olympics - Seminole County. 7 p.m. March 22, Knights of Columbus hall, 1377 Corabella Ave., Orlando, \$30 in advance, \$35 at the door, 407-696-4081.

Tour of Emeril Lagasse Foundation's Kitchen House & Culinary Garden: One of the missioners of The Orlando Foundation of Architecture is to provide public tours of exceptional recent building projects, to educate how buildings get designed and built. OFA will be hosting a tour of the award-winning building, with Chef Kevin Foxco in the kitchen. 1-4 p.m. March 24, Emeril Lagasse Foundation's Kitchen House & Culinary Garden, 26 E. King St., Orlando, \$10, 407-898-7006.
Cheers to Change Gala: There will be a silent auction featuring items from local

Orlando businesses as well as a buffet and live entertainment. Proceeds benefit the Victim Service Center. 6:30-9:30 p.m. April 5, Orlando Museum of Art, 2406 N. Mills Ave., Orlando, \$15, 407-254-9415.
Spring luncheon and fashion show: Sponsored by the Maitland Woman's Club. Reservation deadline is April 11. 10:30 a.m.-2 p.m. April 6, Embassy Suites by Hilton, Orlando North, 225 Shorescrest Ave., Altamonte Springs, \$40, 407-539-0038.
Pancake Breakfast: Scrambled eggs, sausage, pits, coffee, orange juice and all-you-can-eat pancakes. Proceeds benefit the Bahia Shrine Center, Apopka. 9-9 a.m. April 7, Bahia Shrine Center, 301 E. Seminole Blvd., Apopka, \$7, 407-660-8818.
Ninth Annual Wild Women & Shoes: Attendees will be treated to hors d'oeuvres, wine and shopping from local and national boutiques and a fashion show. Proceeds benefit Secord Harvest Food Bank of Central Florida. 2-6 p.m. April 13, The Ritz-Carlton Orlando, Grande Lakes, 4002 Central Florida Parkway, Orlando, \$25 per person general admission, \$225 per person VIP tickets, 407-534-1017.
Baseball Cards and Memorabilia Show: More than 50 tables of dealers buying and selling cards and memorabilia. Proceeds benefit homeless children. 9 a.m.-3 p.m. April 21, Bahia Shrine Center, 301 E. Seminole Blvd., Apopka, \$2, free for ages 10+ younger, 407-782-5785.
Unfinished, Uncorked, Unframed: An evening with wine, gourmet cuisine, auction, and a private art sale. All proceeds benefit Franklin's fosters and local animal welfare. Cocktail attire suggested. 6:30-10 p.m. May 4, Holy Trinity Reception and Conference Center, 127 Trinity Woods Lane, Maitland, \$25 per person, \$175 per VIP ticket, 407-468-1004.
Joseph Rassei of the Sentinel staff compiled this report. To view an item email communityevents@orlandosentinel.com.

Client Name: **CFDS/Special Assessments**
Advertiser: **Osceola Zone/G002/IOSC**
Section/Page/Zone: **Indian Ridge Villas Common Facilities**
Description: **CFDS/Special Assessments**
Ad Number: **6184407-1**
Insertion Number: **2 x 3**
Size: **B&W**
Color Type: **B&W**

This E-Sheet(R) is provided as conclusive evidence that the ad appeared in The Orlando Sentinel on the date and page indicated. You may not create derivative works, or in any way exploit or repurpose any content.

The Indian Point Common Facilities District is conducting a public hearing for the purpose of hearing public comment regarding its proposed special assessment rate and budget for next fiscal year. The public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 2501/2502, Kissimmee, Florida 34741, on April 17, 2019, beginning at 6:00 P.M. or soon thereafter.

In accordance with Chapter 286, Florida Statutes, the public is advised that if a person decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at this hearing, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodations will be provided with a 48 hour notice. For more information call the Clerk of the Board at 407-742-2100.

The Indian Ridge Villas Common Facilities District is conducting a public hearing for the purpose of hearing public comment regarding its proposed special assessment rate and budget for next fiscal year. The public hearing will be conducted at the Osceola County Administration Building, 1 Courthouse Square, Suite 2501/2502, Kissimmee, Florida 34741 on April 11, 2019, beginning at 7:00 P.M. or soon thereafter.

In accordance with Chapter 286, Florida Statutes, the public is advised that if a person decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at this hearing, that person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. All meeting facilities are accessible in accordance with the Americans with Disabilities Act. Any additional necessary accommodations will be provided with a 48 hour notice. For more information call the Clerk of the Board at 407-742-2100.

Central Florida Koi and Goldfish Show: The annual judged koi show will feature more than 250 entries from across the country, vendors of koi, goldfish, pond supplies, aquatic plants and garden art. There will also be a peaceful show with certified judging and more than 150 expected entries. Seminar presentations on koi, goldfish and ponds will be conducted all day March 23 (\$10 for the day). Sponsored by Orlando Area Koi & Pond Club, ZNA Southern Koi Association and the local clubs of Florida East Coast, Rainbow River and GoldenVie. 1-5 p.m. March 23, 9 a.m.-4 p.m. March 24, Avanti Palm Resort, 6515 International Drive, Orlando, admission free, cts.org, 407-419-8517.
Festival of Fine Arts & Flowers: A museum-wide showcase combining fresh floral art in bloom

Culture
Hande's Messiah Sing-Along: The Messiah Choral Society will kick off its 47th year of free choral arts performance. 2 p.m. March 31, First Congregational Church, 225 S. Interoceanic Ave., Winter Park, free, 407-647-2416.

Festival/Show
Central Florida Koi and Goldfish Show: The annual judged koi show will feature more than 250 entries from across the country, vendors of koi, goldfish, pond supplies, aquatic plants and garden art. There will also be a peaceful show with certified judging and more than 150 expected entries. Seminar presentations on koi, goldfish and ponds will be conducted all day March 23 (\$10 for the day). Sponsored by Orlando Area Koi & Pond Club, ZNA Southern Koi Association and the local clubs of Florida East Coast, Rainbow River and GoldenVie. 1-5 p.m. March 23, 9 a.m.-4 p.m. March 24, Avanti Palm Resort, 6515 International Drive, Orlando, admission free, cts.org, 407-419-8517.
Festival of Fine Arts & Flowers: A museum-wide showcase combining fresh floral art in bloom

Orlando Sentinel

Publication Date: 03/21/2019

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APPENDIX B

**CERTIFICATE TO NON-AD VALOREM
ASSESSMENT ROLL**

**CERTIFICATE
TO NON-AD VALOREM ASSESSMENT ROLL**

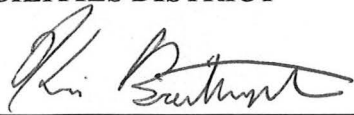
I HEREBY CERTIFY that I am the President of the Indian Ridge Villas Common Facilities District of Osceola County, Florida; as such I have satisfied myself that all property included or includable on the non-ad valorem assessment roll for the Indian Ridge Villas Common Facilities District is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the attachment of the same to the herein described Non-Ad Valorem roll will be delivered to the Osceola County Tax Collector by September 15, 2019.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Osceola County Tax Collector and made part of the described Non-Ad Valorem Assessment roll this 11th day of April 2019.

Total number of assessed parcels	307
Amount per parcel	\$ 315
Total assessment amount to be collected	\$ 96,705

**INDIAN RIDGE VILLAS COMMON
FACILITIES DISTRICT**

By: 

Kristopher Breithaupt, President
Board of Supervisors