



**TWO LAKES
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 26, 2025
6:00 P.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193
786.313.3661 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
Aquabella Clubhouse
10401 W 35th Lane
Hialeah, Florida 33018
REGULAR BOARD MEETING & PUBLIC HEARING
June 26, 2025
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. May 22, 2025 Regular Board Meeting & Public Hearing.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Rulemaking for the Establishment of Parking Rules and Amendment to Club Rules
 - 3. Consider Resolution No. 2025-07 – Establishing of Parking Rules and Amending Club Rules.....Page 11
- H. Old Business
 - 1. Update Regarding Lake Fountains
 - 2. Update Regarding Gym Upgrades.....Page 21
 - 3. Update Regarding Vending Machine and Ice Maker
- I. New Business
 - 1. Discussion Regarding ButterflyMX for Access Control.....Page 25
 - a. Easement for All Entrances to Aquabella
 - b. Contribution Agreement between the Aquabella Homeowners Association and the District
 - c. Access Control Software Services Agreement between ButterflyMX and the District
- J. Administrative Matters
 - 1. Reminder: Form 1 – Statement of Financial Interest due July 1, 2025
- K. Board Member & Staff Closing Comments
- L. Adjourn



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142132	599567	Print Legal Ad-IPL01979090 - IPL0197909		\$764.59	2	51 L

Attention: Laura J. Archer

Two Lakes Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**
NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the **Two Lakes Community Development District** (the "District") will hold Regular Meetings at the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018 at **6:00 p.m.** on the following dates:

**October 24, 2024
November 14, 2024
December 12, 2024
February 27, 2025
March 27, 2025
April 24, 2025
May 22, 2025
June 26, 2025
July 24, 2025
September 25, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 786-313-3661 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

www.twolakescdd.org
IPL0197909
Oct 10 2024

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

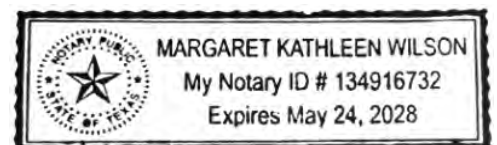
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 10th day of October in the year of 2024

Margaret K. Wilson

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

**TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
MAY 22, 2025**

A. CALL TO ORDER

District Manager Armando Silva called to order the May 22, 2025, Regular Board Meeting of the Two Lakes Community Development District at 6:05 p.m. in the Aquabella Clubhouse Meeting Room located at 10401 W 35th Lane, Hialeah, Florida 33018.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 10, 2024, as part of the District's Fiscal Year 2024/2025 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Joseph Noriega, Vice Chairperson Carlos Mendiluze, and Supervisors Albert Abreu, Mauricio Jaramillo, and Orlando Bracho constituted a quorum and it was in order to proceed with the meeting.

Also in attendance were: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and General Counsel Liza Smoker and Gabriella Fernandez-Perez of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Others in attendance were: Jennifer Bronscomb, Miami, FL., Vera Rowe (Miami Management – HOA), Miami, FL., Sheryl Chang-Mendez, Miami, FL, and Yesenia Berroa (Miami Management – Club), Miami, FL.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Mr. Silva requested to add the following item to the agenda under New Business:

- **Discussion Regarding Licensing Agreement for Movie Night Screenings**

The Board acknowledged Mr. Silva's request.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. April 24, 2025, Regular Board Meeting

Mr. Silva presented the minutes of the April 24, 2025, Regular Board Meeting. A **motion** was made by Mr. Mendiluze, seconded by Mr. Jaramillo and passed unanimously approving the April 24, 2025, Regular Board Meeting minutes, as presented.

Note: At approximately 6:08 p.m., Mr. Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Silva presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on May 2, 2025 & May 9, 2025, as legally required.

2. Receive Public Comments on Fiscal Year 2025/2026

Mr. Silva opened the public comment portion of the public hearing to receive comments regarding the Fiscal Year 2025/2026 Final Budget. There being no comments, Mr. Silva closed the public comment portion of the public hearing.

3. Consider Resolution No. 2025-04— Adopting a Fiscal Year 2025/2026 Final Budget

Mr. Silva presented Resolution No. 2025-04, entitled:

RESOLUTION 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR 2025/2026 FINAL BUDGET PURSUANT TO CHAPTER 190, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva stated that the document provides for the adoption of the Fiscal Year 2025/2026 Final Budget and non-ad valorem special assessment tax roll. A copy of the tax roll was provided at the meeting. A discussion ensued after which:

A **motion** was made by Mr. Mendiluze, seconded by Mr. Noriega and passed unanimously to approve and adopt Resolution No. 2025-04, approving the Fiscal Year 2025/2026 Final Budget, as presented and setting the fiscal year 2025/2026 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

At approximately 6:17 p.m., Mr. Silva closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.

H. OLD BUSINESS

1. Update Regarding Lake Fountains

Mr. Silva informed the board that the General Contractor officially submitted a contractor registration form to the City of Hialeah and the application was approved. The permit was resubmitted and there is no update as of yet.

2. Update Regarding Parking Rules and Clubhouse Rules

The Public Hearing has been postponed for June 26, 2025. The ads were posted incorrectly by The Miami Herald.

3. Update Regarding Gym Upgrades

Mr. Silva informed the Board that a proposal from LIVunLtd was received this week pertaining to the new gym equipment being installed in both clubhouses. However certain equipment was missing and a conference call is scheduled for the next week to discuss the gym equipment that needs to be added to the proposal.

I. NEW BUSINESS

1. Consider Resolution No. 2025-05 Adopting a Fiscal Year 2025/2026 Meeting Schedule

Mr. Silva presented Resolution No. 2025-05, entitled:

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva provided a brief explanation for the resolution. A discussion ensued after which:

A **motion** was made by Mr. Jaramillo, seconded by Mr. Abreu and passed unanimously approving and adopting Resolution No. 2025-05, *as presented*, thereby establishing the 2025/2026 Fiscal Year Regular Meeting Schedule; and authorizing the publication of the 2025/20256 Regular Meeting Schedule, as required by law.

2. Consider Resolution No. 2025-06 – Declaring Surplus Property

Resolution No. 2025-06 was presented, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT CLASSIFYING CERTAIN TANGIBLE PERSONAL PROPERTY OF THE DISTRICT, INCLUDING OUTDOOR LOUNGE CHAIRS, AS SURPLUS AND AUTHORIZING THE DISTRICT MANAGER TO SELL OR DISPOSE OF OUTDOOR LOUNGE

**CHAIRS AS EXPEDITIOUSLY AS POSSIBLE IN ACCORDANCE WITH
CHAPTER 274, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY;
AND PROVIDING FOR AN EFFECTIVE DATE**

Mr. Silva provided a brief explanation for the resolution. A discussion ensued after which:

A **motion** made by Mr. Mendiluze, seconded by Mr. Jaramillo and passed unanimously approving and adopting Resolution No. 2025-06, *as presented*, thereby approving the declaration of surplus property (outdoor lounge chairs).

3. Discussion Regarding Aquabella Club Events and Food Truck Safety.

Ms. Smoker presented the Board with a Mobile Food Vendor Parking Lot Use Agreement and provided a brief explanation for the agreement. She also stated that it's in the Board's best interest to appoint an authorized individual(s) for the purpose of executing future Mobile Food Vendor Parking Lot Use Agreements. A discussion ensued after which the Board consensus was to appoint the Club Manager and Association Manager as the individuals authorized to execute the Mobile Food Vendor Parking Lot Use Agreement. A resolution will be drafted and presented at the next Board meeting which will outline the aforementioned.

4. Discussion Regarding Brotherhood Security Proposal – Increased Service Hours

Mr. Silva presented the proposal from Brotherhood Security to increase the security service hours by 2 hours per day. The extra 2 hours per day of security services will assist in providing security services until the clubhouse closes. A discussion ensued after which;

A **motion** was made by Mr. Mendiluze and seconded by Mr. Bracho and passed unanimously to approve the proposal from Brotherhood Security Services in the amount of \$161,288 and authorizes District Counsel to draft an Amendment to the Clubhouse Security Services Agreement.

5. Discussion Regarding ButterflyMX Proposal for Access Control (Clubhouses)

Mr. Silva opened the floor to Ms. Vera Rowe of the Aquabella Homeowners Association ("HOA") who discussed the issues that have occurred with the hardware and software with the MyQ service. MyQ is the current software that is being used by the HOA for Access Control to the community and clubhouse. The Board acknowledged Ms. Rowe's comments and expressed their intent to proceed with the ButterflyMX and ProtectNet proposals.

Ms. Smoker stated that HOA would have to grant the District an easement over all ingress tracts for the purpose of installing the ButterflyMX software and hardware which would assist with providing the public with access to the clubhouse facilities. In addition to this, the District and the HOA will enter into a Contribution Agreement where the HOA will provide the District with an annual contribution that will assist in offsetting the annual costs associated with the subscription to the ButterflyMX software. A discussion ensued after which;

A **motion** was made by Mr. Mendiluze, seconded by Mr. Jaramillo and passed unanimously to approve the proposal from ButterflyMX (software subscription) in the amount of \$42,456 and from ProtectNet

(hardware installation) in the amount of \$24,825; and further authorizes District Counsel to draft a Grant of Easement, Contribution Agreement and Access Control Services Agreement.

Another discussion ensued after which;

A **motion** was made by Mr. Jaramillo, seconded by Mr. Noriega and unanimously passed authorizing District Staff to engage with a surveyor for the purposes of providing a sketch and legal description of the four ingress points to the Aquabella community for an amount not to exceed \$15,000; and appointing Carlos Mendiluze and Joseph Noriega as the Board liaisons authorized to review and approve any agreements pertaining to the ButterflyMX access control project.

6. Discussion Regarding Ice Maker for the Main Clubhouse

Mr. Silva presented the proposal from ICE Man Services for the placement of an ice bag vending machine outside of the main clubhouse and the installation of an ice and water dispenser. A discussion ensued after which;

A **motion** was made by Mr. Noriega, seconded by Mr. Bracho and passed unanimously approving the proposal from ICE Man Services, LLC; and appoints Mr. Noreiga as the Board Liaison for the purpose of reviewing and executing the services agreement that will be drafted by District Counsel.

7. Discussion Regarding Coffee Machine (Second Clubhouse)

Mr. Silva presented the proposal from Fresh Coffee Corp for the placement of a coffee machine for the Second Clubhouse. A discussion ensued after which;

A **motion** was made by Mr. Noriega, seconded by Mr. Bracho and passed unanimously approving the proposal from Fresh Coffee Corp.

8. Discussion Regarding Vending Machines

Mr. Silva presented the proposal from InReach Vending Solutions for the placement of vending machines within the clubhouses. A discussion ensued after which;

A **motion** was made by Mr. Noriega, seconded by Mr. Bracho and passed unanimously to approve the installation of a cold drinks vending machine within the clubhouses; and appoints Mr. Noriega as the Board Liaison for the purpose of reviewing and executing the services agreement that will be drafted by District Counsel.

9. Discussion Regarding Mold Remediation for both Clubhouses

Mr. Silva discussed that there was mold found in the gym and the mechanical HVAC closet and needs to be remediated. WRG Property Damage Remediation will be performing mold remediation services next week and the services will temporarily shut down the gym until the remediation has been completed.

10. ADD-ON – Discussion Regarding Licensing Agreement for Movie Night Screening

Mr. Silva presented the Board with a proposal from Swank Motion Pictures, Inc. which would grant the District the license to conduct movie presentations at the clubhouse during specific times of the year. The Federal Copyright Act specifies copyrighted materials like movies can be used publicly if properly licensed. However, neither the rental nor purchase of a movie carries the right to exhibit it outside of one's home. Swank can properly license movies for a copyright compliant exhibition. A discussion ensued after which;

A **motion** was made by Mr. Noriega and seconded by Mr. Mendiluze and unanimously passed to approve the proposal to engage with Swank Motion Pictures for movie licensing purposes; and further approves a not to exceed amount of \$15,000 for the purpose for purchasing a projector, projector screen and speakers for a movie night.

J. ADMINISTRATIVE & OPERATIONAL MATTERS
1. Reminder: Statement of Financial Interest – Form 1

Mr. Silva reminded the Board that their Statement of Financial Disclosures are due July 1, 2025 and he would be sending the Board reminders about the submittal.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board member or staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Noriega, seconded by Mr. Mendiluze and passed unanimously to adjourn the meeting at 7:58 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142132	665450	Print Legal Ad-IPL02353930 - IPL0235393	Notice of Rule Developm	2	37 L

Attention: Laura J. Archer

Two Lakes Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

NOTICE OF RULE DEVELOPMENT BY TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Two Lakes Community Development District ("District") hereby gives notice of its intention to develop parking rules on District lands within the boundaries of the District and amend the current Aquabella Club Rules and Regulations, Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations, and the Club Schedule of Dues, Fees, Charges, Areas & Fees for Rental.

The purpose and effect of the proposed rules and regulations are to establish: (1) efficient and effective District operations, public safety, applicable administration and preservation of District properties; (2) prohibition of on-street parking, prohibition of parking on non-paved District property, time limitations in overflow parking spaces, towing provisions for violators and procedure for collection of damages caused by violators; and (3) amendments to the current Aquabella Club Rules and Regulations, Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations, and the Club Schedule of Dues, Fees, Charges, Areas & Fees for Rental. Specific legal authority for the Rule includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes.

Copies of the proposed rules and regulations may be obtained by visiting the District's website at www.twolakescdd.org or by contacting the District Manager, Armando Silva, Special District Services, Inc., 8785 SW 165th Avenue, #200, Miami, Florida 33193, and/or by calling 786-313-3661.

A public hearing on the adoption of the proposed rules and regulations will be conducted by the District's Board of Supervisors on June 26, 2025, at 6:00 p.m. in the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018.

District Manager
Two Lakes Community Development District

www.twolakescdd.org
IPL0235393
May 28 2025

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:
05/28/25

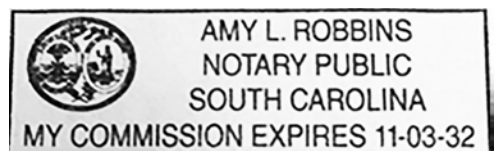
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 28th day of
May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



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The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142132	665451	Print Legal Ad-IPL02353940 - IPL0235394		2	129 L

Attention: Laura J. Archer

Two Lakes Community Development District
c/o Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, Florida 33410
LArcher@sdsinc.org

Copy of ad content
is on the next page

PUBLISHED DAILY MIAMI-DADE-FLORIDA

STATE OF FLORIDA COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

1 insertion(s) published on:
05/29/25

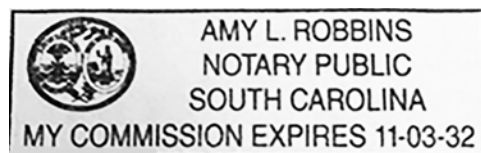
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Mary Castro

Sworn to and subscribed before me this 29th day of
May in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



Extra charge for lost or duplicate affidavits.
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**NOTICE OF RULEMAKING
TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
AND
PUBLIC HEARING THEREON
AND
REGULAR BOARD MEETING**

The Board of Supervisors (the "Board") of the Two Lakes Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on June 26, 2025, at 6:00 p.m., or as soon thereafter as can be heard, in the Aquabella Clubhouse located at 10401 W 35th Lane, Hialeah, Florida 33018.

The purpose of the Public Hearing is to consider the proposed rulemaking for the establishment of Parking Rules on District lands and amend the current Aquabella Club Rules and Regulations, Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations, and the Club Schedule of Dues, Fees, Charges, Areas & Fees for Rental governing the operations, usage, and rental of the District's two (2) clubhouses and other facilities, including related recreational amenities within the boundaries of the District.

The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Meetings may be continued as found necessary to a time and place specified on the record. In accordance with Chapters 120 and 190, Florida Statutes, the District hereby gives public notice of its intent to adopt its proposed rule relating to parking rules on District lands within the boundaries of the District and the amendments to the current Aquabella Club Rules and Regulations, Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations, and the Club Schedule of Dues, Fees, Charges, Areas & Fees for Rental.

Comments received by the Board or public may result in an adjustment to the proposed rules relating to parking rules and amendments to the current Aquabella Club Rules and Regulations, Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations, and the Club Schedule of Dues, Fees, Charges, Areas & Fees for Rental. The purpose and effect of the proposed rule and amendments is to provide for efficient and effective District operations, public safety, applicable administration and preservation of District property. Prior notice of rule development was published in the Miami Herald newspaper on **May 28, 2025**.

Specific legal authority for the rules and regulations includes Sections 190.011, 190.012, 190.035, 120.54, and 120.81, Florida Statutes. The purpose and effect of the proposed rules and regulations are to establish: (1) efficient and effective District operations, public safety, applicable administration and preservation of District properties; (2) prohibition of on-street parking, prohibition of parking on non-paved District property, time limitations in overflow parking spaces, towing provisions for violators and procedure for collection of damages caused by violators; and (3) amendments to the current Aquabella Club Rules and Regulations, Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations, and the Club Schedule of Dues, Fees, Charges, Areas & Fees for Rental.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing on the proposed rules and regulations may be continued to a date, time, and place to be specified on the record at the hearing. One or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing because of a disability or physical impairment should contact the District Office at 786-313-3661 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Office.

A person who decides to appeal any decision of the Board with respect to any matter considered at the public hearing is advised that this same person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.

Copies of the proposed rules and regulations may be obtained by visiting the District's website at www.twolakescdd.org or by contacting the District Manager, Armando Silva, Special District Services, Inc., 8785 SW 165th Avenue, #200, Miami, Florida 33193, and/or by calling 786-313-3661.

In addition to the public hearing on the proposed rules and regulations, the Board will also hold its regular Board of Supervisors meeting to consider, in addition to the proposed rules and regulations, such other District business that may lawfully and properly come before the Board.

Participants are strongly encouraged to submit questions and comments to the District via e-mail at asilva@sdsinc.org or by calling 786-313-3661 by June 16, 2025, at 5:00 p.m. in advance of the public hearing to facilitate the Board's consideration of such questions and comments during the public hearing. Please check the District's website at www.twolakescdd.org or contact the District at 786-313-3661 or at asilva@sdsinc.org at least one business day prior to the scheduled public hearing for updated information.

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA), PERSONS IN NEED OF A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, WITHIN AT LEAST THREE DAYS PRIOR TO ANY PROCEEDINGS, CONTACT DISTRICT MANAGER, ARMANDO SILVA, SPECIAL DISTRICT SERVICES, INC. AT (786) 313-3661.

All interested parties may appear at the above public meeting at the stated time and place. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice. This public hearing may be continued to a date, time and place to be specified on the record at the hearing. The public record of this meeting may be examined at the office of the District Manager set forth above.

Pursuant to Section 286.0105, Florida Statutes, Two Lakes Community Development District advises the public that: If a person decides to appeal any decision made by this Board with respect to any matter considered at its meeting or hearing, he will need a record of the proceedings, and that for such purpose, affected persons may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the Board for the introduction of admission of evidence of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

District Manager

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT REVISING AND UPDATING THE AQUABELLA CLUB CLUB RULES AND REGULATIONS; REVISING AND UPDATING THE CLUB SCHEDULE OF HOURS OF OPERATION, RENTAL POLICIES, PROCEDURES AND REGULATIONS; REVISING AND UPDATING THE CLUB SCHEDULE OF DUES, FEES, CHARGES, AREAS & FEES FOR RENTAL; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Two Lakes Community Development District (the “District”) is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated in Hialeah, Miami-Dade County, Florida; and

WHEREAS, on September 26, 2024, pursuant to Resolution 2024-10, the District Board of Supervisors adopted the Aquabella Club Club Rules and Regulations, the Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations, and the Club Schedule of Dues, Fees, Charges, Areas & Fees for Rental of the Two Lakes Community Development District (the “Rules”); and

WHEREAS, pursuant to Section 190.011, Florida Statutes, the District is authorized to adopt and modify rules, regulations, and rates pursuant to the provisions of Chapter 120, Florida Statutes, prescribing the conduct of the business of the District; and

WHEREAS, Section 190.035, Florida Statutes, authorizes the District to prescribe, fix, establish, modify, and collect rates, fees and other charges for facilities and services furnished by the District; and

WHEREAS, the District Board of Supervisors has determined that certain sections of the Rules require amendment, revision, updating or clarification and that additional guidelines, regulations, and procedures should be added to the Rules to best govern the District and the use and management of its recreational facilities and amenities; and

WHEREAS, the District Board of Supervisors has deemed it to be in the best interests of the District and its residents to provide for certain clarifications and modifications of the Rules concerning parking and towing; and

WHEREAS, the District advertised a public hearing for June 26, 2025, in order to hear and receive comments on the proposed changes and additions to the Aquabella Club Club Rules and Regulations (the “Club Rules”), the Aquabella Club Club Schedule of Hours of Operation, Rental Policies, Procedures and Regulations (the “Club Schedule”), and the Aquabella Club Club Schedule of Dues, Fees and Charges Areas & Fees for Rental (the “Club Fee Schedule”), as contemplated herein, pursuant to the requirements of Chapter 120, Florida Statutes; and

WHEREAS, after the duly advertised public hearing held on June 26, 2025 the District Board of Supervisors has determined that it is in the best interests of the District, its facilities, and the residents of and visitors to the District to adopt the amendments, changes, revisions, additions and deletions to the Rules as provided herein, and to incorporate the same into an updated version of the Rules of the Two Lakes Community Development District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TWO LAKES COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The foregoing recitals are hereby incorporated as the findings of fact of the District Board of Supervisors.

Section 2. Section 3.5 of the Club Rules, entitled “Parking Areas” is amended as follows:

~~3.5 Parking Areas. Self parking is permitted in Parking Areas identified as such. No parking will be allowed on grassed areas or along, over, or beyond curbed areas. “No Parking” signs must be observed. Overnight parking in the Parking Areas is prohibited. Overnight Parking is defined as the parking of a vehicle or trailer in the Parking Areas at anytime between the hours of 1:00 AM and 5:00 AM. Any vehicles parked in violation of this section are subject to being towed without notice or warning.~~

3.5 Parking Rules.

3.5.1 “District Parking Areas” or “Clubhouse Parking” shall include the parking spaces and lots located at the clubhouse at 10401 West 35 Lane, Hialeah, Florida 33018 (Folio Number 04-2016-006-3900) (“Main Clubhouse”), and the clubhouse located at 11061 West 34 Way, Hialeah, Florida 33018 (Folio Number 04-2016-008-7690) (“Clubhouse No. 2”), known as Aquabella Club within the boundaries of the Two Lakes Community Development District (the “District”) in Miami-Dade County, Florida.

3.5.2 Any vehicle parked in violation of Section 3.5 of the Aquabella Club Club Rules and Regulations (the “Parking Rules”) as set forth herein may be towed at the vehicle owner’s expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. “No Parking” signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by local law enforcement agency having jurisdiction thereof.

3.5.3 Except as otherwise provided by resolution of the Board of Supervisors, on-street parking is prohibited twenty-four (24) hours a day, seven (7) days a week on all

District streets, roadways, thoroughfares, or rights-of-way and on all other District property.

- 3.5.4 Parking within the District Parking Areas on District property is prohibited from the hours of 11:15 p.m. through 4:45 a.m., seven (7) days per week. Section 3.5.4 herein shall not be enforced on federal holidays.
- 3.5.5 Parking is prohibited upon or within all non-paved District property including, but not limited to, grassed swales and landscaped areas within or adjacent to any District's right-of-way. This prohibition shall remain in effect twenty-four (24) hours per day, seven (7) days per week.
- 3.5.6 No vehicle which cannot operate on its own power, derelict vehicles, vehicles with expired plates, or vehicles with fluid or oil leaks shall remain on District right-of-way or District property for more than twelve (12) hours.
- 3.5.7 No commercial vehicle, recreational vehicle, boat, trailer, including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description, or camper, may be kept on District right-of-way or District property. The term "commercial vehicle" shall not be deemed to include recreational or sport utility vehicles commonly referred to as SUVs up to 21'5" in length or clean "non-working" vehicles such as pick-up trucks, vans, or cars if they are used by the owner on a daily basis for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to commercial vehicles or construction vehicles currently being used in connection with the official events and activities of the District, approved by the District in writing, or with the construction, improvement, installation, or repair of District rights-of-way or any other District-owned or District-maintained property or facilities.
- 3.5.8 Marked law enforcement or other emergency vehicles are exempt from the Parking Rules. Owners/residents who are law enforcement or emergency services officials may not leave their law enforcement or other emergency vehicles in District parking areas described in Rules 3.5.3 to 3.5.5, unless they are performing official duties at that location.
- 3.5.9 The enforcement of these Parking Rules may be suspended in whole or in part for specified periods of time, as determined by the District.
- 3.5.10 No vehicle maintenance or repair shall be permitted over or on any portion of the District road rights-of-way or other District property.
- 3.5.11 Anyone operating a motor vehicle upon District road right-of-way shall do so in accordance with Florida law and posted speed limits and traffic regulations.

3.5.12 If District property is damaged or in need of repair as a result of violation of these rules, the District will provide an invoice to the property owner who is in violation for the reasonable cost of repair. In the event the invoice remains unpaid, the charges for the repair shall be added to the Operating and Maintenance assessment attributable to the violator's property within the District on the next ensuing tax bill.

Section 3. Section 3 of the Club Rules, entitled "General Rules" is amended to add the following subsection:

3.8 No Dumping. Disposal of bulk pickup and other unauthorized trash disposal at the Clubhouse dumpsters and facilities is strictly prohibited (the "Unauthorized Dumping"). Fees for Unauthorized Dumping shall be assessed at cost plus ten (10%) for administration, and is a basis for suspension pursuant to Section 8 herein.

Section 4. Section 6.8 of the Club Rules, entitled "Restrictions" is amended to add the following subsection:

6.8.6. The use of the Splash Pad is restricted to minors under twelve (12) years of age and under 48 inches in height, with adult supervision.

Section 5. Subsection R of Section I entitled "GENERAL RULES" under "RULES OF USE FOR THE CLUB CLUBHOUSE AREAS RENTAL" of the Club Schedule is amended as follows:

R. The District and District Manager each reserve the right, at any time prior to or during the function to immediately revoke the approval granted herein and immediately suspend the right of use of the Club Area by the Renter and his or her guests and require Renter and guests to vacate the premises during the function if it is determined that there were misrepresentations set forth in the rent agreement or if there is any violation of the ~~Association's declaration or District's~~ rules or damage to property or violation of any Federal, State or local laws, statutes or ordinances. Such revocation, suspension and vacation of the premises will also result in no refund of the use fee. Such determination to revoke, suspend and vacate the premises shall be within the sole discretion of the District or District Manager. If the Renter fails to abate noise, excessively loud music or any other disturbing activities when requested to do so, the District and District Manager are each authorized and directed to immediately revoke the approval, suspend the right of use and vacate the Club Area and/or to call the local police. A partial refund is in the District Manager's discretion if use is suspended for reasons other than rules' violations or damages. The full security deposit and use fee may be refunded if the Club Area use is suspended, in the absence of rules' violations or damages, prior to the start of the function or if the application is not approved, except as otherwise provided herein.

Section 6. Section 6 entitled “Additional Renter Responsibilities” of the “Aquabella Club Facility Rental Agreement” of the Club Schedule is amended to add the following:

- f) If the service of alcoholic beverages during the function is approved by the District Manager, alcoholic beverages may only be consumed in the Multi-purpose Room of the Club Facility. No person may enter or leave the Multi-purpose Room of the Club Facility with any alcoholic beverage. All alcoholic beverages shall be distributed, poured, and consumed in accordance with applicable state and local laws.

Alcoholic beverages shall only be served by a licensed and insured bartender. Proof of liability insurance coverage including liquor liability insurance shall be in minimum amounts of \$500,000, and which policies shall name the Two Lakes Community Development District, its Supervisors, officers, employees and agents as additional insureds. Additional insurance coverage may be required in the District Manager’s sole discretion. Renter shall furnish the District Manager of the District with a copy of the certificate of insurance verifying compliance with this provision no later than fourteen (14) days prior to the event or the event may be canceled by the District.

Section 7. The Section entitled “FACILITY RENTAL FEES AND DEPOSITS REQUIRED FOR RENTAL” of the Club Fee Schedule is amended as follows:

FACILITY RENTAL FEES AND DEPOSITS REQUIRED FOR RENTAL

MULTI-PURPOSE ROOM- 4 hours (Available during & after hours, includes multi-purpose room with kitchen, may be use for all types of events. No other club amenities/areas are included in the rental).

MONDAY- SUNDAY: ~~\$250.00~~ \$300.00 Non-Refundable Fee + \$250.00 Deposit (Refundable) + ~~\$40.00 Optional Cleaning Fee*~~ + \$40.00 per additional hour up to 11:59 pm.

FOR AFTER HOURS EVENTS, RENTER WILL BE REQUIRED TO PAY ADDITIONAL \$15.00 PER EACH HOUR OR PART THEREOF FOR FACILITY RENTAL

~~IF ALCOHOL IS TO BE CONSUMED, A GUARD FEE OF \$45.00 PER HOUR IS CHARGED FOR ALL HOURS A GUARD IS PRESENT.~~ AS DETERMINED BY THE DISTRICT MANAGER, IF THE EVENT REQUIRES CLUB FACILITY MONITOR AND POLICE/TRAFFIC CONTROL MONITOR, RENTER WILL PAY ADDITIONAL \$45.00 PER SERVICE PER HOUR. DISTRICT SHALL HAVE THE DISCRETION TO REQUIRE RENTER TO HIRE AN OFF-DUTY LAW ENFORCEMENT OFFICER, FOR WHICH THERE MAY BE A MINIMUM NUMBER OF HOURS CHARGED TO RENTER.

RENTER IS ALLOWED ONE HOUR BEFORE THE EVENT FOR PREPARATION AND ONE HOUR AFTER FOR CLEANING. HOWEVER, THE DISTRICT MANAGER, OR HIS

OR HER DESIGNEE MAY, IN HIS OR HER SOLE DISCRETION AND SUBJECT TO ROOM AVAILABILITY, ALLOW RENTER ADDITIONAL TIME OF UP TO TWENTY-FOUR HOURS FOR EVENT PREPARATION. IT IS IN THE AFTER INSPECTION WHERE IT WILL BE DETERMINED IF ADDITIONAL CLEANING IS REQUIRED IN WHICH CASE THE COLLECTED FEES WILL BE USED. IF ADDITIONAL CLEAN-UP IS NECESSARY, IN THE DISCRETION OF THE DISTRICT MANAGER, SHALL BE \$20.00 PER HOUR THAT WILL BE CHARGED TO THE RENTER.

Section 8. Upon adoption, the District Counsel shall circulate the Club Rules, the Club Schedule, and the Club Fee Schedule, as amended herein. The District Manager shall include the Club Rules, the Club Schedule, and the Club Fee Schedule, as each is amended from time to time by the District Board, in the Official Records of Proceeding of the District, and shall maintain the same on the District's website.

Section 9. The District Manager is hereby directed to take all actions consistent with this Resolution.

Section 10. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 11. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 12. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED in Public Session of the Board of Supervisors of the Two Lakes Community Development District, this **26th** day of **June**, 2025.

Attest:

**TWO LAKES COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT
AQUABELLA CLUB CLUB RULES AND REGULATIONS
SECTION 3.5

3.5 Parking Rules.

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- 3.5.2** Any vehicle parked in violation of Section 3.5 of the Aquabella Club Club Rules and Regulations (the “Parking Rules”) as set forth herein may be towed at the vehicle owner’s expense by a towing contractor approved by the District Board of Supervisors, subject to the provisions of applicable ordinances of Miami-Dade County and Florida Statutes. “No Parking” signs shall be installed at the location of towing areas in accordance with the requirements of applicable ordinances of Miami-Dade County and Florida Statutes. All other traffic and parking rules and regulations of Miami-Dade County or the State of Florida, including the requirements of Chapter 316, Florida Statutes, are to be enforced by local law enforcement agency having jurisdiction thereof.
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- 3.5.7** No commercial vehicle, recreational vehicle, boat, trailer, including but not limited to boat trailers, house trailers, and trailers of every other type, kind or description,

or camper, may be kept on District right-of-way or District property. The term “commercial vehicle” shall not be deemed to include recreational or sport utility vehicles commonly referred to as SUVs up to 21’5” in length or clean “non-working” vehicles such as pick-up trucks, vans, or cars if they are used by the owner on a daily basis for normal transportation. Notwithstanding any other provision in these Parking Rules to the contrary, the foregoing provisions shall not apply to commercial vehicles or construction vehicles currently being used in connection with the official events and activities of the District, approved by the District in writing, or with the construction, improvement, installation, or repair of District rights-of-way or any other District-owned or District-maintained property or facilities.

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EXHIBIT B

TWO LAKES COMMUNITY DEVELOPMENT DISTRICT

PARKING RULES ENFORCEMENT AREAS

Main Clubhouse



Second Clubhouse





7520 Standish Place, Suite 250
Rockville, MD 20855

QUOTE

BILL TO

Aquabella - AKA Two Lakes Community
Development District
15944 Northwest 97th Avenue
Hialeah, Florida, 33018

Quote

00079648

Date

June 20, 2025

Valid Until

July 31, 2025

SHIP TO

Aquabella
15944 Northwest 97th Avenue
Hialeah, Florida, 33018

Account Rep:

Kelly Spivey

Contact Info:

kspivey@livunltd.com

Mobile: 813-410-4413

Line	Model #	Qty	List Price	Sales Price	TOTAL PRICE
1	MAIN CLUBHOUSE				
2	CARDIO				
3	9-3415-4G-10IN-60BLK 4 SERIES 4G - W/LCD ***NEW*** Low Profile STAIRMASTER 4G StepMill	2.00	\$7,554.47	\$4,435.71	\$8,871.42
4	8CTM AirRaid Runner EA CURVED Treadmill Perfectly placed handrails for causal walking or intense push sled simulation (4 Intensity Levels)	1.00	\$5,500.00	\$3,571.43	\$3,571.43
5	9-7555-8VB-79QS VIRTUAL BIKE NO SUBSCRIPTION NECESSARY INCLUDES: Virtual Instructors, Scenic Rides, Streaming (Netflix, YouTube, Pluto TV...and even the Peloton App)	1.00	\$6,726.47	\$4,138.53	\$4,138.53
6	9-4850-KINTP0 HIIT ROWER, THROWDOWN, -60 BLACK Chain Drive	1.00	\$2,224.22	\$1,351.41	\$1,351.41
7	STRENGTH BLACK FRAME w/ BLACK UPHOLSTERY	1.00	\$0.00	\$0.00	\$0.00
8	HD-3403 LEG PRESS/CALF RAISE HOIST FITNESS Frame: SILVER Upholstery: BLACK	1.00	\$5,990.00	\$3,850.00	\$3,850.00
9	STRENGTH				
10	CF-3755 7 DEGREE SMITH HOIST FITNESS Frame: SILVER	1.00	\$6,050.00	\$3,888.57	\$3,888.57
11	803OR-255 255Lb Olympic Rubber Plate set	1.00	\$765.00	\$717.19	\$717.19



7520 Standish Place, Suite 250

Rockville, MD 20855

QUOTE

Line	Model #	Qty	List Price	Sales Price	TOTAL PRICE
12	CF-3160 FLAT/INCLINE BENCH HOIST FITNESS Frame: SILVER Upholstery: BLACK	2.00	\$1,280.00	\$821.43	\$1,642.86
13	FUNCTIONAL TRAINING -----				
14	TRX-FS1SUSBAY-FCT-BDL TRX Freestanding Functional Bay w/ Bundle INCLUDES: TRX Straps (2) Slam Balls (3) Hex Grip Med Ball (4) YBells (6) Stability Balls (2) Strength Bands (4)	1.00	\$6,754.08	\$4,824.34	\$4,824.34
15	1014-01 Stability Ball Base (Fits 55cm And 65cm)	2.00	\$19.95	\$19.95	\$39.90
16	Note TRADE-IN FOR MAIN CLUBHOUSE				
17	5 Trade-In of Equipment REMOVE: TRUE Elliptical (1), Upright Bike (2), Adj Bench (2)	1.00	\$0.00	(\$950.00)	(\$950.00)
18	CLUBHOUSE 2 FITNESS PACKAGE				
19	CARDIO ----- KEEP EXISTING CARDIO				
20	9-3415-4G-10IN-60BLK 4 SERIES 4G - W/LCD ***NEW*** Low Profile STAIRMASTER 4G StepMill	2.00	\$7,554.47	\$4,435.71	\$8,871.42
21	CR800 CR800 Recumbent Bike	1.00	\$3,799.99	\$2,000.00	\$2,000.00
22	9-7555-8VB-79QS VIRTUAL BIKE NO SUBSCRIPTION NECESSARY INCLUDES: Virtual Instructors, Scenic Rides, Streaming (Netflix, YouTube, Pluto TV...and even the Peloton App)	1.00	\$6,726.47	\$4,138.53	\$4,138.53
23	STRENGTH -----				
24	804RX-20 20 lb Rubber Hex DB,Contour EA	1.00	\$48.00	\$48.00	\$48.00
25	804RX-12 12 lb Rubber Hex DB,Contour EA	2.00	\$28.80	\$28.80	\$57.60
26	804RX-8 8 lb Rubber Hex DB,Contour EA	2.00	\$19.20	\$19.20	\$38.40

27



7520 Standish Place, Suite 250
Rockville, MD 20855

QUOTE

Line	Model #	Qty	List Price	Sales Price	TOTAL PRICE
TRADE-IN FOR CLUBHOUSE 2					
28	5 Trade-In of Equipment REMOVE: SPIRIT Elliptical (1), Upright Bike (1 w/Silver Frame)	1.00	\$0.00	(\$500.00)	(\$500.00)
29	INSTALL & DELIVERY -----				
30	Sales Freight & Handling	1.00	\$0.00	\$3,520.00	\$3,520.00
31	Installation Services - 3rd Party Delivery & Installation Services SINGLE DOORWAY GROUND FLOOR TRUCK ACCESS INCLUDES REARRANGING EXISTING EQUIPMENT Removal of Cardio (Elliptical x2, UpBike x 4, Adj Bench x2))	1.00	\$0.00	\$4,268.00	\$4,268.00



7520 Standish Place, Suite 250
Rockville, MD 20855

QUOTE

Email Approved quotes to your sales representative: kspivey@livunltd.com

Standard Terms and Conditions:

1. Install labor is estimated and may vary depending on underlying issues, customer approval will be requested if additional install labor is required.
2. All unit prices are F.O.B. Destination.
3. These prices are subject to change after 30 days from the document date.
4. Post-installation entertainment (television) requirements will be handled as a billable service visit.
5. Equipment bolt-down requirements and additional safety signage are the client's responsibility to follow per the manufacturer's recommendations.
6. The above quotation is computed to be performed during regular business hours.
7. Clerical errors subject to correction.
8. All prices and agreements are contingent upon strikes, accidents, and other causes unavoidable or beyond our control.
9. Buyer agrees to promptly file a claim for all goods damaged in transit.
10. There will be a 20% restocking charge on all merchandise ordered but not accepted.
11. A preventative Maintenance Agreement is available for all equipment.
12. An equipment lease is available with approved credit.
13. We accept all major credit cards for payment, however, there is a nominal 3% processing fee for invoices over \$1000.00.
14. **Hold and Storage:** Should an install be delayed by the client more than 30 days from the initial install date, LIVunLtd reserves the right to charge the client a storage fee until the install is completed. If the future estimated install date exceeds 60 days LIVunLtd reserves the right to require an additional deposit of up to 100% of the order.

Payment Terms

Net 30

Sales Price	54,387.60
Tax	0.00
Total (USD)	54,387.60

By signing this proposal, the customer accepts and confirms the above contents subject to the LIVun Ltd Terms of Sale.

Date:

Name and Title:

Signature:

This instrument prepared by
and after recording return to:

Liza E. Smoker, Esq.
Billing, Cochran, Lyles, Mauro & Ramsey, PA
515 East Las Olas Boulevard, Suite 600
Fort Lauderdale, FL 33301

Property ID Nos.: A portion of 04-2016-008-7000; 04-2016-007-5560; 04-2016-006-3740

GRANT OF EASEMENT

This **GRANT OF EASEMENT** is made this _____ day of _____, 2025, by **AQUABELLA COMMUNITY ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is 10401 West 35 Lane, Hialeah, Florida 33018 (hereinafter referred to as **“GRANTOR”**).

WITNESSETH:

THE GRANTOR, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged by the **GRANTOR**, has granted and does hereby grant to **TWO LAKES COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under and pursuant to Chapter 190, Florida Statutes, whose mailing address is c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410, hereinafter referred to as **“GRANTEE”**, its successors and assigns, forever, a perpetual, non-exclusive easement (the **“Easement”**) for the public purposes of installation, maintenance, replacement, service, repair, and operation of security equipment, infrastructure, and systems, including, but not limited to, security cameras, call boxes, wires, cables, power supply, and any necessary appurtenances thereto (the **“Equipment”**), with full rights of ingress thereto and egress therefrom on, over, under, across, and through the following lands (collectively, the **“Easement Property”**) of the **GRANTOR**, its successors and assigns, as more particularly described in Exhibit A, attached hereto and made a part hereof.

THAT GRANTOR does hereby fully warrant that it has good title to the above-described property and that it has full power and authority to grant this Easement free and clear of mortgages and other encumbrances.

[Remainder of Page Intentionally Blank]

IN WITNESS THEREOF, the **GRANTOR** has hereunto set **GRANTOR'S** hands and seal the year and day first above written:

WITNESSES:

Print Name: _____

Address: _____

Print Name: _____

Address: _____

**AQUABELLA COMMUNITY
ASSOCIATION, INC.**, a Florida not for
profit corporation

By: _____

Print Name: _____

Title: _____

Address: _____

(SEAL)

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

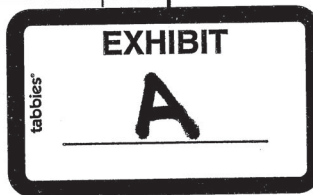
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2025, by _____, as _____, of AQUABELLA COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, who is personally known to me or produced _____ as identification.

Notary Public

Name: _____

My Commission Expires: _____

(NOTARY SEAL)



NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearings shown hereon is based on the Center Line of WEST 13th Terrace, as shown in Plat Book 174, at Page 1, of the Public Records of Miami-Dade County, Florida.
- 3) Not valid without the signature and the digital seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will need to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

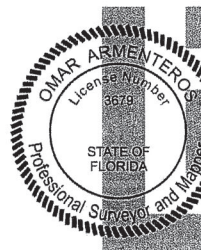
I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. LB #6557

Date: JUNE 11TH, 2025

REVISION 1:



Digitally signed
by Omar
Armenteros
Date:
2025.06.19
09:49:56-04'00'

By: Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

Folio: 04-2016-008-7000¹

TWO LAKES - AQUABELLA NORTH- ACCESS MAINTENANCE EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.

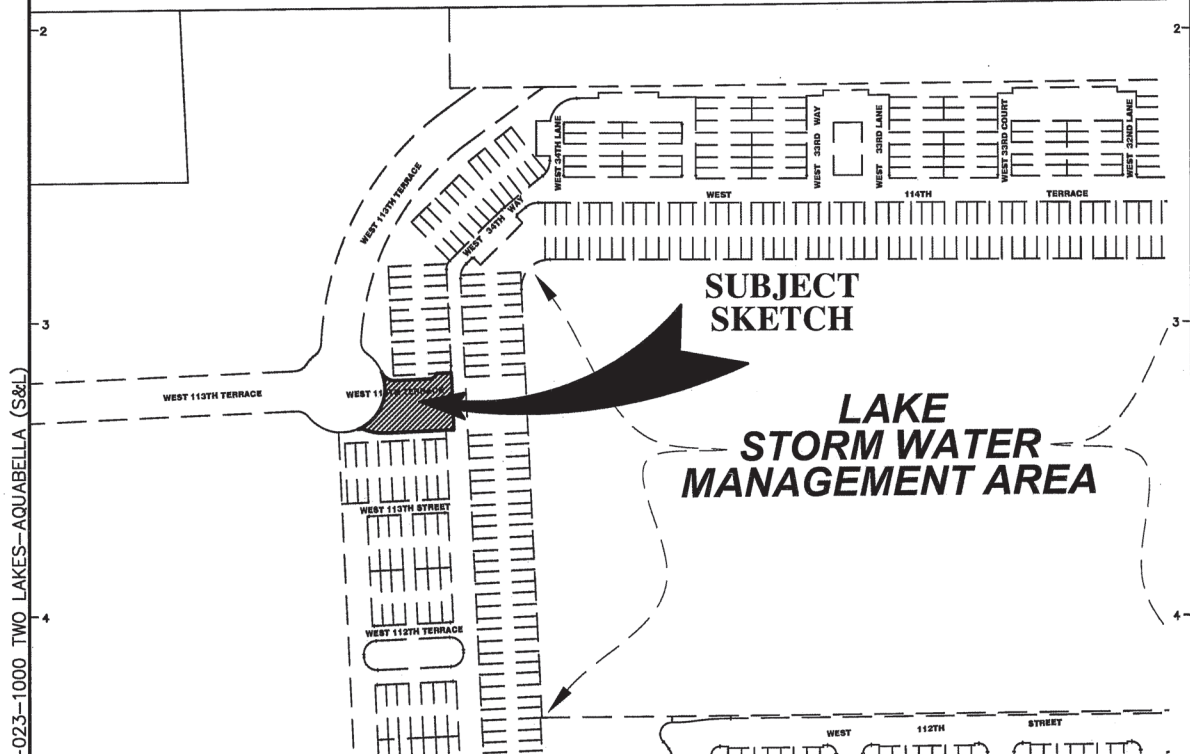
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME:	SURVEYOR'S NOTES AND CERTIFICATE		
PREPARED FOR:	SPECIAL DISTRICT SERVICES		
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	25-023-1000
			SHEETS: 1
			OF 4 SHEETS



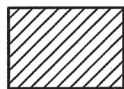
NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.

N.W. 170TH STREET



LOCATION MAP

A PORTION OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 52
SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)



SKETCH AREA

Folio: 04-2016-008-7000⁴

TWO LAKES - AQUABELLA NORTH- ACCESS MAINTENANCE EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME:	LOCATION MAP		
PREPARED FOR:	SPECIAL DISTRICT SERVICES		
DRAWN BY:	M. G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000
			SHEET: 2
			OF 4 SHEETS

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\25-023-1000 TWO LAKES-AQUABELLA (S&L)

LEGAL DESCRIPTION:

NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.

A PARCEL OF LAND BEING A PORTION OF TRACT "A", OF "AQUABELLA NORTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 174, AT PAGE 1 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST POINT OF CURVATURE OF TRACT "V2", AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAS A RADIUS OF 76.00 FEET, TO WHICH A RADIAL LINE BEARS S21°55'42"E; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 91°06'19" FOR AN ARC DISTANCE OF 120.85 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE NORTHEASTERLY; THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERLY LINE OF TRACT "X2", AS SHOWN ON SAID PLAT; THENCE, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS S66°57'58" W, SOUTHEASTERLY, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 69°37'51" FOR AN ARC DISTANCE OF 30.38 FEET TO A POINT OF TANGENCY; THENCE, N87°20'07"E, FOR 59.21 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 15.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 67°02'58" FOR AN ARC DISTANCE OF 17.55 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF LOT 1, BLOCK 51, AS SHOWN ON SAID PLAT; THENCE, ALONG SAID SOUTH LINE, N87°20'07"E, FOR 24.69 FEET; THENCE, DEPARTING FROM SAID SOUTH LINE, S02°39'53"E, FOR 99.15 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROJECTION OF THE NORTHERLY LINE OF SAID TRACT "V2", AS SHOWN ON SAID PLAT; THE FOLLOWING THREE (3) COURSES ARE ALONG SAID EASTERLY PROJECTION AND ALONG SAID NORTHERLY LINE; THENCE, S87°20'07"W, FOR 118.99 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 94.70 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°17'31" FOR AN ARC DISTANCE OF 38.50 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHERLY AND HAS A RADIUS OF 15.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°33'21" FOR AN ARC DISTANCE OF 11.14 FEET TO THE BEGINNING.

ALL SAID LANDS LYING AND SITUATED IN THE CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 12,016.27 SQUARE FEET, AND/OR 0.28 ACRES MORE OR LESS.

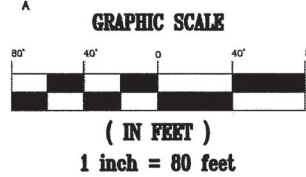
Folio: 04-2016-008-7000

TWO LAKES - AQUABELLA NORTH- ACCESS MAINTENANCE EASEMENT

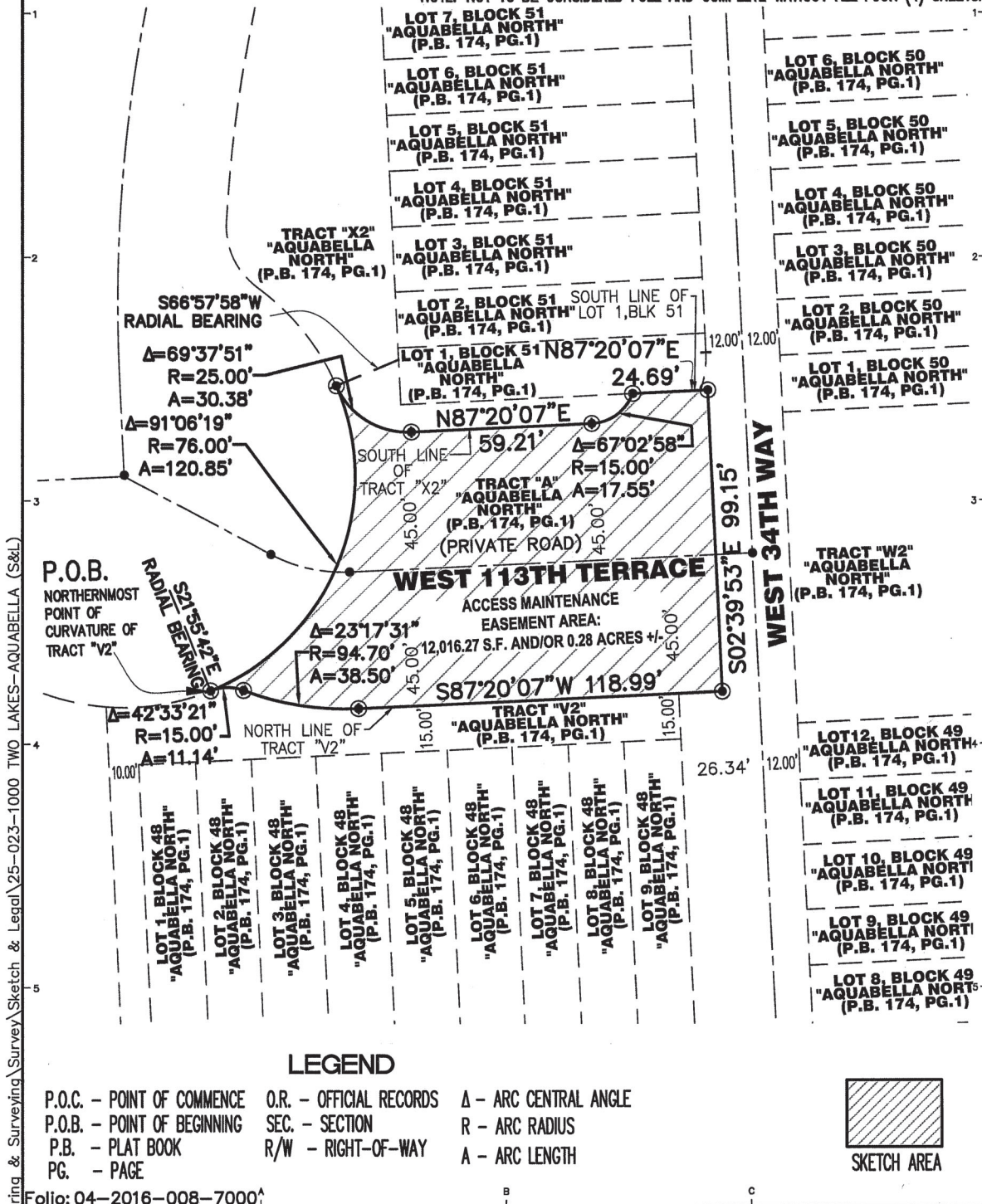


FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		SPECIAL DISTRICT SERVICES	
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000
		3 OF 4 SHEETS	



NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.



TWO LAKES - AQUABELLA NORTH- ACCESS MAINTENANCE EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:		SPECIAL DISTRICT SERVICES	
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000

4
OF 4 SHEETS

NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearings shown hereon is based on assumed meridian along the Center Line of Northwest 97th Avenue, as shown in Plat Book 173, at Page 8, of the Public Records of Miami-Dade County, Florida.
- 3) Not valid without the signature and the digital seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will need to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

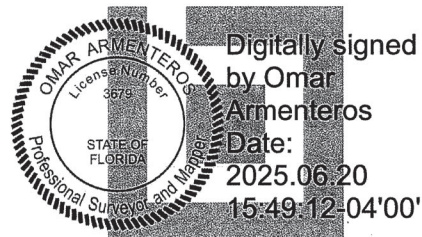
I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. LB #6557

Date: JUNE 11TH, 2025

REVISION 1:



By: Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

Folio: 04-2016-007-5560^

TWO LAKES - AQUABELLA SECTION TWO - ACCESS MAINTENANCE EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

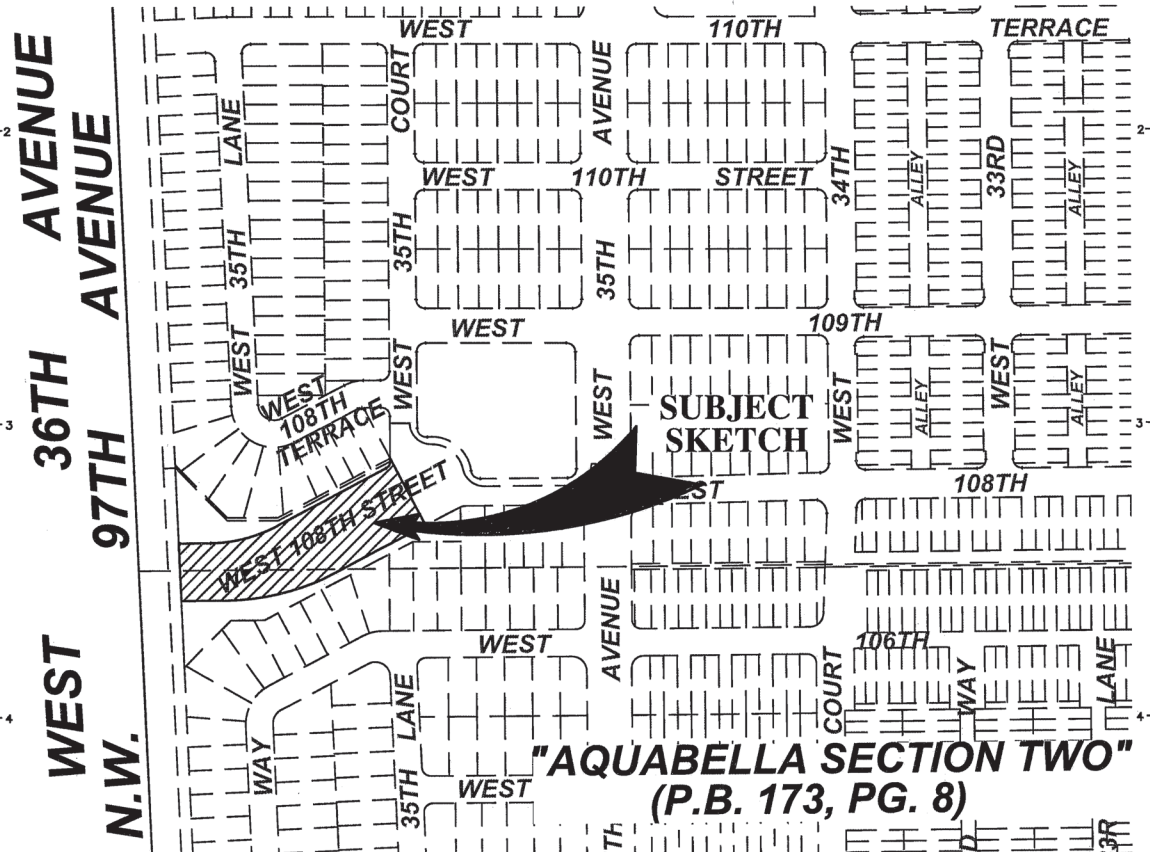
TYPE OF PROJECT:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME:	SURVEYOR'S NOTES AND CERTIFICATE		
PREPARED FOR:	SPECIAL DISTRICT SERVICES		
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	25-023-1000

1
OF 4 SHEETS



NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\25-023-1000 TWO LAKES-AQUABELLA (S&L)



LOCATION MAP

A PORTION OF THE WEST 1/2 OF SECTION 16, TOWNSHIP 52
SOUTH, RANGE 40 EAST,
CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA.
(NOT TO SCALE)



SKETCH AREA

Folio: 04-2016-007-5560^

TWO LAKES - AQUABELLA SECTION TWO - ACCESS MAINTENANCE EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME:	LOCATION MAP		
PREPARED FOR:	SPECIAL DISTRICT SERVICES		
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000
			SHEET: 2
			of 4 SHEETS

Q:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\25-023-1000 TWO LAKES-AQUABELLA (S&L)

LEGAL DESCRIPTION:

NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL FOUR (4) SHEETS.

A PARCEL OF LAND BEING A PORTION OF TRACT 'D1', OF "AQUABELLA SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, AT PAGE 8 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERN MOST CORNER OF TRACT 'A2', AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAS A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS S03°23'18"W; THE FOLLOWING SIX (6) COURSES ARE ALONG THE SOUTHERLY LINE OF TRACT 'A2', AS SHOWN ON SAID PLAT; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3°52'50" FOR AN ARC DISTANCE OF 1.69 FEET TO A POINT OF TANGENCY; THENCE, N89°30'28"E, FOR 53.52 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 237.00 FEET; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'52" FOR AN ARC DISTANCE OF 112.71 FEET TO A POINT OF TANGENCY; THENCE, N62°15'36"E, FOR 212.76 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 13.07 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°42'24" FOR AN ARC DISTANCE OF 14.30 FEET TO A POINT OF TANGENCY; THENCE, N00°26'48"W, FOR 5.17 FEET TO A POINT OF NON-TANGENCY; THENCE, DEPARTING FROM SAID SOUTH LINE, S27°44'24"E, FOR 127.74 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY LINE OF TRACT 'B2'; THE FOLLOWING FOUR (4) COURSES ARE ALONG SAID NORTHERLY LINE; THENCE, S62°16'08"W, FOR 194.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, SAID CURVE HAS A RADIUS OF 416.89 FEET, TO WHICH A RADIAL LINE BEARS S24°15'36"E; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°45'32" FOR AN ARC DISTANCE OF 165.60 FEET TO A POINT OF NON-TANGENCY; THENCE, S89°39'53"W, FOR 77.49 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9°09'28" FOR AN ARC DISTANCE OF 4.00 FEET TO A POINT OF NON-TANGENCY; THENCE, DEPARTING FROM SAID NORTHERLY LINE, N02°38'12"W, FOR 51.38 FEET A POINT OF INTERSECTION WITH THE CENTERLINE OF WEST 108TH STREET, AS SHOWN ON SAID PLAT; THENCE, DEPARTING FROM SAID CENTERLINE, N02°39'53"W, FOR 46.10 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND SITUATED IN THE CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 45,716.84 SQUARE FEET, AND/OR 1.05 ACRES MORE OR LESS.

Folio: 04-2016-007-5560

TWO LAKES - AQUABELLA SECTION TWO - ACCESS MAINTENANCE EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR

MIAMI, FLORIDA 33172

PH. (305) 477-6472

FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		SPECIAL DISTRICT SERVICES	
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000
		SHEET:	3
		OF 4 SHEETS	

NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL SIX (6) SHEETS.

SURVEYOR'S NOTES:

- 1) This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) North arrow direction and Bearings shown hereon is based on assumed meridian along the Center Line of West 34th Lane, as shown in Plat Book 172, at Page 51, of the Public Records of Miami-Dade County, Florida.
- 3) Not valid without the signature and the digital seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 4) There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of TITLE COMMITMENT will need to be made to determine recorded instruments, if any affecting this property.
- 5) The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) No Title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilized for.

SURVEYOR'S CERTIFICATE:

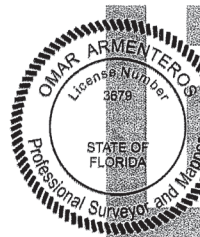
I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon.

I further certify that this survey was prepared in accordance with the applicable provisions of Chapter 5J-17.051, Florida Administrative Code, and conforms to the Standards of Practices set forth by the Florida Board of Land Surveyors and Mappers pursuant to Section 472.027, Florida Statutes.

Ford, Armenteros & Fernandez, Inc. LB #6557

Date: JUNE 11TH, 2025

REVISION 1:



Digitally signed
by Omar
Armenteros
Date:
2025.06.19
09:48:55-04'00'

By: Omar Armenteros, P.S.M., For the Firm
Professional Surveyor and Mapper
State of Florida, Registration No.3679

Folio: 04-2016-006-3740

TWO LAKES - AQUABELLA SECTION ONE - ACCESS MAINTENANCE EASEMENT



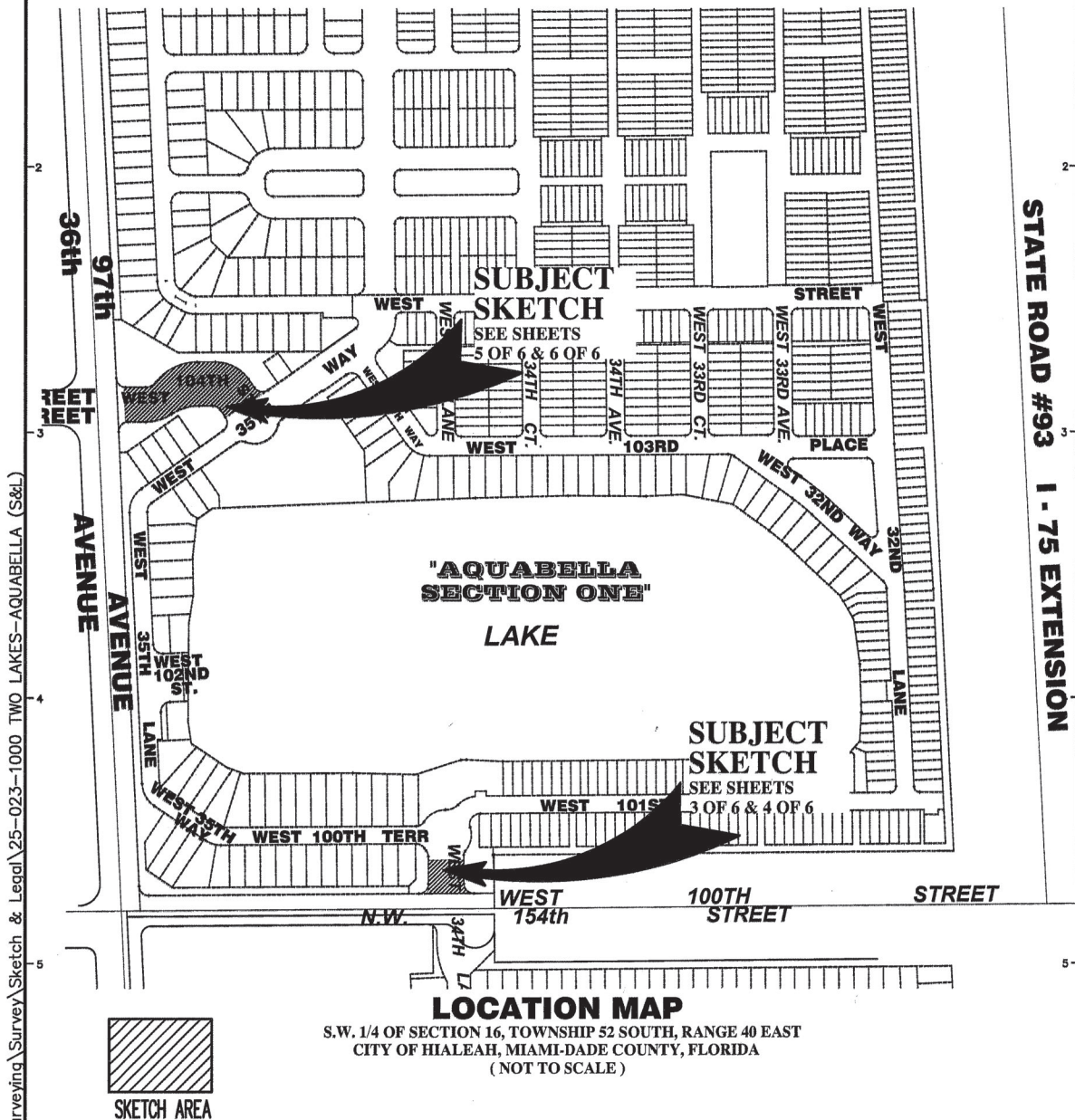
FORD, ARMENTEROS & FERNANDEZ, INC.

1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME:	SURVEYOR'S NOTES AND CERTIFICATE		
PREPARED FOR:	SPECIAL DISTRICT SERVICES		
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	25-023-1000
			SHEET: 1
			OF 6 SHEETS



NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL SIX (6) SHEETS.



Folio: 04-2016-006-3740

TWO LAKES - AQUABELLA SECTION ONE - ACCESS MAINTENANCE EASEMENT



FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME:	LOCATION MAP		
PREPARED FOR:	SPECIAL DISTRICT SERVICES		
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000
			SHEET: 2
			OF 6 SHEETS

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\25-023-1000 TWO LAKES-AQUABELLA (S&L)

LEGAL DESCRIPTION:

NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL SIX (6) SHEETS.

A PARCEL OF LAND BEING A PORTION OF TRACT "A", OF "AQUABELLA SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 51 OF THE PUBLIC RECORDS OF THE CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHERN MOST POINT OF CURVATURE OF TRACT "A-1", AS SHOWN ON SAID PLAT; THENCE, S89°34'43"W, FOR 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, AND HAS A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS S53°33'05"E; THE FOLLOWING THREE (3) COURSES ARE ALONG THE EAST LINE OF TRACT "Z", AS SHOWN ON SAID PLAT; THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°52'12" FOR AN ARC DISTANCE OF 16.09 FEET TO A POINT OF TANGENCY; THENCE, N00°25'17"W, FOR 71.43 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°01'22" FOR AN ARC DISTANCE OF 4.81 FEET; THENCE DEPARTING FROM SAID EAST LINE OF TRACT "Z", N89°34'43"E, FOR 90.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, AND HAS A RADIUS OF 15.00 FEET, TO WHICH A RADIAL LINE BEARS N86°06'52"W; THE FOLLOWING THREE (3) COURSES ARE ALONG THE WEST LINE OF TRACT "A-1", AS SHOWN ON SAID PLAT; THENCE, SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'24" FOR AN ARC DISTANCE OF 1.13 FEET TO A POINT OF TANGENCY; THENCE, S00°25'17"E, FOR 65.08 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59" FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND SITUATED IN THE CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 8,367.81 SQUARE FEET, AND/OR 0.19 ACRES MORE OR LESS.

Folio: 04-2016-006-3740

TWO LAKES - AQUABELLA SECTION ONE - ACCESS MAINTENANCE EASEMENT

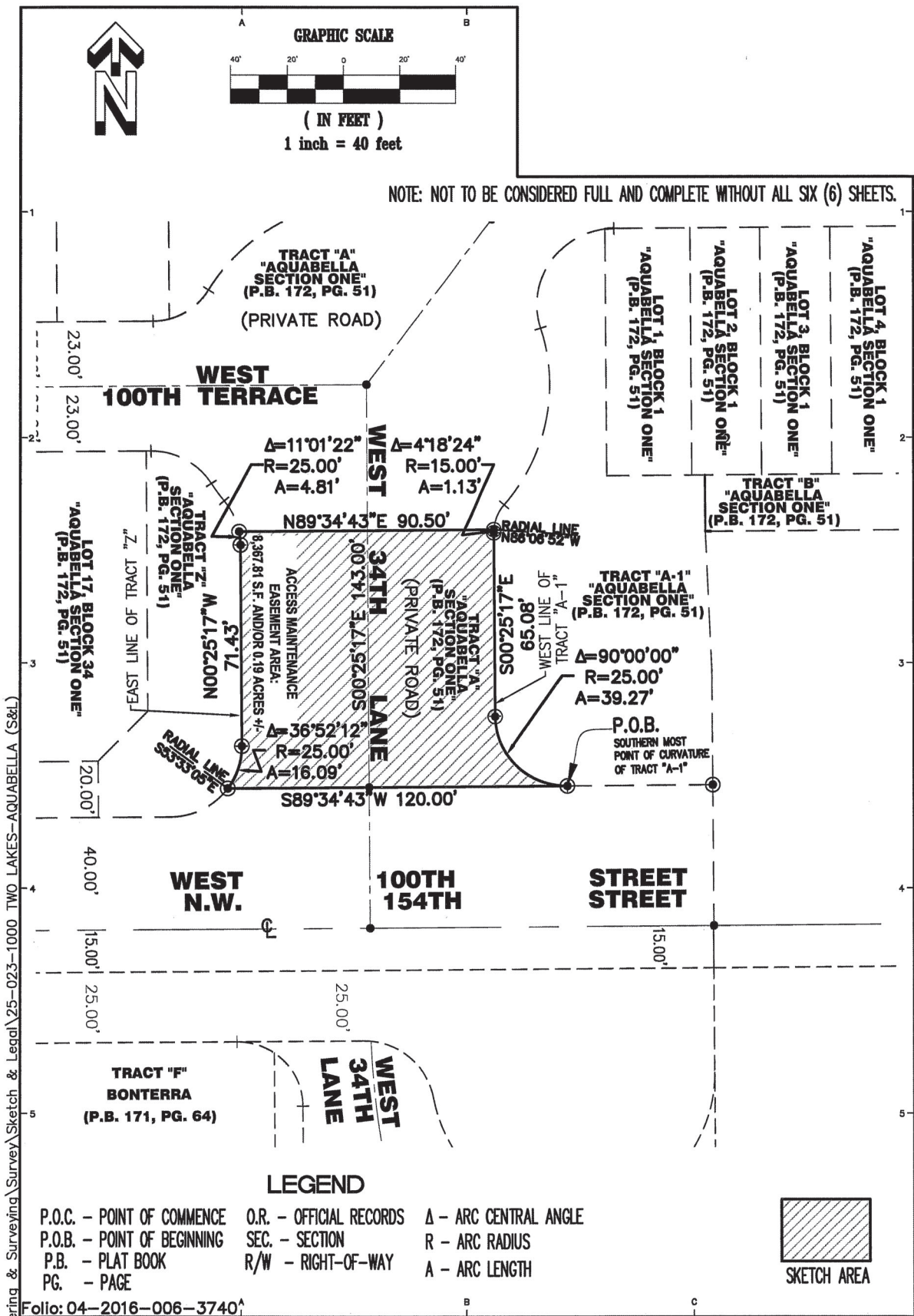


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TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		SPECIAL DISTRICT SERVICES	
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000

3

OF 6 SHEETS



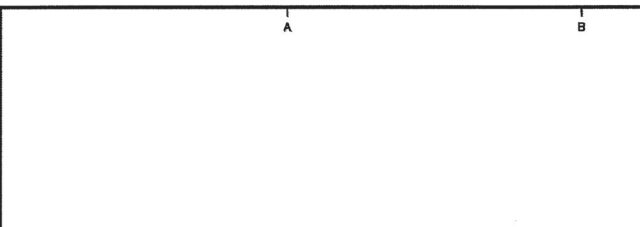
TWO LAKES - AQUABELLA SECTION ONE - ACCESS MAINTENANCE EASEMENT



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TYPE OF PROJECT:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:	SPECIAL DISTRICT SERVICES		
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
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		SHEET:	4
		OF 6 SHEETS	

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\25-023-1000 TWO LAKES-AQUABELLA (S&L)



NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL SIX (6) SHEETS.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", OF "AQUABELLA SECTION ONE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 172, AT PAGE 51 OF THE PUBLIC RECORDS OF THE CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERN MOST CORNER OF TRACT "S", AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAS A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS S08°54'01"W; THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE SOUTHERLY LINE OF TRACT "S", AS SHOWN ON SAID PLAT; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8°53'36" FOR AN ARC DISTANCE OF 3.88 FEET TO A POINT OF TANGENCY; THENCE, S89°59'35"E, FOR 52.65 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, SAID CURVE HAS A RADIUS OF 35.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'14" FOR AN ARC DISTANCE OF 31.48 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE SOUTHEASTERLY AND HAS A RADIUS OF 139.00 FEET; THENCE, NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°32'14" FOR AN ARC DISTANCE OF 125.03 FEET TO A POINT OF TANGENCY; THENCE, S89°59'35"E, FOR 48.13 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 105.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°53'39" FOR AN ARC DISTANCE OF 100.60 FEET TO A POINT OF TANGENCY; THENCE, S35°05'55"E, FOR 27.25 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAS A RADIUS OF 25.00 FEET; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENCY; THENCE, DEPARTING FROM SAID SOUTH LINE, S35°05'55"E, FOR 19.50 FEET; THENCE, S54°54'05"W, FOR 155.83 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE WESTERLY AND HAS A RADIUS OF 25.00 FEET, TO WHICH A RADIAL LINE BEARS SOUTH 35°05'55" EAST; THE FOLLOWING EIGHT (8) COURSES ARE ALONG THE NORTHERLY LINE OF TRACT "T", AS SHOWN ON SAID PLAT; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE, N35°05'55"W, FOR 23.53 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAS A RADIUS OF 25.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°53'39" FOR AN ARC DISTANCE OF 23.95 FEET TO A POINT OF TANGENCY; THENCE, N89°59'35"W, FOR 35.13 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAS A RADIUS OF 135.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°59'29" FOR AN ARC DISTANCE OF 77.73 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE IS CONCAVE NORTHERLY AND HAS A RADIUS OF 125.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°59'29" FOR AN ARC DISTANCE OF 71.98 FEET TO A POINT OF TANGENCY; THENCE, N89°59'35"W, FOR 46.09 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAS A RADIUS OF 25.00 FEET; THENCE, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14°10'50" FOR AN ARC DISTANCE OF 6.19 FEET TO A POINT OF NON-TANGENCY; THENCE, DEPARTING FROM SAID NORTH LINE, N02°38'12"W, FOR 91.16 FEET TO THE POINT OF BEGINNING.

ALL SAID LANDS LYING AND SITUATED IN THE CITY OF HIALEAH, MIAMI-DADE COUNTY, FLORIDA, AND CONTAINING 39,062.77 SQUARE FEET, AND/OR 0.90 ACRES MORE OR LESS.

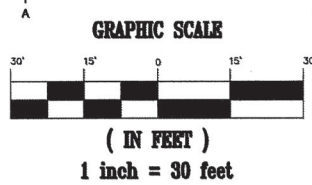
Folio: 04-2016-006-3740

TWO LAKES - AQUABELLA SECTION ONE - ACCESS MAINTENANCE EASEMENT

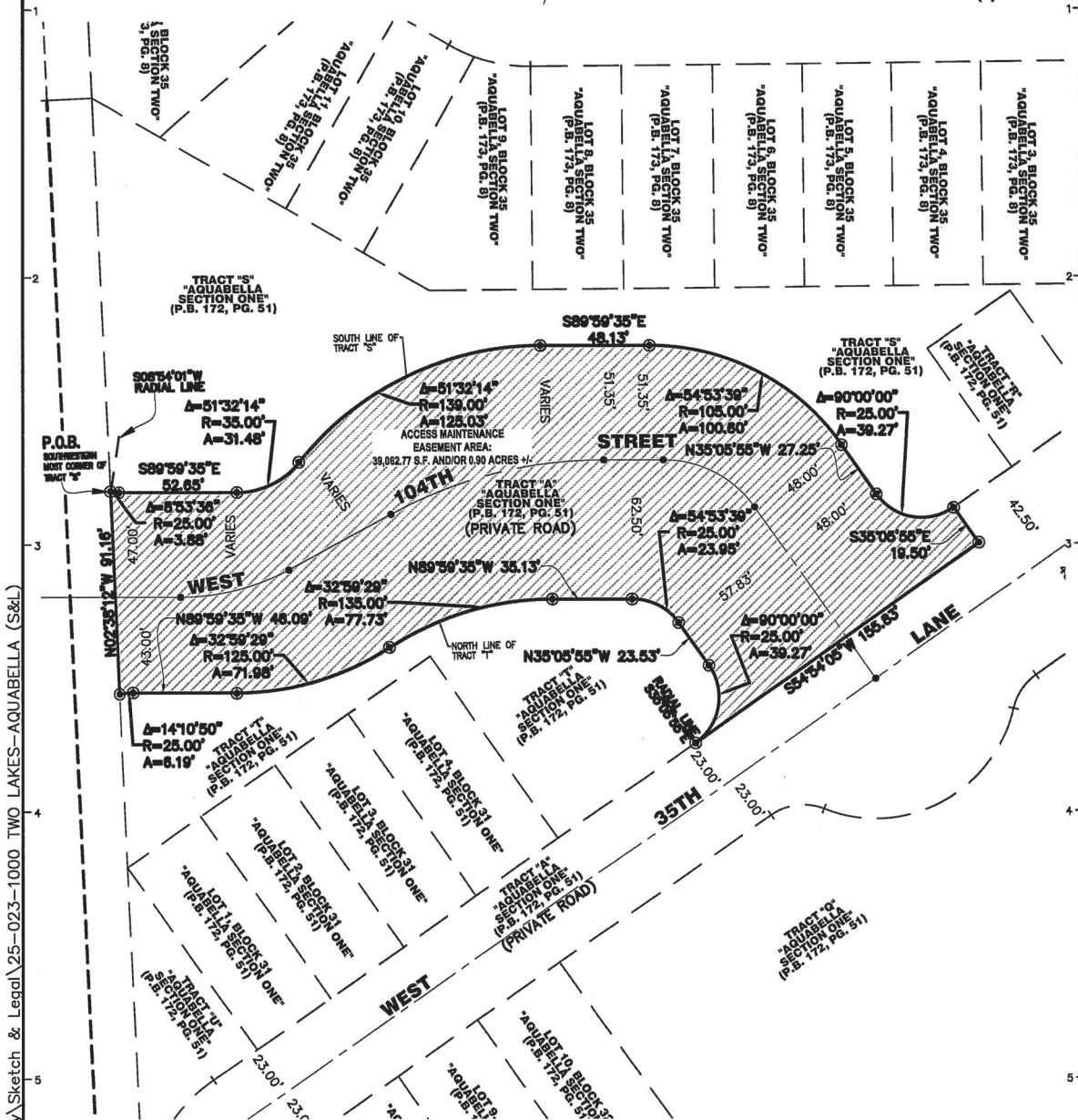


FORD, ARMENTEROS & FERNANDEZ, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		SPECIAL DISTRICT SERVICES	
DRAWN BY:	M.G.	DATE:	06/11/2025
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	25-023-1000
		SHEET: 5 OF 6 SHEETS	



NOTE: NOT TO BE CONSIDERED FULL AND COMPLETE WITHOUT ALL SIX (6) SHEETS.



LEGEND

P.O.C. - POINT OF COMMENCE
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
PG. - PAGE
O.R. - OFFICIAL RECORDS
SEC. - SECTION
R/W - RIGHT-OF-WAY
Δ - ARC CENTRAL ANGLE
R - ARC RADIUS
A - ARC LENGTH



Folio: 04-2016-006-3740

TWO LAKES - AQUABELLA SECTION ONE - ACCESS MAINTENANCE EASEMENT



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			6
			OF 6 SHEETS