

HOA/CDD Property and Responsibility Division

Jane Lange

University Place has both an HOA (Home Owners Association) and a CDD (Community Development District) which were originally established by developer Pat Neal during the building of our community. The CDD, as originated by Neal Developers, took out a \$3 million bond from the county for the purpose of building the infrastructure for University Place. This infrastructure includes district roads, curbs, gutters and sidewalks. By assuming the bond, the developer was able to create our infrastructure without using his own money. The repayment of the bond is the responsibility of the homeowners and is a part of our taxes until it is paid off. All CDD fees are billed in the Non-Ad Valorem section of the tax bill and include both the yearly fees for CDD operations, which vary by sections of the community and frontage, and the bond debt portion.

Within our community there are certain areas and items maintained by the HOA. These include the two pool areas, the exercise room, water in the lakes, the nature trail and some common areas. Other facilities are maintained by the CDD. The emergency access road connecting Sea Island Lane to Indigo Ridge is an example of a CDD-owned facility. The CDD is responsible for maintenance of all perimeter aluminum fences, concrete walls, swing gates, barrier arms, chain link fences as well as the connecting columns and monuments. All improvements within the CDD owned right-of-way (except the mailboxes which are HOA responsibility), are owned and maintained by the CDD. These include but are not limited to: signs, sidewalks, landscaping, gate house, security cameras, brick pavers, the guard rail on Sea Island Drive, the central irrigation system and light poles with the exception of the lights and poles along Cooper Creek which are the responsibility of the HOA.

The parts of the central irrigation system maintained by the CDD are: pond control structures, pumps, outflow pipes, weirs, lake bank rip-rap and the land

above the pond normal water level. (The land below the normal water level, as well as the bubblers and fountains, are HOA owned. The HOA is also responsible for sediment removal from the ponds.) The CDD is responsible for all irrigation lines throughout University Place up to the decoder box in individual yards. The homeowner is responsible for the lines and sprinkler heads from the decoder box to the home.

Attached is a complete list of the major facilities and the ownership mapping.

Ownership	Replace or Major Repair	Maintain including Cleaning	COMMENTS
CDD			
Asphalt Pavement			
Roadways	CDD	CDD	
Emergency Roadway	CDD	CDD	
Concrete Flatwork			
All curbs & Gutters	CDD	CDD	
Sidewalks adjacent to Common Areas	CDD	CDD	CDD responsible for all physical repairs and cleaning
Sidewalks Adjacent to Homes	CDD	CDD/Owner	CDD responsible for all physical repairs, Homeowner for cleaning
Brick Pavers at Entrances & Streets	CDD	CDD	
Perimeter Fences	CDD	CDD	
Aluminum	CDD	CDD	
Concrete Wall	CDD	CDD	
Chain Link	CDD	CDD	
Monuments & Columns connecting fence	CDD	CDD	
Irrigation			
CIS to Home Controllers	CDD	CDD	
Aquifer Wells	CDD	CDD	
Light Poles & Fixtures	CDD	CDD	
Signage	CDD	CDD	
Guard Rail on Sea Island	CDD	CDD	
Security			
Metal Gates	CDD	CDD	
Metal Gate Operating Mechanisms	CDD	CDD	
Gate Arm Systems	CDD	CDD	
Gate House	CDD	CDD	
Barcode Scanner System	CDD	CDD	
Storm Management System			
Catch Basins	CDD	CDD	
Culverts	CDD	CDD	
Pond Shoreline Stabilization	CDD	CDD	

Ownership	Replace or Major Repair	Maintain including Cleaning	COMMENTS
HOA			
Asphalt Pavement			
Seven Oaks Pool Parking Lot	HOA	HOA	
Charleston Pool Parking Lot	HOA	HOA	
Concrete Flatwork			
Curbs/Gutters around pool parking lots	HOA	HOA	
Sidewalks around pool parking lots	HOA	HOA	All sidewalks around the pool area but inside the perimeter sidewalks
Home Separation Fences			
On Owners Property	Owners	Owners	Documents are unclear, HOA attorney opined Owner responsibility
On Easements	HOA	HOA	
Mailboxes	HOA	HOA	
Light Poles and Fixtures			
Along the Cooper Creek Median	HOA	HOA	
Ponds			
Water Quality for all 16 ponds	HOA	HOA	Ponds & wetlands if required by regulation or water quality, approved by District Engineer
Fountains	HOA	HOA	
Bubblers	HOA	HOA	
Remove Sediment	HOA	HOA	
Playground & Equipment	HOA	HOA	
Both Pools			
Mechanical Equipment	HOA	HOA	
Heaters	HOA	HOA	
Pool Furniture	HOA	HOA	
Pool Deck	HOA	HOA	
Pool Structure	HOA	HOA	
Water Features	HOA	HOA	
Fences around pools	HOA	HOA	
Security around pools	HOA	HOA	
Both Recreation Centers			
HVAC's	HOA	HOA	
Exercise Equipment	HOA	HOA	
Interior & Exterior Paint Finishes	HOA	HOA	
Restrooms	HOA	HOA	
Roofs, Standing Seam Metal	HOA	HOA	
Windows & Doors	HOA	HOA	