

This instrument was prepared by
and upon recording should be returned to:

Jennifer Kilinski, Esq.
KILINSKI | VAN WYK PLLC
517 E. College Avenue
Tallahassee, Florida 32301


**NOTICE OF ESTABLISHMENT OF HAMMOCK OAKS GOLF AND RV RESORT
COMMUNITY DEVELOPMENT DISTRICT**

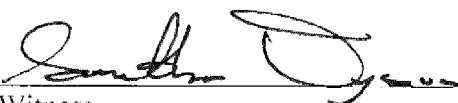
PLEASE TAKE NOTICE that on March 11, 2025, and pursuant to a petition filed by Gulfstream Development Group, LLC, the Board of County Commissioners of Sumter County, Florida enacted Ordinance No. 2025-07, which became effective March 17, 2025, establishing Hammock Oaks and RV Resort Community Development District (“**District**”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Commerce under Section 189.014, *Florida Statutes*.

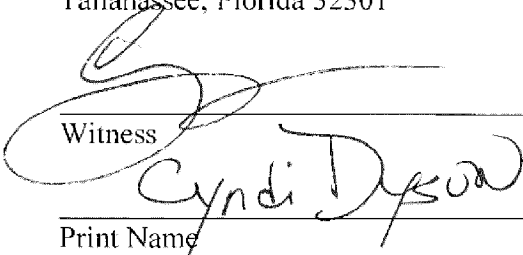
HAMMOCK OAKS GOLF AND RV RESORT COMMUNITY DEVELOPMENT DISTRICT COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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IN WITNESS WHEREOF, this Notice has been executed on this 26th day of March, 2025, and recorded in the Official Records of Sumter County, Florida.


Jennifer Kilinski, District Counsel
Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, Florida 32301

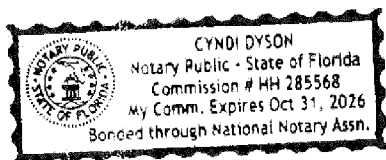

Witness
Samantha Dyson
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301


Witness
Cyndi Dyson
Print Name
Address: 517 E. College Avenue
Tallahassee, Florida 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26th day of March, 2025, by Jennifer Kilinski, as District Counsel for Hammock Oaks Golf and RV Resort Community Development District, who appeared before me this day in person, and who is either ☒ personally known to me, or ☐ produced as identification.

(NOTARY SEAL)



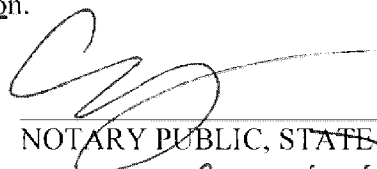

NOTARY PUBLIC, STATE OF FLORIDA
Name: Cyndi Dyson
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

EXHIBIT A:
Legal Description

THAT PART OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST,
SUMTER COUNTY, FLORIDA, DESCRIBED AS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST; AND RUN NORTH 00°15'33" EAST, ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 1,793.57 FEET TO A POINT THAT IS SOUTH 00°15'33" WEST A DISTANCE OF 855.37 FEET FROM THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SECTION 5; THENCE SOUTH 84° 43' 45" EAST, A DISTANCE OF 345.81 FEET, THENCE NORTH 00° 15' 33" EAST, A DISTANCE OF 552.09 FEET, THENCE SOUTH 84° 43' 25" EAST, A DISTANCE OF 1,207.74 FEET TO A POINT THAT IS NORTH 84° 43' 25" WEST A DISTANCE OF 2,650.38 FEET FROM THE WEST RIGHT-OF-WAY OF C.R. 470, THENCE SOUTH 05° 16' 35" WEST, A DISTANCE OF 610.00 FEET, THENCE SOUTH 84° 43' 25" EAST, A DISTANCE OF 600.00 FEET; THENCE CONTINUE SOUTH 84° 43' 25" EAST, A DISTANCE OF 695.36 FEET TO THE NORTHWEST CORNER OF MONTGOMERY ACRES PHASE ONE, AS RECORDED IN PLAT BOOK 4, PAGE 115 AND 115-A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE SOUTH 05° 16' 35" WEST ALONG THE WEST BOUNDARY OF SAID MONTGOMERY ACRES PHASE ONE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 657.48 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP; THENCE SOUTH 87° 54' 58" EAST, ALONG SAID NORTH RIGHT-OF-WAY A DISTANCE OF 1588.07 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,616.10 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05° 13' 22" AN ARC DISTANCE OF 329.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE THENCE NORTH 24° 28' 48" WEST A DISTANCE OF 334.87 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF C.R. 459; THENCE SOUTH 84° 43' 25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY A DISTANCE OF 460.75 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF C.R. 470; THENCE SOUTH 24° 28' 48" EAST ALONG SAID WESTERLY RIGHT-OF-WAY A DISTANCE OF 106.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3,216.10 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06° 28' 00", AN ARC DISTANCE OF 362.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY SOUTH 30° 56' 48" EAST A DISTANCE OF 880.85 FEET; THENCE NORTH 89° 39' 13" WEST A DISTANCE OF 210.00 FEET; THENCE SOUTH 30° 56' 48" EAST A DISTANCE OF 210.00 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID SECTION 5; THENCE NORTH 89° 39' 13" WEST ALONG SAID SOUTH BOUNDARY A DISTANCE OF 5,051.68 FEET TO THE POINT OF BEGINNING.

{Legal Description Continues}

LESS: FROM THE SOUTHWEST CORNER OF THE AFORESAID SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 00° 15' 33" EAST ALONG THE WEST BOUNDARY OF SAID SECTION 5, A DISTANCE OF 922.80 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF A PRIVATE AIR STRIP, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 87° 54' 58" EAST A DISTANCE OF 563.60 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 208.80 FEET; THENCE NORTH 87° 54' 58" WEST A DISTANCE OF 208.80 FEET; THENCE NORTH 00° 15' 33" EAST A DISTANCE OF 30.75 FEET; THENCE NORTH 89° 29' 39" WEST A DISTANCE OF 354.62 FEET TO THE AFORESAID WEST BOUNDARY OF SECTION 5; THENCE SOUTH 00° 15' 33" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 229.78 FEET TO THE POINT OF BEGINNING AND END OF ITS DESCRIPTION.

AND LESS: FROM THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 20 SOUTH, RANGE 22 EAST, RUN NORTH 89°39'13" WEST ALONG THE SOUTH BOUNDARY OF SAID SECTION 5 A DISTANCE OF 55.38 FEET TO THE WEST RIGHT-OF-WAY OF C.R. 470; THENCE NORTH 30°56'48" WEST ALONG SAID WEST RIGHT-OF-WAY 1090.85 FEET TO THE POINT OF CURVATURE EAST OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 3216.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°47'44", AN ARC LENGTH OF 269.18 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND: FROM SAID POINT OF BEGINNING, CONTINUE NORTHWESTERLY ALONG THE AFORESAID CURVE THROUGH A CENTRAL ANGLE OF 01°40'16", AN ARC LENGTH OF 93.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 24°28'48" WEST ALONG SAID RIGHT-OF-WAY 106.20 FEET TO THE SOUTH BOUNDARY OF A 60.00 FOOT EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 205, PAGE 140; THENCE NORTH 84°43'25" WEST ALONG SAID SOUTH BOUNDARY 350.00 FEET; THENCE SOUTH 24°28'48" EAST AND PARALLEL WITH SAID RIGHT-OF-WAY 199.21 FEET; THENCE SOUTH 84°43'25" EAST 351.58 FEET TO THE POINT OF BEGINNING.

The above described lands contains 162.110 acres, more or less.

{End of Legal Description}