

Reunion Entities

(as of April 2020)

Purpose of document:

Our Reunion Community Development is made up of a multiple number of entities for which not any single one is in total control of what takes place/goes on within our community. Therefore, the purpose of this document is to help Reunion Property Owners and Residents become familiar with who (what entity) owns what within our Development, who is responsible for what, to know who (the appropriate entity personnel) to contact regarding the various issues associated with the overall Resort Community Development and who (which entity/personnel) to contact, regarding those issues pertaining to their individual properties of ownership and/or lease.

While a number of entities are identified in this document, the four (4) organizations (types) that are the most significant for impacting our everyday lives are (1) the Master Home Owners Association (HOA), (2) the individual Condominium Associations (if you live in a Condo); (3) the Reunion East and West Community Development Districts (CDD's); and (4) the Reunion Resort & Golf Club Owner and its management.

Property Owners/Residents are encouraged to understand who owns what within our Reunion Community before trying to work an issue or concern they might have, whether it has to do with their dwelling, the Resort's Club, an amenity, landscaping, trash, a particular pool, security, a facility, a parking lot, a particular parcel of land, ponds, roads, alleys, bridges, etc.

Note: This document will be periodically updated as Entities, their personnel and responsibilities may change.

Entities of our Reunion Development:

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A. Kingwood International Resort, LLC - which company specializes in golf centered clubs and resorts, assumed ownership of the Reunion Resort's AAA Four Diamond-rated, 2,300 acre site on February 8th, 2019, from the previous Reunion owner and developer Lubert Adler. Kingwood International Resort also has three other North American resorts, including Kingwood Country Club & Golf Resort GA, the Achasta Golf Resort GA, and the Plantation on Crystal River, Florida. **Reunion Club Members are offered discounts at these other Kingwood resorts.**

Kingwood Country Club & Resort (401 Country Club Drive, Clayton, GA 30525, 706-212-4100) includes an 18 hole golf course, outdoor tennis courts, a clubhouse, hotel/lodging, bar and restaurant, fireside lounge, gift shops, hair salon, a SPA, workout room and pool/health club, dining and leisure facilities.

The Plantation at Crystal River (9301 West Fort Island Trail, Crystal River, FL 34429, 352-795-4211) includes a 27 hole golf course, an Ascend Hotel, club house, meeting facilities, fitness center, outdoor heated pool, on-site SPA, lighted tennis courts, and plenty of nearby water activities (boat rentals).

Achasta Golf Luxury Community Resort (639 Birch River Dr., Dahlonega, Georgia 30533, 706-867-7900) includes a Signature Jack Nicklaus 18 Hole Golf Course, lodging, multiple dining rooms and lounges, a swimming pool, walking trails, outdoor wedding facilities, and four tennis courts.

Kingwood International Resort's Recent Reunion Growth & Membership Directives:
For existing Reunion property owners who did not have a Club membership, Kingwood Management offered them a "one time opportunity" to acquire either a Platinum, Gold, Silver or Bronze (lots only) membership by February 29th, 2020, at a discounted price. As of March 1, 2020, Reunion Resort Club Memberships are no longer available to either any more Reunion Property Owners or anyone else, unless purchasing a property with an active membership. Also, in order to ensure that Resort amenities are for the use of Club members and official guests only, effective January 1, 2020, the Resort is no longer allowing Houseguests who are not those of one of Reunion's "Preferred Rental Partners" to have access. One can find the list of the Resort's "Preferred Rental Partners" on its website (www.reunionresort.com), along with the list of benefits associated with each of the four types of memberships.

Kingwood International Resort's Amenity Plans for Reunion include the following:

- 10-acre crystal lagoon with 3,000 feet of shoreline, light craft dockage and a water sport activities and rental center
- Expansion of our Water Park to include a dual mode surf, wave pool, a variety of slides and a Flow Rider® sheet wave machine
- A 4-Star hotel and amenities surrounding the crystal lagoon
- Amphitheater for concerts and entertainment with capacity to host up to 10,000 attendees
- Miniature golf course featuring signature holes designed after Reunion's Nicklaus, Palmer and Watson golf courses
- Two-story enclosed practice range accommodating single players, groups and families, including food and beverage service, pro shop, fitting center, a golf academy and meeting areas for groups
- 150,000 square foot state-of-the-art conference center
- 1,000-seat indoor movie theater and performing arts stage
- New deck and parking structures to accommodate up to 1,600 vehicles
- Brand new fully equipped 8,000 sq. ft. Spa facility
- Two new gated residential developments comprised of homes from \$1.2 million and up

- The Sand Bar – a lagoon side, air-conditioned glass building featuring casual dining with draw back ceiling to allow unimpeded stargazing with your feet in the sand.
- The Stage at Reunion – full-service indoor/outdoor balcony dining overlooking the events at the amphitheater stage
- Practice Range Bar & Grill – casual dining with sweeping views of our new range, including private rooms for gatherings and meetings
- The Surfers Cove – a two-level casual dining experience overlooking the Flow Rider® sheet wave machine and surf/wave pool

Kingwood's Completed Projects:

Already completed projects include a new Sushi Bar in the Grande Lobby; and a new Gift Shop/Small Grocery/Starbucks Coffee Store replacing Grande's Real-estate office. Of course, **major upgrades to Reunion's three golf courses have been underway, and will continue.**

Kingwood International Resort, LLC Senior Management:

Richard Nasser, President of Kingwood's Resort Division (richard@kingwoodresort.com)
 Fred Zohouri, Kingwood's Founder & CEO (fred@kingwoodresort.com)
 Michael Mancke, V.P. of Resort Division (michael.mancke@plantationoncrystalriver.com)

Kingwood International Resort, LLC Business Address:

400 Curie Drive, Alpharetta, GA 30005
 For more information: KingwoodInternationalResorts.com

Kingwood International Reunion Resort's Local Address, and Management/Contact Information: 7593 Gathering Dr., Kissimmee, Fl. 34747, (877-586-3146, www.reunionresort.com)

- General Manager:** Anthony Carll, 407-662-1089, acarll@reunionresort.com
- Director of Membership:** Beverly Kelber, 407-662-1070, bkelber@reunionresort.com
- Head Golf Professional:** Jake Etherton, 407-396-3214, jetherton@reunionresort.com
- Director of Tennis & Pickleball:** Josh Surowski, 407-662-1630, jsurowski@reunionresort.com
- Director of Resort Services:** Katie Tully, 407-662-3029, ktully@reunionresort.com
- Director of Security:** Victor Vargas, 407-396-3130, vvargas@reunionresort.com
- Director of Resort Landscaping:** William Tully, 407-396-3722, wtully@reunionresort.com

Reunion Resort's Amenities, Restaurants, Club Houses, etc. Phone

Numbers: Grande Lobby Gift Shop: 407-396-3057, Main Clubhouse Bar: 407-662-1320; Conference Services: 407-662-1340; Eleven Restaurant: 407-662-1170; Golf Groups: 888-418-9614; Golf Shop/Golf Tee Times: 407-396-3196; Guard Gatehouse: 407-396-3130; In Room Dining: 407-662-1313; Kids Crew: 407-396-3048; Membership: 407-662-1070 or 888-821-0005; Member Club Statements: 407-662-1066 (clubaccounting@reunionresort.com); Rental Management: 407-662-1050; Grande Lobby Bar: 407-662-1355; Security Dispatcher: 407-396-3130; Special Events & Catering: 407-662-1340; Tennis Center: 407-662-1630; Traditions Golf Shop: 407-396-3150; Traditions Clubhouse/Restaurant: 407-396-3150; The SPA: 407-662-4SPA; Transportation (Reunion Shuttle Service): 407-390-3832; Water Park/Bike Rentals: 407-396-3048

Kingwood International Resort, LLC owns the following properties and amenities here in Reunion:

- a.) **Nicklaus, Watson and Palmer Golf Courses** and their Driving Ranges, Putting Greens
- b.) **Nicklaus Clubhouse**, which was completed in 2018, which has a pro shop, a restaurant with veranda seating, men's and women's locker rooms, and a fitness center, all of which occupies approximately 7500 sq. ft., and in addition, has a cart storage barn underneath its main floor, plus a large lighted parking lot.
- c.) **Golf Maintenance Facility** off of CR532, behind Palmer Par 3 Hole No. 5.
- d.) **Grande Ballrooms, Meeting Rooms, Office/Maintenance Areas, Pool at Eleven, Restaurants**, (Eleven, Forte, Lobby Bar, and Outside Pavilion) **Note:** Rest of Grande belongs to Grande's Condominium Association and its individual Unit/Condo Owners.
- e.) **Main Clubhouse** including Restaurant, Bar, Pro-Shop, and Veranda/Lanai
- f.) **Main Water Park**, plus Mini Water Park and pool at Sandy Ridge Villas
Note: New **Main Water Park Parking Lot** has been built on the corner of Sandy Ridge Dr. and Tradition Blvd.
- g.) **Golf Academy/Facility**, with its driving range and putting greens, etc.
- h.) **Parking lots surrounding Grande**, the main Clubhouse and some parking areas and land at Seven Eagles, plus the Complex (prior Putting Facility) behind the Grande
- i.) **Tennis Facility** Complex with six clay **Tennis Courts, two Pickle Ball Courts**, and surrounding land, plus Monkey Bars
- j.) **Pools** at Eleven, Center Court Ridge (by Tennis Court), and at all the Villas
- k.) **The SPA** (House) on Excitement Drive.
- l.) **Playground** at the Villas at Whisper Way
- m.) **Property between the front of the Villas** at Whisper Way and at Cabana Court and Village Spline Road.
- n.) **The Kitchen & Bar Area of the Seven Eagles/Cove Building** - with the rest of this building and surrounding complex belonging to Reunion's CDD's (Community Development Districts). Note: With the Kitchen & Bar area being owned by the Resort, it then allows alcohol beverages to be served at the Seven Eagles facility.
- o.) **Property on both sides of the Water Park** allowing for Water Park expansion.
- p.) Open land behind the houses on Euston Drive and Excitement Drive where a **Dog Park** has been created and a **Playground** is being built. **The Reunion East CDD owns the Dog Park and Playground, and has an easement over this Kingwood property.** The Dog Park is fenced, with a secured entrance, a dog wash down and water area, and several shaded benches for owner seating. The Handicap Accessible Children's Playground is in the process of being built and will include a shaded canopy, benches and a water fountain.

Kingwood International Resort's Managed (not owned)

Reunion Properties as part of a **Management Services Agreement/Contract** between Reunion's East CDD and the Resort includes:

CDD Owned Seven Eagles Pavilion/Building (The Cove) to include the, pool, spas, fitness center, game room, lanai, restrooms, and surrounding grounds. Reference previous note regarding the Kitchen & Bar belonging to the Kingwood Internat'l. Resort.

CDD Owned Seven Eagles Linear Park also belongs to Reunion's East CDD, but Kingwood International Resort's Local Reunion Management assumes responsibility for scheduling and planning various events there, such as weddings, etc.

CDD Owned Heritage Crossings Meeting Center and Horse Stables are now additional properties included in a Management Services Agreement/Contract between Reunion's East CDD and the Resort, Kingwood International.

Note: For any **operational and/or maintenance issues** associated with Reunion Resort owned or managed facilities (buildings, amenities, pools, etc., other than Golf Club or Golf Courses), Property Owners/Residents should first call:

Resort General Manager: Anthony Carll at 407-662-1089, acarll@reunionresort.com

Kingwood International Resort's

Advisory Board of Governors

In January 2007, Reunion Resort Club Management supported the establishment of a Reunion **Advisory Board of Governors (ABOG)** made up of Reunion Resort Member Property Owners. Management's primary purpose for establishing the ABOG was to help foster good relations between Club Members and Resort Management through improved communications. The ABOG communicates with Resort Management on a regular (bi-monthly) basis in an effort to provide them input on Club programs, plans and activities, Club policies/rules/regulations, member concerns and issues; and to have Resort Management, when agreeable, make changes which ABOG members feel are in the best interests of ALL Club members, and the Resort. Besides our Executive ABOG and its members, we have an **ABOG Business Committee**, an **ABOG Golf Committee**, an **ABOG Greens Committee**, and an **ABOG TRE (Tennis, Recreations and Events) Committee** - all of which also have regular meetings with the appropriate Reunion Resort Management Staff to address their and Reunion Owners/Club Members' respective, specific issues.

The Executive ABOG membership consists of a Chair, all of the four Committee Leads/Chairs, and an Administrator, who participates as a full voting member of the ABOG. Also, each ABOG Committee itself is comprised of multiple volunteer Club Members. The four ABOG Committees also hold bi-monthly meetings with respective Resort Club Management, to express concerns, raise any issues pertaining to their respective committees' areas of interests and/or those of other Reunion members, and to acquire management feedback as well.

All Executive ABOG members and ABOG Committee members are Reunion Property Owner volunteers who have to be Club Members who are in good standing with the Resort Club and the Community (i.e. Property Owners (Master) Association), and have to be approved by Resort Club Management.

Responsibilities:

1. ABOG Chair works closely with the committees to advance the purposes of ABOG and enhance the quality of the process. Through intended effective leadership and management, this individual works towards ensuring that communication channels reflect two-way conversation that benefits the entire Reunion community.
2. ABOG General Business Committee deals with issues that have to do with the overall management of the club, ideas and suggestions that enhance customer service, safety, sales & marketing activities, etc.. The scope of this committee is fairly broad as it generally includes administrative, financial and security issues not clearly falling within the scope of the other Committees. In some cases, this Committee also addresses issues/actions that deal with our Reunion CDDs (Community Development Districts), and our Property Owners (Master) Association, when such issues/actions also relate to/impact the Resort
3. ABOG Tennis, Recreation and Events Committee: deals with issues related to Tennis, such as Tennis tournaments/activities, tennis court maintenance, tennis shop merchandise; Resort's recreational activities for both adults and children; Resort's SPA, Resort's fitness center, fitness training and classes: Restaurant food and beverage menu's and service; recreation and social events.
4. ABOG Golf Committee: deals with providing Resort Management with items involving new/existing golf programs, policies, and the planning of Reunion golf tournaments.
5. ABOG Greens Committee: deals with providing Resort Management input concerning golf course conditions, maintenance practices and irrigation issues.
6. ABOG Administrator: is responsible for recording the minutes of the Executive ABOG meetings, ensuring that they are posted in the Reunion Website in a timely manner by Resort Management, and participates as an active voting member, who works closely with all ABOG Committee members in assisting them with their respective areas of business.
7. ABOG Chair Emeritus: as previous year's Chair, works with entire ABOG team to make sure that there is a smooth transition from past ABOG activities/carryover-projects to current year; is also an active voting member of the Committee.

ABOG Process:

1. Reunion Resort Members need to communicate their questions, comments, concerns and/or issues to the appropriate Committee Chairs in person, or by e-mail.
2. Minutes of the Executive ABOG meetings and various Committee meetings are recorded and prepared by the ABOG Administrator and the various Committee members, and are posted on the Resort's Members Website (www.theclub@reunionresort.com).
3. At the monthly Member/Manager Reception, the ABOG Chair will give an update of any important plans and/or actions being taken, as a result of the ABOG and its Committees. And in addition, Reunion management will also provide an update of relevant information.
4. **For those members wanting to serve on a Committee for next year, they should let Reunion Resort's Director of Membership Beverly Kelber and/or a current ABOG Chair know of their desire towards the end of the current year.**

Some Past Reunion Resort, CDD & County Projects Completed, which Prior ABOG Committees had proposed/recommended:

Traffic Light and Signage at Reunion's Main Entrance, Vehicle Speed Monitors, Member's Parking Lot, Gate Access Controls and Property Residents' Vehicle Transponders, Lobby Bar Expansion, Members Only Area at Water Park, Water Fountains for both CDD and Golf Course Ponds, Pickle Ball Courts, Use of Members' Golf Carts on Courses, Pavilion Restroom, Grande Lobby Bar Expansion & Separate Sushi Bar, Fitness Center Expansion & Access Control, New Clubhouse Furniture, New Pool Furniture, Securing Reunion's Perimeter with Ground Stakes & Trees, Eleven Furniture, Academy Renovation, Golf Course Security Measures, Neighborhood Watch Signs, Grande Lobby Store, West Side Landscape Improvements, New Water Part Furniture, Temporary Fire Station on SR532, Yield Signs at all Entrances, Internet Speed Enhancements, Hurricane Emergency Plan, Club House Bar Stools, Water Park Renovations, Exchange Membership, Golf Membership Rules, New Community Trash Rules (all trash must be in containers for pickup), Tennis Courts Access Control Signs, etc.,. Plus: Errant Golf Ball Policy, On Street Parking Policy, Report It APP, which can all be found on the Reunion Resort Website (theclubatreunionresort.com).

Current 2020 ABOG Committee Leads:

- A. ABOG Chair:** Jeff Holt (Jeffreywayneholt@gmail.com)
- B. Business Committee Chair:** Rich Holmes (rholmes@holmeswisely.com)
- C. TRE Committee Chair:** Peggy Goldstein (kearneypeggy@gmail.com)
- D. Golf Committee Co-Chair:** David Plummer (davidplummer9@gmail.com)
- E. Golf Committee Co-Chair:** Brian Anderson (brianander81@gmail.com)
- F. Greens Committee Chair:** Gil Price (gprice24@gmail.com)
- G. ABOG Administrator:** Theresa Olson (theresa.olson.twins@gmail.com)
- H. ABOG Chair Emeritus:** Dr. Eric Bregman (Dr.EricBregman@gmail.com)

Note: Our ABOG Charter and Guideline documents are available on-line via the Reunion Resort website: www.theclub@reunionresort.com.

B. Encore Capital Management - (known also as the Encore Club at Reunion),

is the other major Reunion investor/developer within our community. Encore Capital Management is a diversified, multiple fund, real estate investment and development firm. Encore is a vertical integrated firm with land acquisition, entitlement, development, construction and marketing capabilities in-house. Encore owns and operates more than \$9 billion worth of real estate nationwide and is developing properties across the U.S.A. with revenue of more than \$4 billion. Art Falcone is one of the three Principals of Encore, and **Encore is one of the Falcone Group's ventures.** Mr. Falcone is also Chief Executive Officer and Chairman of the Falcone Group.

Encore's Falcone Group:

Falcone Group, LLC operates as a real estate development company in the U.S.. It engages in the research, acquisition, management, marketing, and sale of commercial real estate projects. The company's portfolio includes power centers, malls, single-family homes, mixed-use dwellings, multi-family rental communities, residential housing, retail centers, schools, recreation, greenbelts, and permanently preserved open spaces. The Falcone Group is a vertically integrated, full-service family of companies, specializing in all real estate product types. The Falcone Group has developed over 30,000 residential lots, more than one billion dollars in commercial and apartment assets and has invested and financed over three (3) billion in real estate ventures.

Encore owns the following properties here in Reunion (both with in and outside its main gates):

- a.) Reunion West (New) Development (K-Hill and Parcel 12 tracts), known as **Encore Resort at Reunion**, also known as the "Ridge," which is outside Reunion's gates, straddling both sides of Old Lake Wilson Road, is comprised of hundreds (863) of vacation homes. It has its own clubhouse, water park, pools and other amenities, which are only accessible by its residents and through a special membership offered by Encore. Its Sales Office is located on: 7640 Fairfax Drive, Reunion, Florida 34747 (Corner of Old Lake Wilson Road and Sinclair Road: Phone 407-449-2880, toll free 888-809.7930. Info@TheEncoreClub.com (See M.1. below)
Note: **Encore Resort at Reunion** is part of Reunion's West CDD, but has its own Home Owners Association and Management Company.
- b.) Property surrounding the 17th and 18th fairways of the Nicklaus Golf Course, which is now a gated community within Reunion know as "**The Bear's Den**" (See C.1.)
- c.) Property along the North Side of State Road 532, from I-4 all the way up to Reunion's East CDD owned Horse Stables, excluding the property where the new Fire Station is located, and excluding the property where **City Communities, Inc.** has built its Landscaping Facility, which our Reunion CDD's **Yellowstone Landscaping Company** occupies (see Item K.)
- d.) **Reunion Village, (8011 Osceola Polk Line Road)** a New 108 Acre, Mixed Use Development which stretches from the south of Reunion Resort to the Osceola Polk Line Road (near Championsgate/I-4intersection), which will include an **Orlando Health Hospital**, some retail facilities/**restaurants and 300 homes** for which its Home Property Owners will belong to our Reunion (Master) Home Owners Association, and to Reunion's East CDD.
- e.) Property (including the Parking Lot) across from the Water Park, where **Spectrum Condominiums or Retirement Homes** may be built (See C.2. below).
- f.) Property behind the Water Park all the way up to the Villas at Sandy Ridge, where **Spectrum Condominiums/Vacation Homes** are being built. (See C.2. below)
- g.) Property, across from the Water Park bordering the corner of Sandy Ridge Drive, Tradition and I-4. **Note:** An access easement overlays Sandy Ridge Dr., allowing Villas Residents legal access to their property .
- h.) Property on the North Side of the new Nicklaus Clubhouse and its parking lot, near the Nicklaus Golf Course Driving Range and near/West of the Sinclair Back Gate Entrance - where **Eagle Trace at Reunion Town Homes** are being built (See C.3. below).
- i.) A number of houses and lots throughout Reunion.

Encore Capital Management Personnel:

Arthur Falcone - Principal, Tony Avila - Principal, Bill Powers - Principal

Encore's Physical and Mailing Addresses:

Physical: 7640 Fairfax Drive, Kissimmee, Fl. 34747; **Mailing:** 8297 Championsgate Blvd., Box 372, Championsgate, Fl. 33896.

Encore's Reunion Contact Person: Rick Feather (RickF@theencoreclub.com, 954-661-8541)

C. Encore Developments within Reunion Proper

C.1. "The Bear's Den" Gated Community:

Encore Capital Management teamed up with the Nicklaus Companies to develop "The Bear's Den," which is a private gated community situated along the 17th and 18th fairways of Reunion's Nicklaus Golf Course. Encore and Americrest Custom Homes are its featured builders, both of whom are offering new homes ranging from \$1.2 million to just over \$4.0 million. There are **52 property lots within the gated area** with its perimeter fencing and backing up to the Nicklaus' 18th fairway, and there are **22 more lots plotted** within the recently gated, perimeter fenced area backing up to the 17th fairway of Nicklaus. The Bear's Den's Grand Opening took place on 3/21/18. Numerous new homes have been built within the Bears Den, some finished and many near completion.

The Bear's Den includes a "Golden Bear Park," which includes a dog park with shaded gazebos and separate areas for large and small dogs. There is also a children's playground in the center of the park, a practice golf putting green, a sand volleyball court, plus a terraced butterfly and hummingbird garden.. These amenities are private and accessible to only those living within the gates of the Bear's Den Private community.

The Bear's Den Community and its Property Owners are part of Reunion's Master Home Owners Association (HOA).

The Bear's Den's internal roads are private, with its own street lights and sidewalks, and none of which are part of the West CDD properties. The costs of maintaining these roads, the internal parks, the internal infrastructure of this gated community will all be included in the monthly Master Association fees of those residents/property owners living there.

The original Bears Den Club was founded in 1999 by Jack and Barbara Nicklaus and was established at the Jack Nicklaus' 270 acres golf club in Jupiter, Florida. Visit <http://thebearsdenclub.com> for updated information

Note: The Bears Den Properties are also part of Reunion's West CDD, and the annual assessments are included in each of the owner's yearly property taxes.

Contact Information: 407-630-8688 (BEARSDENREUNION.COM) 7880 Nicklaus Clubhouse Lane, Reunion, FL.34747

C.2. Spectrum at Reunion Resort

This new development by Encore, which is currently under construction behind Reunion's Water Park and also across Tradition Boulevard opposite the Water Park, will include **296 Luxury Vacation Residences** ranging in starting prices from \$369,900 to \$513,900, from 1491SF to 2567SF, with 3 bedroom/2&1/2 bath units, 4 bedroom/3&1/2 bath units, and 5 bedroom/4&1/2 baths. **For additional information: LiveSpectrumReunion.com, 407-635-8488**

The development will include its own Clubhouse, Resort style pool and hot tub, children's playground, sand volleyball court, state of the art fitness center, complimentary shuttle service to the Disney Parks, 24/7 concierge service, and golf cart/internal transportation service from its parking lots to its individual condominium units.

Spectrum will have its own monthly Club Membership fee, and its own monthly HOA Fee, which will cover the cost of digital cable, high speed internet, phone, landscaping and irrigation, building insurance, pest control and trash pick-up.

Also, **Spectrum's Condominium ownership will include a (minimum) mandatory Reunion Resort Club Social Membership**, requiring a one-time initiation fee, as well as monthly social membership assessments.

Note: The Spectrum Properties (and their future owners will) belong to Reunion's Master Home Owners Association, and are also part of Reunion's East CDD, and their annual East CDD assessments will be included in each of the owner's yearly property taxes.

C.3. Eagle Trace at Reunion

This new development by Encore, which is located near the practice ground over by the new Nicklaus Clubhouse and close to our Sinclair Road Gatehouse, is currently under development and will include **53 new town homes** having pricing between \$380K and \$420K. **For further information: <http://www.EagleTraceReunion.com>**

Note: The Eagle Trace Properties (and their future owners will) belong to Reunion's Master Home Owners Association, and are also part of Reunion's West CDD, and their annual West CDD assessments will be included in each of the owner's yearly property taxes.

D. Andrew Bucknell Reunion Holdings, BFP FCA

It is a Bonita Springs based company, for which Andrew Bucknell is the President/Manager, who purchased all of the open areas behind/around the Reunion Terraces Condominium complex, from its prior owner Feltrim Development Group, N.A.. At one time Feltrim was planning on building some more condominiums (95) in these open areas. If and when Bucknell follows through with these same plans, the additional Condo's will require the same foot print as the existing Terraces units, but they will belong to a new Condominium Association, separate from the Terraces. But they too will also belong to our Reunion Master Home Owners (HOA) Association and to Reunion's East CDD.

Andrew Bucknell is currently associated with two companies, according to public records. The companies were formed over a two year period with the most recent being incorporated two years ago in March of 2018. Both companies are still active.

Contact Information for Bucknell Reunion Holdings:

Address: 28647 Lisburn Court, Bonita Springs, Floirda 34135; Phone: 863-605-4112

E. Reunion Master Home Owners Association (HOA)

All Reunion Properties/Owners, with the exception of those in Reunion West (Encore Resort at Reunion or The Ridge), belong to Reunion's Master Home Owners Association (HOA) and pay monthly Association assessments/dues, which go towards paying for such things as landscaping/irrigation services, termite and pest control, pressure washing, periodic mulching, etc.. Properties within the Master Association include individual homes, condominiums (i.e. Villas, Spectrum,), town homes (i.e. Carriage Pointe, Eagle Trace), empty lots, etc.

Artemis Lifestyles Community Management Solutions is the company who manages Reunion's Master Home Owners Association (HOA). (See Section F below)

Note A: The Alleyways within Homestead and other communities throughout Reunion, belong to the Master Home Owners Association (HOA), and therefore are maintained/managed by its Management Company Artemis Lifestyles.

Note B: The **Mail Kiosks** throughout Reunion, and for the most part, the properties upon which they sit it, all belong respectively to both the East and West CDD's, but the Master Home Owners Association, HOA, through a license requirement, is responsible for properly maintaining them. They were originally built by Lubert Adler. For any operating or maintenance issues related to these Mail Kiosks, one should contact the Master Home Owners Association's Management Company Artemis Lifestyles. (**artemislifestyles.com, 863-256-5052 or 407-705-2190**)

Note C: Various parks throughout the Development belong to the HOA as well.

Reunion's Home Owners Master Association Board Members:

Note: Reunion's Master Home Owners Association (HOA) has not yet turned over to the Property Owners, and continues to be controlled by Reunion's Resort and Club Developer/Owner, for which Kingwood is now the Owner. At some time in the future, Kingwood may elect to relinquish control of the HOA, and turn it over to Reunion's Property Owners, but for now they have no immediate plans to do so. And due to Reunion's Development being a DRI (Development of Regional Impact), for which one can find information about on the Internet, Florida's statutes allow Kingwood to maintain control of our Reunion HOA indefinitely.

However, perhaps with more and more homes, town homes, and condominiums being built on both sides of Reunion, with the advent of more and more Reunion Property Owners, such as the future ones buying properties within The Bear's Den, Eagle Trace, Spectrum, Reunion Village, etc., Reunion's Resort and Club Owner Kingwood may decide its time for HOA turnover.

Master Home Owners Association (HOA) Board Members are the following:

Anthony Carll (Kingwood International, acarll@reunionresort.com)

Bev Kelber (Kingwood International, bkelber@reunionresort.com)

Rick Feather (Encore, RickF@theencoreclub.com)

Lauren Arcaro (Encore)

Jerry Edwards (Encore)

Debbie Mafra (Artemis Lifestyles Association Director, dmafra@artemislifestyles.com)

F. Artemis Lifestyles Community Management -

Reunion's Master **Home Owners Association (HOA) Management Company** (**Customerservice@artemislifestyles.com** or just **artemislifestyles.com**)

In January of last year, Aegis Community Association Management and Titan Community Association Management merged together to form Artemis Lifestyles. This new company plans to advance a culture that will deliver an extraordinary community experience for all the communities for which it now serves, including enhanced websites and mobile owner portals, innovative billing and payment systems, expanded lifestyle programming capabilities, additional office locations, opportunities to assign CAM Managers within limited geographic areas, and greater back office support for the CAM Managers, including accounting and IT. Artemis Lifestyles is a Community Association Management firm which provides full-service solutions to Florida homeowners and Community Associations.....

Artemis Lifestyles Corporate Office is located at 8390 Champions Gate Blvd., Suite 304, Champions Gate, Fl. 33896; Phone: 407-705-2190, FAX: 407-343-7437

Other Artemis Lifestyles Offices include:

KISSIMMEE OFFICE at 1631 E. Vine St., Suite 300, Kissimmee, Fl. 34744, Phone: 407-705-2190, FAX: 407-343-7437

TAMPA OFFICE at 1228 E. 7th Ave., Ste 200, Tampa, FL 33605, Phone: 813-805-8118

FLAGLER OFFICE at 6 Meridian Home Ln., Suite 201, Palm Coast, FL 32137, Phone: 386-597-2840, Fax: 386-597-2845

Artemis Lifestyle's Corporate Management includes:

David Burman - Co-CEO and Former President and founder of Aegis

(dburman@artemislifestyles.com; ext 226), who is one of few state licensed managers in Central Florida who has earned the prestigious AMS and PCAM designations from the Community Associations Institute in Washington, D.C.. Aegis was an "A" rated **Accredited Business** with the Better Business Bureau, and a **member in good standing of the Community Associations Institute**

Artemis Lifestyle's Corporate Management (continued):

Domingo Sanchez - Co-CEO

Amanda Whitney - Director of Portfolio Management

Tracy Durham - Director of Portfolio Management

Chad Peck - Director of On-Site Management

Angie Middleton - Director of Accounting

Will Gonzalez - Director of Collections

Tera Savage - Director of Human Resources

Artemis Lifestyles Onsite Reunion Management:

Artemis Lifestyles' Director assigned to all the various Condominium Associations within Reunion, including its **Master Home Owners Association Director is Debbie Mafra** (dmafra@artemislifestyles.com; 407-705-2190, ext. 224), who replaced Oraine Williams who recently passed away. As our Reunion **Home Owners Association** Management Company Director, Debbie is responsible for supporting our Reunion HOA Board and all of the Reunion Property Owners who (automatically) belong to the Association. She is responsible for ensuring that Reunion Property Owners receive all appropriate landscaping/irrigation services, termite and pest control, pressure washing, cable television, and Internet services which are owed them and paid for by their monthly HOA assessments, and that all Association Members/Residents, along with Home Builders/Contractors, adhere to our Master HOA Declaration and HOA Rules and Regulations. **Debbie's Assistant** and right-hand person is **Jessica Roman** (jroman@artemislifestyles.com)

Reunion's Architectural Review Committee (ARC)

The ARC committee consists of at least (3) but no more than five (5) persons. The members of the committee need not be members of Reunion's Home Owners Association or representatives of the Members. The ARC committee is appointed and replaced at the sole discretion of the Reunion Master Home Owners Association Board of Directors, and the committee members do not have term limits. The ARC committee meets once per month at the Artemis Lifestyles Corporate Office in Champions Gate to review and approve all Reunion Architectural applications received. The ARC committee has 30 days from the date of a completed application being turned in to render its decision. Currently, the ARC Committee's Members are up for final selection again, and will be decided upon shortly. Future questions regarding this Committee and/or its final membership selection should be addressed to **Artemis Lifestyles Director Debbie Mafra** (dmafra@artemislifestyles.com). Any architectural changes (including painting) to Reunion Property Owners' Homes must be approved by the ARC.

Reunion's POA Fine Committee: is a sub-committee set-up by the HOA Board to review and decide on penalties for those Reunion HOA Members/Property Owners, including Home Builders/Contractors, who have committed or are in the process of committing violations of Reunion HOA's Declaration, Covenants, and/or Rules and Regulations.

The **Fine Committee is led by Association Director Debbie Mafra, her Assistant Jessica Roman**, and includes selected Reunion Home owner volunteers Steve Goldstein, Tom McKeon, and Don Harding. The Committee holds regularly scheduled meetings for violators to plead their cases, and for the Committee to then decide penalties/fines. "No shows" are fined automatically.

For anyone wanting to serve on this committee in the future, they should contact Jessica Roman.

G. Reunion Community Development Districts (CDD's):

In 2001, as an integral part of the early stage planning of the Reunion community, the Board of County Commissioners of Osceola County created the **Reunion East and Reunion West Community Development Districts.**

What is a Community Development District (CDD)?

A CDD is a governmental unit created pursuant to chapter 190 of the Florida Statutes. A CDD's main functions are to plan, finance, construct, operate and maintain community-wide infrastructure and services specifically for the benefit of its residents. More than 600 CDDs have been established within the State of Florida to construct and fund required infrastructure and related amenities deemed valuable to the overall community by the developer

What is the CDD responsible for in Reunion? The Reunion CDD's constructed master roadway improvements, extended potable water, irrigation water and sanitary sewer to development parcels, and landscape improvements on portions of roads within the District. The Reunion CDD's also funded the costs of arterial streetlights, irrigation to common areas, construction of entrances, gatehouses and gates, community pools, recreation and meeting centers, an equestrian center, and a master storm water management system and wetlands conservation areas. The CDD's primary functions are to plan, finance, construct, operate and maintain community wide infrastructure/services, along with its owned facilities, for the benefit of its residents and current bond holders.

What are the CDD facilities in Reunion? The Seven Eagles Pavilion/Building (The Cove) to include the pool, spas, fitness center and game room; Seven Eagles' Linear Park; Homestead community pool, wading pool and spa; Carriage Pointe community pool and spa; Heritage Crossing's two (2) community pools, wading pool, spa and community center; and the Terraces' pool, spa, gazebo and pavilion, plus Watson Court's small park. The Heritage Crossings Community/Meeting Center and The Horse Stables and their parking lots and surrounding lands belong to the Reunion East CDD as well. Also, the ponds at Patriot's Landing on the East Side and at Golden Bear/Tradition Blvd. on the West Side belong to the East and West CDD's respectively. All the Mail Kiosks and their properties upon which they occupy belong to our respective CDD's, but the HOA is responsible for maintaining them.

Note: All other pools located within Reunion Resort (Centre Court Ridge, The Villas & The Grande) and the Water Park are non-CDD properties owned and operated by the Resort, Kingwood International.

Note: Just as the **Seven Eagles Pavilion and Linear Park**, the **Heritage Crossings Community/Meeting Center** and the **The Horse Stables** are now being managed by Kingwood Resort via a recently established Management Services Agreement Contract. Future use of these

facilities by Reunion Property Owners and/or anyone else will require contacting Kingwood Resort Management for approval.

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Contact **CDD District Field Manager Alan Scheerer (Cell: 407-398-2890 , ascheerer@gmscfl.com)** for any operations/maintenance issues related to these facilities.

Who can utilize CDD facilities? Reunion property owners, individuals leasing/renting Reunion properties and Resort guests are authorized access. Anyone else is considered a non-resident and not permitted to utilize CDD facilities without first applying for access as a non-resident and paying the required **CDD Non-Resident user fee of \$3,000 annually.**

A brochure entitled, "Information On The Use of CDD Amenities By Non-Residents," and the "Agreement for Non-Resident to Utilize the Reunion East CDD's Amenity Facilities" may be found on the Reunion East & West CDD Websites under the "News & Information" tab.

(See Reunion East CDD Special Events Policy below also)

CDD Infrastructure

Reunion's CDD Infrastructure includes all the roads within Reunion, the land on either side of the roads between the curbs and including the sidewalks, the roundabouts, the sewer system and the drains, various water and utility structures, the ponds- (with the exception of those on the golf courses), the bridges, the street lighting, the Guard houses gates, and conservation areas.

How are these facilities and infrastructure funded? Infrastructure improvements were funded through the issuance of a series of 30 year Special Assessment Revenue Bonds for which property owners pay debt service. This constitutes the major portion of the annual CDD assessment paid by property owners via the Osceola County Property Tax billing, for which the total assessment is a line item on each individual Reunion Property Owners' annual tax bill. The balance of the annual CDD assessment funds are for the Operation & Maintenance (O&M) costs of the CDD facilities and infrastructure, which will remain forever as part of the annual assessment even when the bond debt has been paid off. Detailed budget and expense information, as well as additional governance data, are available on the Internet at www.reunioneastcdd.com and www.reunionwestcdd.com.

Where can information be found regarding Reunion's East and West CDD's? Reunion East CDD: reunioneastcdd.com; Reunion West CDD: reunionwestcdd.com

Who governs the Reunion East & West CDDs? Each CDD is governed by a 5-member Board of Supervisors who were initially elected by the Developer as majority landowner. Majority governance of the East CDD transitioned to the residents of its CDD at the end of 2016, after two years ago from when there were 250 REGISTERED VOTERS who were PERMANENT RESIDENTS OF THE CDD. The Reunion East CDD includes five (5) of its elected CDD Reunion property owners, full-time residents, Mark Greenstein, Don Harding, Steven Goldstein, John Dryburgh, and Trudy Hobbs. Each member of the East CDD Board is serving a staggered four (4) year term.

The Reunion West CDD has yet to achieve the required 250 permanent, Florida voter resident requirement. Continued development and anticipated growth of permanent, Florida voter residents within the Reunion West CDD should result in resident elections of its Board members in the next few years (i.e. 2022). Currently, the West CDD Board Members include two Encore executives, Artemis Lifestyles Co-CEO David Burman, Reunion East Property Owner, Mark Greenstein (who was appointed to the West CDD Board by Lubert-Adler, prior to the sale to Kingwood), and now (effective 3/14/19) Kingwood International Resorts, LLC Executive Michael Mancke, as the fifth Board Supervisor.

For anyone interested in serving on (being elected to) a Reunion CDD Board in the future, and when the West CDD Board becomes an option, they should get in contact with the Osceola Supervisors of Election Office in Kissimmee regarding filing a candidacy application.

When do the CDD Boards meet? CDD Board Meetings are scheduled and usually held monthly (second Thursday of the month) in the Heritage Crossing Community Center. Meeting agendas, minutes and schedules are posted on the aforementioned websites. As a Reunion property owner, you are encouraged to attend these meetings and participate in this specialized form of local government. The Reunion ABOG and its General Business Committee members are encouraged to be active participants in the CDD process through regular meeting attendance and by providing valuable input during the public comment period of Board proceedings. Minutes of the East and West CDD meetings are posted on their respective Websites (**reunioneastcdd.com** and **reunionwestcdd.com**)

What are some of the Issues/Decisions our Reunion CDD Boards

address/make: Annual Operating & Maintenance Budgets, Annual Capital Budgets, Annual Home Owner Assessments (included in their Property Taxes), Irrigation Services, Road and Bridge Maintenance, Facilities (i.e. Seven Eagles Pavilion, Heritage Crossings Community Center and Horse Stables) Issues, Entry & Gate Access, Security Issues, Operation of and levels of service for all CDD owned assets (pool maintenance, landscaping, etc.), and coordination with Master Home Owner's Association regarding overall Security of the Development. Some of the major decisions/projects of our Reunion CDD's include the Traffic Light and Signage at Reunion's Main Entrance, Management Services Agreements between Reunion East CDD and Resort, Speed Monitoring Devices for our roads, additional Gate Access Controls and Property Residents' Transponders, Water Fountains for CDD Ponds, Non-Resident User Fee Policy, One Side of Street Parking Only/Towing Policy, Reunion Signage Policy, Directional Signage, Special Events Policy for use of CDD Facilities, Amendments to Security Services Agreement between HOA and CDD's, West Side Reunion Community Stone Monuments/Signs, Added Street Stop Signs, New Dog Park and Playground, etc.

Reunion East Community Development District Parking and Towing

Rules: One Side of Road Parking and Towing Policies (Resolution 2020-04, adopted 12/19/19 by the Reunion East Community Development District)

Parking and Towing Enforcement Agreement (effective 2/13/20, adopted by the Reunion East CDD and the Reunion Resort & Club of Orlando Master Association, Inc. - POA/HOA)

Agreement for Towing Services (effective 2/13/12, adopted by the Reunion East CDD and Bolton's Towing Service, Inc.) **Note:** both of these policies can be found on the Reunion East CDD Website:

These new policies prohibit on-street parking on certain sides of roads, portions of roads within the East Side District of Reunion. They also give the authority/ability of the District to place parking warnings on vehicles in violation, and to have the subject vehicles towed at the owner's expense. Currently, the following areas within Reunion's East Side are marked with "No Parking" signs on one side of the street: Corolla Ct, Euston Dr., Excitement Dr., Gathering Dr., Gathering Ct., Oconee St., and Titian Ct. Depending on future needs, Reunion's East CDD Board of Supervisors, with advice from Reunion Security and/or the Osceola Police Dept., may elect to add more roads within the East Side District to be covered by this policy. The Reunion West CDD Board is

expected to adopt these same Parking and Towing Rules, and these two policies, with the selection of the appropriate Reunion West side roads, in the not too distant future.

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Other Parking/Vehicle Violations on CDD Roads, which are also Public Roads:

1.) **Cars parked directly across from each**, or in any other manner which would block emergency vehicle traffic, on Reunion CDD roads which allow parking on both sides, are **in violation of Florida Statutes Chapter 316**, which can be enforced by the Osceola County Sheriffs office. If there is an issue, Security or a concerned homeowner should call the sheriff office's non-emergency line. **(407-348-2222 or 407-344-5253)**

2.) With the exception of Landscape Vehicles/Carts/Trailers, **all other carts/vehicles** traveling on our CDD/Public Roads **are required to be licensed by the State**, and have all the necessary accessories to be road safe/ready (i.e. head lights, tail lights, brake lights, turn signals, parking brakes, rearview mirrors, windshields, seat belts, and the vehicle must be registered and insured.). Drivers must also have a valid drivers license. Note: Reference The 2016 Florida Statute Operation of Golf Carts on (Public/CDD) Roads, Statute 316-12, which is posted on the Resort's Member Website (theclubatreunionresort.com).

Reunion East CDD Special Events Policy:

Effective Feb. 21, 2019, the Board of Supervisors of the Reunion East Community Development District implemented a **uniform policy and schedule for Special Events** requested to be held (by Reunion Property Owners or Non-Resident User Fee Payers) on District Properties, which include: Heritage Crossing Pool A, Heritage Crossing Pool B, Homestead Pool, Carriage Pointe Pool, Terraces Pool and Terraces Pavilion.

“Special Event” shall mean any preplanned meeting, activity, or gathering of a group of twenty (20) or more persons, but not greater than the Event Capacity indicated on Exhibit A of the Policy, having a common purpose on District Property which special event inhibits the usual flow of pedestrian travel or which occupies any District Property or public place so as to preempt use of space by CDD residents, CDD landowners, non-resident user fee payers and their guests or which deviates from the established use of space or building.

CDD residents, CDD landowners and Non-Resident User Fee Payers are required to submit an "Event Use Application" (form) when wanting to hold an event involving twenty (20) or more individuals. The application must be submitted to the District Manager at the District Office not more than one hundred eighty (180) days before and not less than fourteen (14) days before the date and time at which the proposed Special Event is intended to occur.

The subject policy and its instructions, along with the required application/form, can be found on both the Reunion East and West CDD Websites under the "News and Information" tab, and also, it is posted on the Artemis Lifestyles Website.

How do I communicate outside of monthly CDD Board meetings and what items fall within their jurisdiction?

The Reunion East & West CDD Boards receive administrative management and program support from Governmental Management Services Central Florida, LLC (GMS). You may contact GMS' District Manager, Mr. **George Flint**, via an e-mail link on the website (**gflint@gmscfl.com**) or by calling (407) 841-5524. Generally, CDD matters pertain to their owned Reunion facilities, buildings, roadways, bridges, street lighting, wetlands, conservation areas, landscaping, irrigation and financial matters.

Also, any operational and/or maintenance items/issues related to our Reunion CDD buildings, grounds, roads, bridges, lighting, pools can be addressed by calling or e-mailing CDD District Field Manager Alan Scheerer (Cell: 407-398-2890 , ascheerer@gmscfl.com)

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Note: GMS Government Management Services Address: 219 E. Livingston St. Orlando, Florida 32801; Phone: 407-841-5524, FAX: 407-839-1526

Note: Our Reunion CDD Document is posted and available on-line via the Resort Website, **www.theclub@reunionresort.com**.

Current Reunion East CDD Members:

Mark Greenstein - Chairman (Reunion Property Owner - gmark10@msn.com)
Don Harding - Vice-Chairman (Reunion Property Owner - donharding4@yahoo.com)
Steven Goldstein - Assistant Secretary (Reunion Property Owner - smgcma@gmail.com)
John Dryburgh - Assistant Sec. (Reunion Property Owner - jdryburgh1951@gmail.com)
Trudy Hobbs - Assistant Sec. (Reunion Property Owner - tfhobbs@gmail.com)

Current Reunion West CDD Members:

John Chiste - Chairman (Encore Executive) John.chiste@encorefunds.com
Mark Greenstein - Vice Chairman (Reunion Property Owner, gmark10@msn.com)
David Burman -Assistant Secretary (Artemis Lifestyles Co-CEO, dburman@artemislifestyles.com)
Debbie Simmons - Assistant Secretary (Encore)
Michael Mancke - Assistant Sec. (Kingwood V.P., michael.mancke@plantationoncrystalriver.com)

Reunion East & West CDD's Government Management

Services Governmental Management Services (“GMS”) is a family of limited liability companies that were established for the purpose of providing special district management services to Community Development Districts (CDD's). Financially backed by a small group of investor’s and with encouragement from the development community, GMS was created to provide an alternative to the existing district management companies. (219 E. Livingston St., Orlando, Fl. 32801)

GMS Company President: Darrin Mossing - 1727 James Ferry Rd., Kingston, TN 37763

GMS Staff Contacts for Reunion's CDD's:

George Flint - GMS Principal and District Manager (gflint@gmscfl.com, 407-841-5524)
Ariel Lovera - Treasurer and GMS Principal (14895 Fells Lane, Orlando, Fl. 32827)
Jan Carpenter - District Counsel - LSEB (jcarpenter@lseyblaw.com)
Steve Boyd - District Engineer (steve@boydcivil.com)
Alan Scheerer - Operations Manager (ascheerer@gmscfl.com , 407-398-2890)
Stacie Vanderbilt - Administrator

H. Home Communities within Reunion: which all belong to Reunion's Master Property Owners Association. All the roads accessing these communities are

CDD roads - either belonging to the East CDD or West CDD respectively, but any alleyways belong to the Master Home Owners Association.

Note: All the Communities on Reunion's East Side and West Side have Neighborhood Stone Sign Monuments in place at their beginnings. A similar Monument is at the back, Tradition Gate Entrance.

On the East Side of Reunion

Carriage Point - consisting of individually owned single family town homes which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD. **The Pool there belongs to Reunion's East CDD.**

Homestead - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD. **The Pool there belongs to Reunion's East CDD.**

Liberty Bluff - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD.

Patriots Landing - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's East CDD. **The Pond and Fountain there belong to Reunion's East CDD.**

On the West Side of Reunion

Fairway Ridge North - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

Fairway Ridge South - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

Heritage Preserve - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

Legends Corner - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD.

Masters Landing - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and Reunion's West CDD. **The Pond and Fountain there belong to Reunion's West CDD.**

Eagle Estates - consisting of individually owned single family homes and plotted lots which are all part of Reunion's Master Property Owners Association, and West CDD.

I. Reunion Condominium Associations:

With the exception of the Terraces, all other Reunion Condominium Associations have **Artemis Lifestyles Community Management Solutions** as their management company. And all of

these Condominiums/Town Homes, including the Terraces, belong to Reunion's Master Home Owners Association, as well as their individual associations

Note: The surrounding grounds, the roads and parking spaces within these Condominium Communities belong to their respective associations.

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Center Court Ridge Condominium Association

has been turned over to its individual property owners. There are **165 units** within the Center Court Ridge Condominium. **The pool at Center Court Ridge near the Tennis Court Complex belongs to the Resort, Kingwood International.**

Board Members (Property Owners):

Jan Sitko - President - (JanSitko@aol.com).

Stacy Sager - V.P. - (staceysager@comcast.net)

Don Rafferty - Treasurer - (draffer1@yahoo.com)

Jack Ramsey - Secretary - (jramseygolf@att.net)

Artemis Lifestyles Association Director: Debbie Mafra (dmafra@artemislifestyles.com)

Heritage Crossing Condominium Association

has been turned over to its individual property owners. There **176 units** within the Heritage Crossing Condominium. **The pools at Heritage Crossing belong to the Reunion East CDD.**

Board Members (Property Owners):

Kent Miller - President - (Kentmil@bellsouth.net)

Jim Walsh - V.P.

Cesar Guercio - Treasurer

Larry Crossan - Secretary - (larry@lexcor.ca)

Harry Garcia - Director

Artemis Lifestyles Association Director: Debbie Mafra (dmafra@artemislifestyles.com)

Seven Eagles Condominium Association

has been turned over to its individual property owners. There are **84 units** within the Seven Eagles Condominium Complex. The Cove Building and Grounds at Seven Eagles, along with its Swimming Pool, Fitness Center, Restrooms, Game Rooms, Bocce Ball Courts, etc. belong to the Reunion East CDD and not the Seven Eagles Condominium Association.

Note A.) The Cove's Bar and Kitchen belong to the Resort/Kingwood International in order for alcohol to be served at this facility.

Note B.) Via a Management Services Contract, the Resort/Kingwood International operates and maintains the Seven Eagles Cove Building and Grounds Complex.

Note C.) The main strip of land which occupies the center of the Condominium Complex going all the way up to the Cove Building belongs to the East CDD, and is referred to as

Linear Park. Also, some of the parking area and a couple of empty lots on the West side of the Seven Eagles Complex, closest to Old Lake Wilson Road, belong to the Kingwood Resort International, and provide parking for Resort employees.

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Seven Eagles Board Members (Property Owners):

Babatundi Oni - President - (babatundeoni@me.com)

Bruce Carlson - V.P.

Cesar Guercio - Secretary

Silvia Leporati - Director

Don Caldwell - Director

Artemis Lifestyles Association Director: Debbie Mafra (dmafra@artemislifestyles.com)

Villas at Reunion Condominium Association

has been turned over to its individual property owners. The one association includes the Villas at Sunset View, the Villas at Sandy Ridge, the Villas at Whisper Way, and the Villas at Cabana Court. There are **540 units** within all of the Villas, which belong to the Association. **The pools at these Villas are owned by the Resort, Kingwood.**

Board Members (Property Owners):

David Menseses - President (Wyndham)

Bob Farris - V.P. - (mlb6@rogers.com)

Chris Clausen - Secretary - (chrisclausen@gmail.com).

Bob Sahi - Treasurer

Artemis Lifestyles Association Director: Debbie Mafra (dmafra@artemislifestyles.com)

Reunion Grande Condominium Association

has been turned over to its individual property owners, but so far, none have elected to be on their Board. So for now, Kingwood International Resort's management is running the Board. There are **102 units** within the Reunion Grande Condominium.

The Grande's "Eleven" (floor) restaurant, its first floor banquet rooms, Lobby Bar, Forte Restaurant and kitchen, Management offices and conference rooms all belong now to Kingwood Resort, as well as the Grande's basement, cart storage areas, offices, cleaning/janitorial facilities, etc..

Note: The Grande's Pool on the Eleventh Floor of the Grande also belongs to Kingwood Resort. And all of these facilities are now managed directly by the owner.

Board Members

Anthony Carll - President - (acarll@reunionresort.com)

Bev Kelber - Secretary/Treasurer - (bkelber@reunionresort.com)

Terraces at Reunion Condominium Association

Terraces At Reunion is a completed community with 125, 3 bedroom condominiums all with one car garage and private driveway.

The Terraces Condominium Owners Association is managed by **Sutherland Management, Inc.**, 107 N. Line Dr., Apopka, Florida 32703, Phone: 407-774-7262, FAX 407-774-8375; info@sutherlandmanagement.com .

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Members of Terraces Condominium Association Board include the following:

President: James Yeung

Vice-President: Dharmindra, 'D' Bissoon

Treasurer: Steve Lischynsky

Secretary: Jason Crossland

Director: Bonnie McGurk

Terraces Condominium Association Board Contact Information:

terraces.reunion@gmail.com

Terraces Property Owners also belong to Reunion's Master Home Owners Association, HOA, and they pay their Master Association monthly dues through their HOA monthly assessments.

The **Terraces** support Reunion's **Neighborhood Watch** program by having its own in addition as well - for which Terraces Property Owners Karen Glowacki and Dave Glowacki lead/manage.

All 125 owners also pay their annual Reunion East Side CDD fee as part of their property taxes, just the same as all other Reunion East Side Property Owners.

The vacant lots that are by the Terraces are not part of the Terraces At Reunion Community.

The vacant lots at the Terraces currently belong to **Andrew Bucknell BFP FCA (see Item D. on Page 10 of 27)**, and they are responsible for cutting the grass on them.

The Heated Pool and Pavilion at the Terraces, plus its surrounding properties belong to the Reunion's East CDD.

J. Reunion Security

Reunion's Security Operations are managed by Kingwood Resorts Security Team through the leadership of **Victor Vargas, Director of Security**, and **John R. Cruz, CPO, Security Manager**, with our Security force being furnished by APDC, a personnel staffing company, **APDC Services***, sub-contracted by the Resort. Victor's and John's Reunion Security staff is available 24/7 and will respond to any request for assistance. Their responsibility is to provide residential security checks, 24/7 security patrols, property surveillance, animal control (i.e. snakes, stray dogs and cats), home/vehicle lock-outs, criminal activity and medical emergency responses (of course, **always calling 911 first for all emergency situations**). All their patrol vehicles are equipped with advanced first aid kits. The Security team also provides gate access control, traffic monitoring, severe weather assistance, and assists Artemis Lifestyles Community Management Company with POA code, rules & regulations/covenants enforcement. ***Note: APDC Services** is a Full Service Hospitality Company geared to meet the needs of the Hospitality Industry by providing services for staffing Housekeeping, Engineering, **Security**, Landscaping, Food & Beverage, etc. **personnel**. The Resort uses this same firm for staffing its Housekeeping personnel. **Note: Reference Security Services Provider Agreement** between Reunion's CDD's and Reunion's Master Home Owners Association posted on the CDD Websites - which defines Reunion's Security requirements (services provided by CDD's and by HOA, expenses and compensation responsibilities, insurance responsibilities, Security's duties, uniform standards, etc.).

Reunion Security Contact Information:

Security Dispatch: **Phone: 407-396-3130**, ReunionSecurityDispatch@Reunionresort.com

Supervisor on Duty: **Phone: 321-442-2778**

John R. Cruz, CPO - Security Manager: 407-506-8145, jcruz@reunionresort.com

Victor Vargas, Director of Security: 407-396-5398, vvargas@reunionresort.com

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"Report It" App

This app for reporting incidents, suspicious activity, a security issue, a safety concern, a maintenance concern, a parking concern or even an Association's Covenant Violation, to Reunion Security and/or Artemis Lifestyles/Master Association, is available both on Android and Apple mobile devices. **Report It** (www.reportit.com) is a free app where one can report any of these issues (in real time) one may see around Reunion. The app lets one take photos, video's and send the geo location of where the issue is. One can provide follow-up contact information or remain anonymous. Owners can contact Artemis Lifestyles Manager Debbie Mafra, (dmafra@artemislifestyles.com) for directions on how to set the App up. The App can be found on the Reunion Resort Member Website (theclubatreunionresort.com) too.

Note: This App was created/made available in 2015/16 for Reunion residents by Reunion Property Owner and then Business Committee Member Anthony LaValle.

Reunion Security's Hurricane/Emergency Plan:

One of Reunion's Security's responsibilities is preparing and maintaining an up-to-date Reunion Hurricane/Emergency Plan, for all Property Owners/Residents to rely upon during any kind of emergency situation. This plan is available to Reunion Property Owners via the Artemis Lifestyles Master Association (POA) Website (www.artemislifestyles.com)

Reunion's Fire Station:

Osceola County's Reunion Fire Station is in the same vicinity of where the Reunion Landscaping Building & Grounds facility is as well, just across from it - for which Encore had granted/sold the Fire Department this property. With this Fire Station being so close to our Reunion Community, our individual Home and Resort Facilities Property Insurance contracts are less than what they would be otherwise.

K. Reunion Landscaping Companies

Our Reunion's East and West CDD's employ **Yellowstone Landscape Services** for all of their landscaping tasks for Reunion's CDD owned properties. This past year, the Resort, Kingwood management, via their current control of Reunion's Master Home Owners Association's, and its Management Company Artemis Lifestyles, entered a new contract with **Florida Commercial Care, Inc.** for the landscaping tasks associated with all of the Reunion Owners' properties, including individual homes, condominiums, townhomes, and empty lots. The Resort also contracts directly with Florida Commercial Care for the landscaping tasks associated with its Commercial, Club Owned properties. Both Yellowstone's and Florida Commercial Care's landscaping tasks include mowing, trimming, edging, debris control, bed detail maintenance, tree trimming, fertilization, weed control, incidental plant replacements, insect control, and bed dressing (mulching). Unimproved/Vacant Lots are mowed and cleaned on a periodic/need basis. Florida Commercial Care subcontracts all of its fertilization, pest control weed control, insect control, etc. type tasks to **Florida's Eden, Inc.**, whereas Yellowstone handles these tasks on Reunion's CDD Properties directly themselves.

Ka. Yellowstone Landscape Services Yellowstone's Reunion personnel offices and equipment storage are in the **City Communities LLC. owned building**, which is located at 7835 County Road 532, right across from the new Fire Station there. Reunion's CDD's rent this building for Yellowstone's use.

City Communities, LLC's is a privately-held company, owned by Jim Bagley, who at one time was representing Encore in its dealings with Reunion's prior owner Lubert-Adler. City Communities also owns some other individual lots and homes with Reunion.
City Communities, LLC Contact Information: 215 Celebration Place 170, Kissimmee, FL 34747, Phone: 407-566-7171

Yellowstone's Orlando offices are located at 1773 Business Center Ln., Kissimmee, FL 34758, Phone: 407-396-0529, FAX 407-396-2023; Yellowstone's Regional General Manager assigned to Reunion is: Rob Stultz (rstultz@yellowstonelandscape.com, 407-396-0529, #452)

Kb. Florida Commercial Care, Inc. Florida Commercial Care's Reunion personnel offices, and East Side Landscape Equipment are located in the Golf Maintenance Building off SR532, behind Palmer's Par #5 Hole, and their West Side Landscape Equipment is stored in a building located on the North side of the Nicklaus Golf Course Driving Range.

FCC's main offices location: 1215 Armstrong Blvd., Kissimmee, Fl. 34741, Office Phone: 407-933-0249, FAX: 407-933-0187

FCC's Owner: Steve McDowell - smcdowell@floridacommercialcare.com
FCC's Director of Central Florida Operations: Mike Furber - mfurber@floridacommercialcare.com, 435 Mississippi Avenue, Saint Cloud, Florida 34769, 407-867-2175
FCC's Reunion Operations Manager: Robert Guerra - rguerra132303@gmail.com, 863-624-7770

First Line of Communication for Reunion Property Owners regarding any of their Landscaping Issues:

Property Owners are encouraged to **first contact** our **Artemis Lifestyles POA Management Company's Manager Debbie Mafra (863-256-5052, ex 224; dmafra@artemislifestyles.com)** regarding all Landscape items/issues.

For CDD Landscape items/issues, one should first call Alan Scheerer - Operations Manager (ascheerer@gmscfl.com , 407-398-2890)

L. Reunion Neighborhood Watch

In 2009/10, Reunion Resort and Club Advisory Board of Governors (ABOG) Business Committee initiated a Neighborhood Watch Program that was both sanctioned by Reunion's

(Master) Home Owners Association (HOA), the Reunion Resort and Club, and became registered with the Osceola Sheriff's Department. Semi-regular meetings were held in Resort meeting rooms with the participation of an assigned Osceola Deputy Sheriff and our Director of Security, John Cruz providing updates on Security initiatives, crime activity, etc.

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With the help of our Association Management Company, Artemis Lifestyles (Aegis at the time), Neighborhood Watch signs were placed throughout our Community. A Reunion Resort and Club Neighborhood Watch Charter was created, and is in place on our Artemis Lifestyles website.

Reunion Neighborhood Watch Program Intent

Initially the intent was to have a full-blown program implementing our NW Charter with assigned zone captains, block captains, etc.. However, participation in the program was very limited due to the few number of people living in our development full-time. So as a result, Neighborhood Watch meetings are now being scheduled on an "as need" basis, and when the majority of part-time owners (i.e. snow birds) are in town. We have forgone the objective of creating zone/block captains, and some of the formalities of a full-blown program. Nevertheless, we continue to promote the **basic intent, the goals and the mission of having an active NW program**, which include:

Neighborhood Watch Program Goals:

1. Having Reunion Property Owners/Tenants "watching out" for each others' personal safety and property, and the overall safety and security of the neighborhood and its facilities.
2. Fostering good relations among neighbors; encouraging neighbors to get to know one another.
3. Observing and reporting criminal, dangerous or suspicious activity.
4. Helping all residents to feel safer within their neighborhoods and throughout our Reunion Development.
5. Working in tandem with other neighborhood associations and community agencies on common concerns that impact our community.
6. Strengthening our community's relationship with both law enforcement and Reunion Security, and thereby increasing our neighborhood's overall level of security.

Please Note: It is neither the intent nor purpose of the Neighborhood Watch Program to enforce the law or apprehend criminals. Rather, it is to look out for our neighbors, be on the alert for criminal, suspicious or dangerous activity and notify law enforcement when necessary.

Neighborhood Watch Program Mission:

1. Basic Crime Prevention
2. To get to know our neighbors
3. Create a forum to share concerns about crime and other issues in our neighborhood
4. To make residents in the Reunion Resort Club subdivision aware of this program, encourage participation through free membership.
5. Promote and strengthen relationships with the Osceola Sheriff's Department and to obtain advice and direction on how to keep our neighborhood safe
6. Disaster/Emergency Preparedness
7. Keep all our neighbors informed as to what is going on in the area.

Neighborhood Watch Current Structure/Leadership/Process:

Reunion Property Owner Don Harding (donharding4@yahoo.com; 407-390-7512) is the Current Reunion Neighborhood Watch Coordinator. He is supported by **Reunion's Director of Security, Victor Vargas** (vvargas@reunionresort.com, 407-396-5398), **Reunion Security Manager John Cruz** (jcruz@reunionresort.com; 407-396-3131), and Osceola's Sheriff Department's assigned Neighborhood Watch **Osceola Deputy Sheriff Joe Whitson** (jwhi@osceola.org; 407-348-1190).

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The current responsibilities of the Coordinator: 1.) to encourage Property Owners/Tenants to become participants of our Reunion Neighborhood Watch Program and to attend our NW meetings, 2.) to provide overall direction and guidance for all those participating in the NW program, 3.) and to ensure that regularly scheduled meetings are conducted, when required, between the Osceola Sheriff's Office, Reunion's Security Company, and all those Reunion Property Owners/Tenants participating in the NW program.

The purpose of these NW meetings are to have both law enforcement and Reunion Security inform Property Owners and Tenants of recent crime and/or other incidents involving the police and/or Reunion Security, to educate Reunion Owners/Tenants on Home Security and Emergency Plans, to hear from owners regarding their Security issues, and to communicate with one another regarding any and all Neighborhood Watch items of interests.

Osceola Sheriff Department Contact Information:

1. For non-emergencies property owners/residents should call 407-348-2222
2. For "Free Home-Security Surveys" property owners can call 407-348-1190
3. For Traffic Tip/Hotline incidents property owners should call 407-344-5253
4. For Traffic Unit requests property owners should call 407-348-1150
5. For Illegal Drug Activity Concerns call 407-348-1174

M. Nearby Communities - Part of Reunion's West CDD

These communities are part of Reunion's West CDD, but are NOT part of Reunion's Gated Community: they are physically located outside of Reunion's Gated Community, and are not owned by Kingwood Resort International. They are also NOT part of Reunion's Master Association. The property owners within these communities do pay their annual West CDD assessments (for each house, each apartment, etc.) and they and/or their tenants have access to the Reunion CDD owned amenities: CDD owned pools, Terraces pavilion, Seven Eagles/Cove, Linear Park, etc.. The fact that these nearby communities have their own amenities, the residents within these communities are unlikely to make use of those within Reunion proper.

M.1. Encore Resort at Reunion

(located at 7635 Fairfax Dr., Reunion, Fl. 34747 - off N. Old Lake Wilson Road)
Encore Resort at Reunion is the first of it's kind in Vacation Home Rentals! The amenities of this gated community include a large Clubhouse, Restaurants, a Water Park with a pool and slides, and an Arcade.

M.2. Cortland Reunion - Sinclair Road Apartments (located on either side of Sinclair Road County Road, between SR 429 turn-off and the start of Tradition Blvd.)

The Cortland Reunion is just one of the many of **Cortland Partners LLC** rental type properties. Cortland was founded in 2005 with a focus on multifamily developments in Atlanta to start and now owning and managing over 5,000 apartment homes in several states. **Cortland Reunion** is a 338 unit multifamily property with a mix of 1, 2 and 3 bedroom flats, townhomes and carriage homes. The property features a resort style pool with a separate lap pool at its fitness center, private garages, and a huge clubhouse.

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N. Final Comments:

For any reason there remains a question regarding the ownership of any particular Reunion property (facility, building, land, water way, etc.), or whom to call given a particular issue/concern, one should contact our **Reunion Master Association's (HOA's) Management Company, Artemis Lifestyles**, for further clarification.

Some information included in this document is repetitive in parts, but this was intentional to further ensure the clarity of the information being provided.

Artemis Lifestyles Contact Information for Reunion:

Phone: 863-256-5052

Address: 8390 Champions Gate Blvd., Suite 304

Co CEO: David Burman (dburman@artemislifestyles.com; ext 226)

Reunion Director: Debbie Mafra, LCAM & CMCA (dmafra@artemislifestyles.com; ext. 224)

Preparation of this document:

This document was prepared by Reunion Property Owner and Reunion East CDD Board Supervisor Don Harding (donharding4@yahoo.com) with the help of Reunion's CDD District Government Management Company Manager George Flint, Reunion Resort's General Manager Anthony Carll, Artemis Lifestyles Community Management Co-CEO David Burman, Artemis Lifestyles Reunion Home Owners Association's Director Debbie Mafra, Encore Capital Management Representative Rick Feather, Reunion Security Director Victor Vargas, Reunion Security Manager John Cruz, and Reunion Property Owner/Resort Member plus Reunion East CDD Board Supervisor & Reunion West CDD Board Supervisor Mark Greenstein, and Reunion Property Owner/Resort Member plus Reunion ABOG Chair Jeff Holt. Also, a thank you goes to both Dharmindra Bissoon and Bonnie McGurk for their latest information regarding the Terraces and Andrew Bucknell Reunion Holdings, plus Robert Guerro for his information regarding Florida Commercial Care, Inc..

When updated periodically, this document is then posted on the Reunion Resort Website (www.theclubatreunionresort.com), the Artemis Lifestyles Website (artimislifestyles.com), and on both the Reunion East and West CDD Websites (www.reunioneastcdd.com and www.reunionwestcdd.com.)

Note:

Also posted on the Reunion Resort Website are the following:

1. On Street Parking Policy, 5/30/18

2. Reunion Resort "Errant Golf Ball" Policy and Standard Operaton Procedure, 2/10/18
3. Florida Statute Operation of Golf Carts on Reunion (CDD/Public) Roads
4. "Report It" APP (www.reportit.com)