

TWO CREEKS COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.twocreeksccd.org

CDD vs HOA FACT SHEET

PUBLIC / GOVERNMENT ENTITY

COMMUNITY DEVELOPMENT DISTRICT

Name: Two Creeks CDD
Website: www.twocreeksccd.org

Special-Purpose unit of local government, operating as an "Independent Special Taxing District"
Created under Chapter 190 of the Florida Statutes
Governed by a Board of Supervisors
(Subject to the Sunshine Laws)

Responsibilities include the creation, financing & maintenance of the CDD infrastructure:

- * Common Area Landscape Maintenance
- * Entryway Monuments and Gates
- * Pond Aquatics & Stormwater System
- * Amenity & Recreational Facilities & Parks

How are fees paid?

Owners are assessed through their annual county property tax bill in the form of a non-ad valorem assessment. Annual Assessments has 2 Parts (Operation/Maintenance & Bond).

Who to contact?

Mark Insel – Amenity Manager
Vesta Property Services
minsel@vestapropertyservices.com
904-408-7716

Tim Harden – Field Operations Manager
tharden@vestapropertyservices.com

Carol Brown – District Manager
Rizzetta & Company, Inc.
clbrown@rizzetta.com
904-436-6270 ext. 4631

PRIVATE ENTITY

HOMEOWNERS ASSOCIATIONS

Two Creeks HOA
Name: Kingdom Management
Website: www.kingdommanagement.com
or

The Preserve at Two Creeks HOA
Name: Community Management Concepts of JAX
Website: www.Associaonline.com

Not-for-profit Corporation created under Chapters 617 and 720 of the Florida Statutes Governed by a Board of Directors

Responsibilities include the implementation of the association's governing documents; most specifically, individual lot related issues.

- * Administration of Deed Restrictions
- * Covenant Enforcement
- * Architectural Control

How are fees paid?

Owners receive a remittance coupon from the association in December for the following year's assessment.

Who to contact?

Sherrie Jarnu – LCAM
mrsj@kingdommanagement.com
904-646-2626

The Preserve at Two Creeks

Jessie Martinez-Skinner, LCAM
Jesse.martinez-skinner@cmcjaxfla.com
904-367-8532
or
Anna Green
Anna.green@cmcjaxfla.com
904-367-8532