



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 17 2015 CS/BS

October 9, 2015

TO: Mayor Teresa Jacobs
and Board of County Commissioners

FROM: Mark V. Massaro, P. E., Director, Public Works Department

CONTACT PERSON: Ruby Dempsey Rozier, Manager
Traffic Engineering Division

PHONE NUMBER: (407) 836-7890

SUBJ: Spring Lake Villas Homeowner's Association, Inc. Agreement for Traffic Control Devices

Submitted for approval and execution is an agreement by Spring Lake Villas Homeowners Association, Inc. (the Association) in favor of Orange County. This Hold Harmless Agreement was initiated by the Association.

The Association will install decorative street name and traffic control signposts in lieu of the standard street name and traffic control signposts that would normally be provided by the County. The Association is capable of assuming the responsibility, liability, and maintenance of the decorative street name and traffic control signposts as defined in the agreement.

Staff recommends approval and execution of the agreement between the Association and Orange County to maintain decorative street name and traffic control signposts. This agreement has been approved as to form by the County Attorney's Office and the Risk Management Division.

Action Requested: Approval of Homeowner's Association Agreement for Spring Lake Villas Subdivision Traffic Control Devices by Spring Lake Villas Homeowner's Association, Inc., in favor of Orange County, Florida, that provides for the Association to maintain decorative street name and traffic control signposts. District 1.

MVM/RDR/ns

Attachments

NOV 17 2015 CS/BS

THIS INSTRUMENT PREPARED BY:

Traffic Engineering Division
4200 South John Young Parkway
3rd Floor
Orlando, FL 32839-9205

**Homeowner's Association Agreement for
Spring Lake Villas Subdivision
Traffic Control Devices**

This Agreement (the "Agreement") is entered into by Spring Lake Villas Homeowners Association, Inc., a Florida not-for-profit corporation (hereinafter the "Association"), in favor of **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter the "County").

Recitals

WHEREAS, the Association is the duly created property owner's association for subdivisions, which are in Orange County, Florida, and described as follows (the "Property"): See Exhibit "A" which is attached hereto and made a part hereof; and

WHEREAS, the Association desires to install the following improvements: Installation of decorative street name and traffic control signposts in lieu of the standard street name and traffic control signposts which would normally be provided by the County (hereinafter the "Improvement(s)") which improvements may encroach on certain public and private rights of way as shown on the Plats listed on Exhibit "A," and

WHEREAS, the Association freely desires to and is capable of assuming the responsibility and liability for installing and maintaining the decorative street name and traffic control signposts;

NOW, THEREFORE, in consideration of the foregoing and of the terms and conditions set forth herein, the Association declares the following:

1. **RECITALS.** The foregoing recitals are true and form a material part of this Agreement.
2. **APPLICATION OF THE RIGHT OF WAY UTILIZATION REGULATIONS.** Except as specifically modified by this Agreement, the Association shall comply with the Orange County Right of Way Utilization Regulations, Orange County Code Chapter 21, Article VI, regarding the permitting, installation, and maintenance of the Improvements.

3. **PLACEMENT OF IMPROVEMENTS.** The placement of the Improvements will be in accordance with national standards set forth by the Federal Highway Administration in the Manual on Uniform Traffic Control Devices and capable of breakaway upon impact by a vehicle. Breakaway capability certification has been supplied on behalf of the Association and is attached as **Exhibit "B."**
4. **RESPONSIBILITIES.** The County shall not be required or obligated in any way to construct or maintain, or participate in any way in the construction or maintenance of the Improvements. The Improvements shall not be dedicated to the use and enjoyment of the general public, but shall be dedicated to the common use and enjoyment of the Association, and the owners of the Property. It is the intent of the parties that the Association, its grantees, successors or assigns in interest, or some other association and/or assigns satisfactory to the County, shall be responsible for the permitting, installation and maintenance of the Improvements (and removal and re-installation, as may be necessary), and all the costs and expenses thereof. In the event the Association fails to maintain the Improvements, the County shall have the authority to terminate this Agreement, remove the Improvements, and install standard traffic control devices in their place. In such an event, the Association shall be obligated to reimburse the County for the costs and expenses the County incurred in removing the Improvements and installing standard traffic control devices in their place. Accordingly, the Association's obligation to reimburse the County for the costs and expenses the County incurs related to this Agreement shall survive termination of this Agreement.
5. **PROTECTIVE COVENANTS.** The parties acknowledge that the Property is subject to recorded protective covenants, conditions and restrictions (hereinafter the "Protective Covenants") satisfactory to the County for the permitting, installation, and maintenance of the Improvements by the Association. The Protective Covenants provide a method for the Association to assess the owners of the Property for the cost of permitting, installing, and maintaining (and removing and reinstalling, as may be necessary) the Improvements. Moreover, the Protective Covenants provide that the Association can impose liens against those parcels of property for which payment of any assessment is not made. The Association agrees that the Protective Covenants shall remain in full force and effect at all times.
6. **NON-FUNCTIONING IMPROVEMENT.** Upon notification of the County, from any source, that an Improvement (a traffic control device) is non-functioning, the County shall diligently strive to replace within three (3) hours a temporary replacement traffic control device and inform the Association of the particular Improvement's non-functioning status. The Association shall repair or replace the particular Improvement(s) within ten (10) days of notification from the County and shall return the temporary traffic control device to the County. This section is not intended to and does not in any way shift or remove the hold harmless and indemnification obligations given by the Association to the County through this Agreement.

7. **HOLD HARMLESS.** The Association shall indemnify the County against and hold the County harmless from all losses, damages, costs, claims, suits, liabilities expenses and attorney's fees (including those for legal services rendered at the Appellate Court level) resulting from or relating to the use, construction, or maintenance of the Improvement(s). The Association shall record this Agreement, which shall operate to declare that Orange County is a third-party beneficiary of the Association's maintenance obligations, and that Orange County has the legal right to enforce said maintenance and indemnification obligations against the Association in a court of competent jurisdiction.
8. **INSURANCE.** Under this Agreement the Association shall obtain and shall retain throughout the term of their performance of services under their Agreement the following insurance coverage:
 - A. Comprehensive General Liability Coverage including, but not limited to, contractual, products, and completed operations, in amounts not less than One Million and No/100 Dollars (\$1,000,000.00) for combined single limit, personal injury and property damage per occurrence or the equivalent; The County shall be added as an additional named insured to the policy;
 - B. Certificates of Insurance shall be filed with the County evidencing the above-referenced insurance and said Certificates shall provide that the policy may not be canceled or materially altered until at least thirty (30) days after written notice has been given to the County.
9. **COVENANTS RUNNING WITH THE LAND.** It is intended that the provisions of this Agreement shall constitute covenants running with the land or an equitable servitude upon the lands owned by the Association, applicable to all of the Common Areas and to all easements granted in favor of the Association as shown on the Plat on the Property described herein, or granted to the Association by any governing document applicable to it, or granted to the Association by any member of the Association, or any portion thereof of the foregoing. It is further intended that this Agreement shall be binding on the parties to this Agreement and their successors and assigns. This Agreement shall inure to the benefit of and be enforceable by the County, its respective legal representatives, successors, and assigns.
10. **AMENDMENT.** The provisions, restrictions and covenants of this Agreement and this Agreement itself shall not be modified or amended without the prior written consent of the Orange County Board of County Commissioners.
11. **TERMINATION.** This Agreement may be terminated by the County upon thirty (30) days prior written notice to the Association. This Agreement may be terminated by the Association upon forty-five (45) days written notice to the County c/o Orange County Traffic Engineer, 4200 South John Young Parkway, Orlando, Florida 32839-9205. Upon

termination of this Agreement, the Improvement(s) shall be removed at the Association's cost and expense and replaced at the Association's cost and expense with standard street and traffic signposts by the County.

12. **RECORDING.** This Agreement shall be recorded at the Association's expense in the Public Records of Orange County, Florida. This Agreement and the obligations created herein shall run with the Property and shall be enforceable against the parties, the grantees of any or all of the Property, or their successors and assigns in interest.

13. **EFFECTIVE DATE.** This Agreement shall become effective upon the date of execution by the County or upon the date of execution by the Association, whichever occurs later.



ORANGE COUNTY FLORIDA
By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

Date: 11.17.15

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: *Martha O. Haynie*
for Deputy Clerk

Date: NOV 17 2015

**SPRING LAKE VILLAS
HOMEOWNERS ASSOCIATION, INC.**

By: [Signature]

Print Name: GORDON WEST

Title: PRESIDENT

Date: 9-9-15

WITNESSES:

[Signature]
Signature

Victor Patel
Print Name

[Signature]
Signature

Biaggino Icherchura
Print Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 9 day of September 2015, by Gordon West, as President of Spring Lake Villas HOA, a Florida Not-For Profit Corp., on behalf of said corporation. He / she is personally known to me. - Provided ID

By: [Signature]

Print Name: Brian A Hawksley

Notary Public Commission Stamp



My Commission Expires: 4/15/2018

SPRING LAKE VILLAS

LOCATED IN SECTION 26, TOWNSHIP 23 SOUTH, RANGE 28 EAST
ORANGE COUNTY FLORIDA

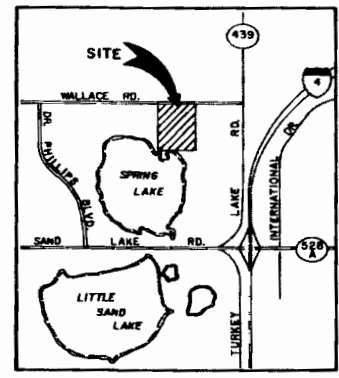
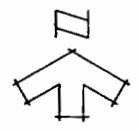
LEGAL DESCRIPTION:

A portion of the East half of the West half of the Southwest quarter of the Northeast quarter of Section 26, Township 23 South, Range 28 East; and the East half of the Southwest quarter of the Northeast quarter of Section 26, Township 23 South, Range 28 East, being more particularly described as follows:

Commence at the Northeast corner of the Southwest quarter of the Northeast quarter of the aforementioned Section 26, for a point of reference; thence run S 00 09' 44" M along the East line of said Southwest quarter of the Northeast quarter, 40.00 feet to a point on the South Right-of-Way line of Wallace Road, said point also being the Point of Beginning; thence continue S 00 09' 44" M, along said East line, 1271.56 feet to the South line of the aforesaid Southwest quarter of the Northeast quarter; thence run N 89 53' 15" M, along said South line, 893.09 feet to the West line of the East half of the West half of the aforementioned Southwest quarter of the Northeast quarter; thence run N 00 04' 56" E, along said West line, 1272.08 feet to a point on the aforesaid South Right-of-Way line of Wallace Road; thence run S 89 51' 27" E, along said South Right-of-Way line, 844.87 feet to the Point of Beginning

The above described tract of land lies in Orange County, Florida and contains 29.021 acres more or less.

CURVE	DELTA	RADIUS	ARC	TANGENT
1	6°01'52"	190.00	20.00	10.01
2	13°30'08"	175.00	41.24	20.72
3	12°25'28"	175.00	37.85	19.05
4	13°32'12"	175.00	41.35	20.77
5	10°00'52"	175.00	30.59	15.33
6	21°09'56"	100.00	36.94	18.60
7	18°08'34"	100.00	31.67	15.97
8	15°17'03"	100.00	26.68	13.42
9	18°28'38"	100.00	32.25	16.27
10	16°59'24"	100.00	29.65	14.94
11	90°00'00"	25.00	39.27	25.00
12	1°15'40"	100.00	2.20	1.10
13	18°45'48"	100.00	32.75	16.52
14	17°57'54"	100.00	31.35	15.81
15	14°56'21"	100.00	26.07	13.11
16	11°28'42"	100.00	20.03	10.05
17	25°38'47"	100.00	44.70	22.73
18	2°01'36"	100.00	3.54	1.77
19	20°34'37"	100.00	35.91	18.15
20	18°48'45"	100.00	32.83	16.57
21	18°33'32"	100.00	26.90	14.55
22	32°00'20"	100.00	55.86	28.68
23	1°03'56"	215.00	4.00	2.00
24	13°28'48"	215.00	50.58	25.41
25	25°54'58"	215.00	97.25	49.47
26	89°01'11"	50.00	78.56	50.02
27	89°58'48"	25.00	39.28	24.99
28	3°42'08"	100.00	6.46	3.23
29	20°20'51"	100.00	35.51	17.95
30	19°21'12"	100.00	33.78	17.05
31	18°58'18"	100.00	29.62	14.92
32	17°10'13"	100.00	29.97	15.10
33	12°28'08"	100.00	21.70	10.89
34	21°04'24"	100.00	36.78	18.60
35	18°52'24"	100.00	34.69	17.52
36	20°00'30"	100.00	34.92	17.64
37	14°34'04"	100.00	25.43	12.78
38	8°44'13"	100.00	15.25	7.64
39	84°15'35"	50.00	73.53	45.23
40	2°51'34"	165.00	8.23	4.12
41	87°08'28"	25.00	38.02	23.78
42	17°48'17"	50.00	15.54	7.83
43	30°11'22"	50.00	26.35	13.49
44	28°03'21"	50.00	25.36	12.95
45	52°18'44"	50.00	45.65	24.56
46	8°58'04"	50.00	6.08	3.04
47	86°47'30"	25.00	37.87	23.64
48	48°42'33"	125.00	101.90	53.97
49	2°48'08"	125.00	6.04	3.02
50	90°03'37"	50.00	78.59	50.05
51	89°56'48"	50.00	78.52	49.98
52	90°01'11"	25.00	39.28	25.01
53	11°05'09"	100.00	19.35	9.70
54	21°08'01"	100.00	36.91	18.67
55	17°37'44"	100.00	30.77	15.51
56	18°23'48"	100.00	32.11	16.19
57	15°59'55"	100.00	27.92	14.05



LOCATION MAP
N.T.S.

NOTES:

1. \square DENOTES PERMANENT REFERENCE MONUMENT (PRM) - 4" x 4" CONCRETE MONUMENT, PLS # 2280, SET UNLESS OTHERWISE NOTED.
2. \circ DENOTES PERMANENT CENTRAL POINT (P.C.P.) - DISC, PLS # 2050, SET.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC. 28-23-28.
4. UTILITY EASEMENTS - THERE IS A 10' EASEMENT ON THE REAR LINE OF ALL PERIMETER LOTS AND A 7 1/2' EASEMENT ON THE REAR OF INTERIOR LOTS. SIDE LOT EASEMENTS ARE AS SHOWN.
5. ALL LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED. (N.R. IS NOT RADIAL.)
6. TRACT IS TO BE OWNED AND MAINTAINED BY THE SPRING LAKE VILLAS HOMEOWNERS ASSOCIATION.
7. ACCESS RIGHTS TO WALLACE ROAD FROM LOTS 1 THRU 5 AND LOTS 30 THRU 50 ARE DEDICATED TO ORANGE COUNTY.
8. ACCESS RIGHTS TO SPRING LAKE DR. FROM LOTS 1-60 ARE DEDICATED TO ORANGE COUNTY.
9. THE 15' LANDSCAPE BUFFER SHOWN ON LOTS 1 THRU 5 AND LOTS 30 THRU 50 IS TO BE MAINTAINED BY THE SPRING LAKE VILLAS HOMEOWNERS ASSOCIATION.

SEE RESOLUTION COUNTY COMM. RESOLVED 11/16/84
A.D.E. TO BE FILED FOR RECORDING A 10 FOOT UTILITY
EASEMENT ALONG THE AREA OF LOTS 23 THRU 24

See Resolution by County Comm. Resolved 3-10-99

"SPRING LAKE VILLAS" DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the use and purposes therein expressed and dedicate the streets, easements, easements, A.G., I.D. shown herein to the perpetual use of the public. IN WITNESS WHEREOF, The undersigned, My hand and seal on JULY 26, 1984

WITNESSES:
Robert Duffner *Hubert Earley*
 OWNER

Mark Paul

STATE OF FLORIDA COUNTY OF ORANGE
 THIS IS TO CERTIFY, That on JULY 26, 1984
 before me, an officer duly authorized to take acknowledgments in this State and County aforesaid, personally appeared

HUBERT EARLEY

To me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the use and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

James H. Smith
 NOTARY PUBLIC
 My Commission Expires MARCH 18, 1988

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on AUGUST 10, 1984, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and plotted; that permanent reference monuments have been placed on corners; that same as required by Chapter 177, Florida Statutes; and that said land is located in Orange County, Florida. Dated AUGUST 10, 1984

James H. Smith Registration No. 2099

CERTIFICATE OF APPROVAL BY ZONING DIRECTOR

Examined and Approved: *Sharon Smith* 10/31/84
 Zoning Director Date

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: *Benny W. Cole* 11-7-84
 County Engineer Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 10-29-84 the foregoing plat was approved by the Board of County Commissioners of Orange County, Florida.

Ron Treanor Chairman of the Board
 Attest: *Thomas H. Hooker* Clerk
 By: *Mary Jo Harrison* Dep. Clerk of the Board

CERTIFICATE OF COUNTY COMPTROLLER

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on AUG 6 1984 at 2:16 PM File No. 22,22,005
Thomas H. Hooker County Comptroller

ADDITIONAL AND CORRECTIVE TO DEDICATION

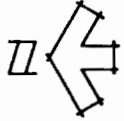
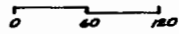
THE UNDERSIGNED HEREBY CERTIFIES THAT TO BE THE RELEASE OF A PARTIAL, LOTS IN OTHER JURISDICTION WITH THE PROPERTY DESCRIBED HEREON, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE UNDERSIGNED, AND AGREES THAT THE PARTIAL, LOTS IN OTHER JURISDICTION, WHICH ARE REFERRED TO IN OFFICIAL RECORDS, SHALL BE THE PROPERTY OF ORANGE COUNTY, FLORIDA, SHALL BE SUBJECTIVITY TO THE DEDICATION HEREON.

APPROVED AND DELIVERED IN THE PRESENCE OF:
Robert Duffner *Mark Paul*
James H. Smith *James H. Smith*
 Notary Public Notary Public
 State of Florida State of Florida
 County of Orange County of Orange

THIS IS TO CERTIFY, That on AUGUST 8, 1984 before me, an officer duly authorized to take acknowledgments in this State and County aforesaid, personally appeared MICHAEL W. ROSE to be known to be the person described in and who executed the foregoing dedication and consent to dedication and severally acknowledged the execution thereof to be his free act and deed for the use and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

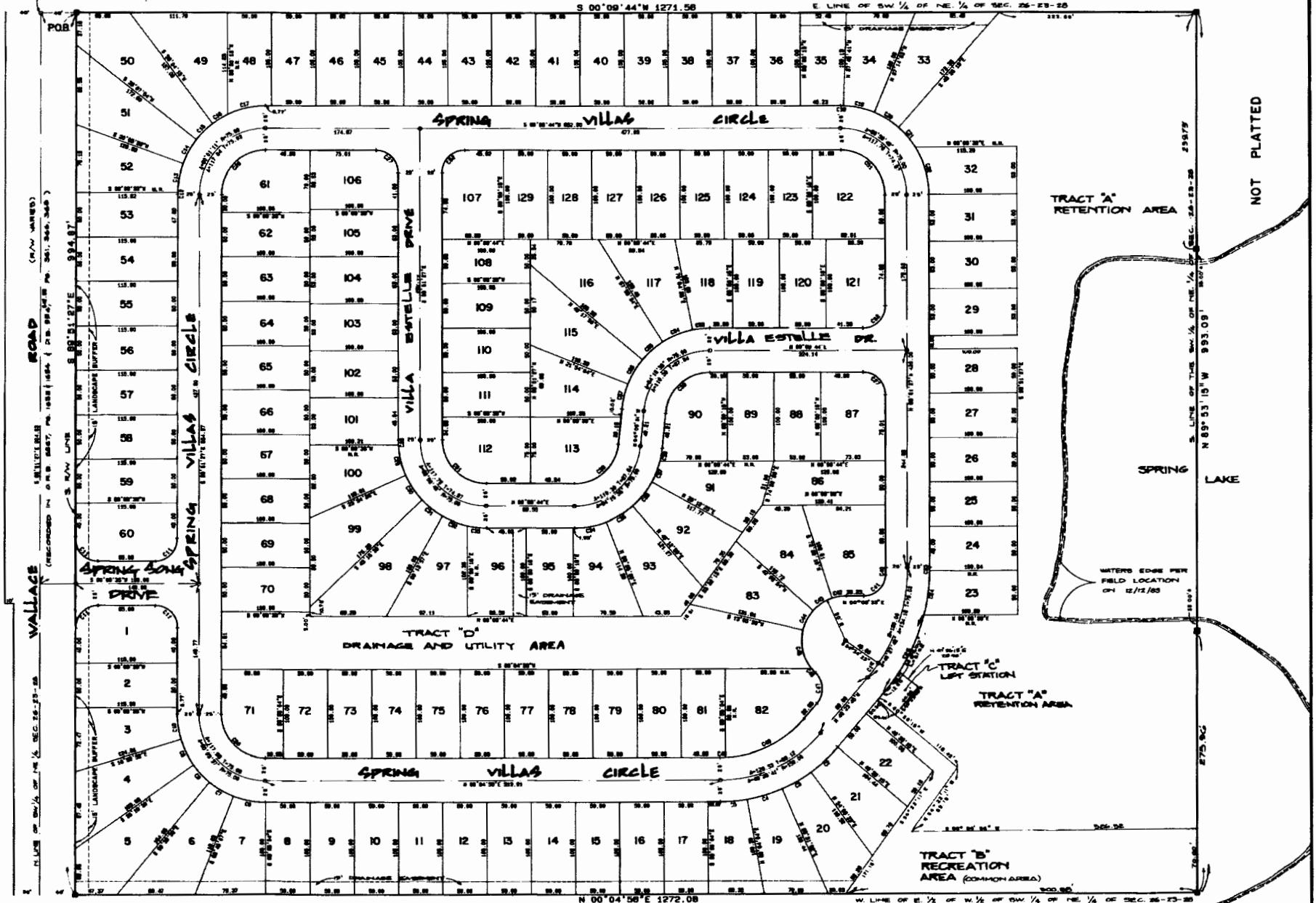
NOTARY PUBLIC: *James H. Smith*
 My Commission Expires FEB. 1985



SPRING LAKE VILLAS

NOT PLATTED

NE CORNER OF SW 1/4 OF NE 1/4 SEC. 26-23-28 PD 4"x4" C.M. NO. NUMBER 027N 015W



NOT PLATTED

SEE RESOLUTION COUNTY COMM. RECORDED 11/6/88 IN O.R. 4632 PAGE 1986 LOCATING A TO POST UTILITY EASEMENT ALONG THE REAR OF LOTS 48 THRU 52.



U.S. Department
of Transportation
**Federal Highway
Administration**

1200 New Jersey Ave., S.E.
Washington, DC 20590

**OUR FEDERAL HIGHWAY ADMINISTRATION APPROVAL LETTER
CERTIFYING THAT OUR POSTS MEET FHWA GUIDELINES FOR
“BREAKAWAY”.**

In Reply Refer To:
HSSD/SS-157

December 6, 2007

Mr. Reinhardt F. Cyphers
Addresses of Distinction, LLC
907 New Franklin Road
LaGrange, GA 30240

Dear Mr. Cyphers:

In your mail correspondence of October 18, 2007, you requested the Federal Highway Administration’s (FHWA) acceptance of your company’s aluminum tubes as a breakaway sign support. You referenced our acceptance letter SS-28 which reported on small sign support testing conducted in “weak” soil by the Florida Department of Transportation (DOT). In that letter we accepted as breakaway 3 inch (89 mm) diameter, 6061-T6 alloy aluminum tubes of 0.187 inches (4.75 mm) thickness when no more than one sign support was used within a seven foot span. The posts pulled out of the ground partially or completely, allowing the vehicle to gradually come to a stop. The two sign supports that you request to use have: (1) a diameter of 2.875 inches (73 mm) with a wall thickness of 0.203 inches (5.16 mm) and (2) a diameter of 2.375 inches (60 mm) with a wall thickness of 0.154 inches (60 mm). The three sign posts are compared in the following table:

Sign Post	Florida DOT	Addresses of Distinction, LLC	Addresses of Distinction, LLC
Diameter	3.5 in (89 mm)	2.875 inches (73 mm)	2.375 inches (60 mm)
Wall Thickness	0.187 in (4.75 mm)	.203 inches (5.16 mm)	0.154 inches (60 mm)
Alloy	6061-T6	6063-T52	6063-T52
Tensile Strength	45 ksi (310 MPa)	30 ksi (207 MPa)	27ksi (186MPa)
Yield Strength	40 ksi (275 MPa)	25 ksi (173 MPa)	21ksi (145Pa)
Cross Sectional Area	1.951 in ² (1257 mm ²)	1.70 in ² (1099mm ²)	1.70 in ² (1099 mm ²)
Anti-Rotation Hardware	Unknown	Yes	Yes

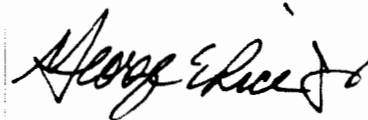
In addition to the Florida DOT sponsored testing to which you referred, earlier tests of 4 inch (100 mm) diameter thin-walled aluminum tubes were conducted in “strong” soil. These posts, which were fitted with anti-rotation hardware below the ground, fractured upon impact and were found to be crashworthy.

Your company's aluminum tube sign supports are smaller diameter and made of weaker alloy than the posts already found to be crashworthy in either strong or weak soil. Therefore your request regarding the two aluminum tube sizes to be used as sign supports as stated above is acceptable for use on Federal-aid highway projects when requested by a State.

Please note the following standard provisions that apply to FHWA letters of acceptance:

- This acceptance is limited to the crashworthiness characteristics of the devices and does not cover their structural features, nor conformity with the Manual on Uniform Traffic Control Devices.
- Any changes that may adversely influence the crashworthiness of the device will require a new acceptance letter.
- Should the FHWA discover that the qualification testing was flawed, that in-service performance reveals unacceptable safety problems, or that the device being marketed is significantly different from the version that was crash tested, it reserves the right to modify or revoke its acceptance.
- You will be expected to supply potential users with sufficient information on design and installation requirements to ensure proper performance.
You will be expected to certify to potential users that the hardware furnished has essentially the same chemistry, mechanical properties, and geometry as that submitted for acceptance, and that they will meet the crashworthiness requirements of the FHWA and the NCHRP Report 350.
- To prevent misunderstanding by others this letter of acceptance designated as number SS-157 shall not be reproduced except in full. This letter and the test documentation upon which this letter is based, is public information. All such letters and documentation may be reviewed at our office upon request.
- This acceptance letter shall not be construed as authorization or consent by the FHWA to use, manufacture, or sell any patented device for which the applicant is not the patent holder. The acceptance letter is limited to the crashworthiness characteristics of the candidate device, and the FHWA is neither prepared nor required to become involved in issues concerning patent law. Patent issues, if any, are to be resolved by the applicant.

Sincerely yours,



George E. Rice, Jr.
Acting Director, Office of Safety Design
Office of Safety

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Bouchard Insurance (KIS) 222 Church Street Kissimmee, FL 34741 407 847-2841		CONTACT NAME: Deloris (Dee) A Moore PHONE (A/C, No, Ext): 407-569-1512 FAX (A/C, No): 407 846-2841 E-MAIL ADDRESS: delorismoore@bouchardinsurance.com	
INSURED Spring Lake Villas HOA, of Orange County Inc. 7512 Dr Phillips Blvd PMB50170 Orlando, FL 32819		INSURER(S) AFFORDING COVERAGE	
		INSURER A : Westfield Insurance Company	NAIC # 24112
		INSURER B : Travelers Cas & Surety Co of	31194
		INSURER C :	
		INSURER D :	
		INSURER E :	

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**


THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> 30 Day Cancellation GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	Y	CWP5952218	04/13/2015	04/13/2016	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$100,000 MED EXP (Any one person) \$5,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS - COMP/OP AGG \$2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$					EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y/N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A				WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
B	Directors & Officers Liabilit		105922414	04/13/2015	04/13/2016	1,000,000 /2,500 DED

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

30 Day notice of cancellation applies IL7035

NOTICE:
(See Attached Descriptions)

CERTIFICATE HOLDER Orange County Board of County Commissioners 201 S Rosalind Avenue Orlando, FL 32802		CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 	
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DESCRIPTIONS (Continued from Page 1)

Bouchard Insurance is required to comply with the licensing agreement we hold with ACORD. ACORD, in conjunction with the Department of Insurance, creates and enforces the rules and regulations pertaining to proper use of the Certificate of Liability Insurance form.

We are required to mark a Y next to the line of business in which the Additional Insured or Waiver of Subrogation coverage applies. According to ACORD, the Description of Operations section must be limited to describing information necessary to identify the operations, locations and vehicles for which the certificate was issued. Please note the Description of Operations section of the Certificate cannot be used to add additional information except as just described. Marking a Y next to the line of business adequately documents coverage. Equally important, it satisfies the rules and regulations governing the proper use of the Certificate of Liability Insurance form.

Certificate is a reflection of the current coverages provided for the insured. Limits and coverages are afforded to the certificate holder only if required by written contract.