



**GULFSTREAM POLO
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
OCTOBER 21, 2021
4:00 P.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.gulfstreampolocdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
GULFSTREAM POLO
COMMUNITY DEVELOPMENT DISTRICT
Oaks Center
2501A Burns Road
Palm Beach Gardens, Florida 33410
REGULAR BOARD MEETING
October 21, 2021
4:00 P.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish a Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
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- G. Old Business
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- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

Publication Date
2021-10-12

Subcategory
Miscellaneous Notices

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Gulfstream Polo Community Development District will hold Regular Board Meetings in the offices located at The Oaks Center, 2501A Burns Road, Palm Beach Gardens, Florida 33410 at 4:00 p.m., on the following dates: October 21, 2021 November 18, 2021 December 16, 2021 January 20, 2022 February 17, 2022 March 17, 2022 April 21, 2022 May 19, 2022 June 16, 2022 July 21, 2022 August 18, 2022 September 15, 2022 The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting. From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record. If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based. In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at 561-630-4922 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting. Meetings may be cancelled from time to time without advertised notice. GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
www.gulfstreampolocdd.org 10-7/2021

**GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 19, 2021**

A. CALL TO ORDER

The Gulfstream Polo Community Development District (the “District”) Regular Board Meeting of August 19, 2021, was called to order at 10:30 a.m. at the Oaks Center located at 2501A Burns Road, Palm Beach Gardens, Florida 33410.

B. PROOF OF PUBLICATION

Proof of publication was presented which showed that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on July 30, 2021, and August 6, 2021, as legally required.

C. ESTABLISH A QUORUM

A quorum was established with the following Supervisors present: Vice Chairman Andrew Maxey and Supervisors Garrett Dinsmore and Jamaine Lemon.

Also present were the following staff members: District Manager Jason Pierman of Special District Services, Inc.; District Counsel Alyssa Willson of Hopping, Green & Sams (via phone); and District Engineer Jeff Schnars of Schnars Engineering Corporation (via phone).

D. ADDITIONS OR DELETIONS TO AGENDA

A discussion regarding plat assignments was added under New Business.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. June 8, 2021, Special Board Meeting

The minutes of the June 8, 2021, Special Board Meeting were presented for approval.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Maxey and passed unanimously approving the minutes of the June 8, 2021, Special Board Meeting, as presented.

The Regular Board Meeting was then recessed and the Public Hearing was opened.

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which showed that notice of the Public Hearing had been published in *The Palm Beach Post* on July 30, 2021, and August 6, 2021, as legally required.

2. Receive Public Comment on Fiscal Year 2021/2022 Final Budget

There was no public comment on the Fiscal Year 2021/2022 Final Budget.

3. Consider Resolution No. 2021-03 – Adopting a Fiscal Year 2021/2022 Final Budget

Resolution No. 2021-03 was presented, entitled:

RESOLUTION 2021-03

THE ANNUAL APPROPRIATION RESOLUTION OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Lemon and passed unanimously adopting Resolution No. 2021-03, as presented.

The Public Hearing was then closed and the Regular Board Meeting was reconvened.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2021-04 – Adopting a Fiscal Year 2021/2022 Meeting Schedule

Resolution No. 2021-04 was presented, entitled:

RESOLUTION NO. 2021-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2021/2022 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Lemons and passed unanimously adopting Resolution No. 2021-04, as presented.

2. Discussion Regarding Plat Assignments

Mr. Schnars explained that there were missing easements and right-of-ways for the District, and that Mr. Johnson had all recorded plats and was preparing easement documents or assignments to the District. Ms. Willson added that there were other areas on the plat that needed to be assigned. No new easements need to be created because the areas are either dedicated by plat to the HOA or will be assigned to the District. Mr. Schnars noted that the buffer tract might need an easement created for it.

A **motion** was made by Mr. Dinsmore, seconded by Mr. Maxey, and unanimously passed authorizing staff to prepare assignments or other instruments from the Association or District, and for the Chair to execute the documents.

J. ADMINISTRATIVE MATTERS

There were no Administrative Matters to come before the Board.

K. BOARD MEMBER COMMENTS

There were no comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Lemon, seconded by Mr. Dinsmore and passed unanimously to adjourn the meeting at 10:43 a.m.

ATTESTED BY:

Secretary/Assistant Secretary

Chairperson/Vice-Chair

RESOLUTION NO. 2021-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Gulf Stream Polo Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE GULF STREAM POLO COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2020/2021 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 21st day of October, 2021.

ATTEST:

**GULF STREAM POLO
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Gulfstream Polo
Community Development District

**Amended Final Budget For
Fiscal Year 2020/2021
October 1, 2020 - September 30, 2021**

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AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
O & M Assessments	78,774	78,286	78,286
Debt Assessments - 2017	206,739	206,748	206,748
Debt Assessments - 2019	529,876	523,553	523,553
Developer Contribution - 2019 Debt	99,412	487,315	487,315
Other Revenue	0	0	0
Interest Income	60	135	133
TOTAL REVENUES	\$ 914,861	\$ 1,296,037	\$ 1,296,035
EXPENDITURES			
Supervisor Fees	0	0	0
Payroll Taxes - Employer	0	0	0
Engineering/Inspections	2,500	2,000	624
Management	35,232	35,232	35,232
Legal	12,000	5,000	1,197
Assessment Roll	5,000	5,000	5,000
Audit Fees	5,000	5,000	5,000
Arbitrage Rebate Fee	650	650	650
Insurance	5,800	5,251	5,251
Legal Advertisements	1,500	1,800	1,531
Miscellaneous	600	300	22
Postage	300	90	82
Office Supplies	725	200	173
Dues & Subscriptions	175	175	175
Trustee Fee	6,400	7,211	7,211
Continuing Disclosure Fee	2,000	1,500	1,500
Miscellaneous Maintenance	0	3,000	3,000
TOTAL EXPENDITURES	\$ 77,882	\$ 72,409	\$ 66,648
REVENUES LESS EXPENDITURES	\$ 836,979	\$ 1,223,628	\$ 1,229,387
Bond Payments - 2017	(194,335)	(198,569)	(198,569)
Bond Payments - 2019	(591,531)	(990,155)	(990,155)
BALANCE	\$ 51,113	\$ 34,904	\$ 40,663
Property Appraiser & Tax Collector Fee	(18,296)	(9,021)	(9,021)
Discounts For Early Payments	(36,592)	(23,905)	(23,905)
EXCESS/ (SHORTFALL)	\$ (3,775)	\$ 1,978	\$ 7,737
Carryover From Prior Year	3,775	3,775	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 5,753	\$ 7,737
FUND BALANCE AS OF 9/30/20		\$26,952	
FY 2020/2021 ACTIVITY		\$1,978	
FUND BALANCE AS OF 9/30/21		\$28,930	

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2017
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	25	11	10
NAV Assessment Collection	194,335	198,569	198,569
Total Revenues	\$ 194,360	\$ 198,580	\$ 198,579
EXPENDITURES			
Principal Payments	55,000	55,000	55,000
Interest Payments	128,813	129,775	129,775
Bond Redemption	10,547	0	0
Total Expenditures	\$ 194,360	\$ 184,775	\$ 184,775
Excess/ (Shortfall)	\$ -	\$ 13,805	\$ 13,804

FUND BALANCE AS OF 9/30/20	\$243,934
FY 2020/2021 ACTIVITY	\$13,805
FUND BALANCE AS OF 9/30/21	\$257,739

Notes

Reserve Fund Balance = \$93,613*. Revenue Fund Balance = \$164,126*

Revenue Fund Used To Fund 11/1/21 Principal & Interest Payment Of \$119,406

(Principal: \$55,000 + Interest: \$64,406 = \$119,406).

* Approximate Amounts

Series 2017 Bond Information

Original Par Amount =	\$2,870,000	Annual Principal Payments Due:
Interest Rate =	3.5% - 5.0%	November 1st
Issue Date =	August 2017	Annual Interest Payments Due:
Maturity Date =	November 2047	May 1st & November 1st
Par Amount As Of 9/30/21 =	\$2,740,000	

AMENDED FINAL BUDGET
GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND - SERIES 2019
FISCAL YEAR 2020/2021
OCTOBER 1, 2020 - SEPTEMBER 30, 2021

	FISCAL YEAR 2020/2021 BUDGET 10/1/20 - 9/30/21	AMENDED FINAL BUDGET 10/1/20 - 9/30/21	YEAR TO DATE ACTUAL 10/1/20 - 9/29/21
REVENUES			
Interest Income	25	26	24
NAV Assessment Collection	591,531	602,252	602,252
Payment By Developer	0	387,903	387,903
Total Revenues	\$ 591,556	\$ 990,181	\$ 990,179
EXPENDITURES			
Principal Payments	190,000	185,000	185,000
Interest Payments	400,256	403,031	403,031
Bond Redemption	1,300	0	0
Transfer To Construction Fund	0	14	14
Total Expenditures	\$ 591,556	\$ 588,045	\$ 588,045
Excess/ (Shortfall)	\$ -	\$ 402,136	\$ 402,134

FUND BALANCE AS OF 9/30/20	\$295,792
FY 2020/2021 ACTIVITY	\$402,136
FUND BALANCE AS OF 9/30/21	\$697,928

Notes

Reserve Fund Balance = \$295,766*. Revenue Fund Balance = \$402,162*
Revenue Fund Used To Fund 11/1/21 Principal & Interest Payment Of \$116,244
(Principal: \$190,000 + Interest: \$200,128 = \$390,128).
11/1/20 Principal & Interest Payment Was Developer Funded.
* Approximate Amounts

Series 2019 Bond Information

Original Par Amount =	\$9,860,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.375%	November 15th
Issue Date =	August 2019	Annual Interest Payments Due:
Maturity Date =	November 2049	May 15th & November 15th
Par Amount As Of 9/30/21 =	\$9,675,000	

PREPARED BY AND RETURN TO:

Jonathan T. Johnson, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

ASSIGNMENT OF DRAINAGE EASEMENTS

THIS ASSIGNMENT OF DRAINAGE EASEMENTS is executed as of this ___ day of _____, 2021, by **THE FIELDS HOMEOWNER’S ASSOCIATION, INC.**, a Florida not for profit corporation, whose address is c/o Castle Group, 500 S. Australian Avenue, Suite 700, West Palm Beach, Florida 33401 (hereinafter called “Assignor”), in favor of **GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose address is c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (hereinafter called “Assignee”).

W I T N E S S E T H:

That Assignor, for an in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, transfers, and assigns to Assignee the easements described on **Exhibit A** attached hereto.

This Assignment Drainage Easements shall be for the use and benefit of both Assignee and its successors and assigns.

The easement rights granted and assigned herein are not exclusive to Assignee, and Assignor shall be permitted to continue its use of said easements, so long as such use does not unduly interfere with Assignee’s use of said easements.

IN WITNESS WHEREOF, Assignor has hereunto set its hand and seal the day and year first above written.

[SIGNATURES BEGIN ON FOLLOWING PAGE]

Signed, sealed and delivered in the presence of:

**THE FIELDS HOMEOWNER'S
ASSOCIATION, INC.**, a Florida not
for profit corporation

Name: _____
Title: _____

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this ____ day of _____, 2021, by
_____, _____ of the Fields Homeowner's
Association, Inc., on its behalf [] is personally known to me or who [] has produced
_____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

Those certain Drainage Easements and Access and Drainage Maintenance Easements established on the plat of Gulfstream Polo PUD, Plat Two, as recorded at Plat Book 125, Pages 130-137; together with those certain Drainage and Access and Drainage Maintenance Easements established on the plat of Gulfstream Polo PUD, Plat Three, as recorded at Plat Book 127, Pages 162-176; together with those certain Drainage and Access and Drainage Maintenance Easements established on the plat of Gulfstream Polo PUD, Plat Four, as recorded at Plat Book 128, Pages 154-162.

PREPARED BY AND RETURN TO:
Jonathan T. Johnson, Esquire
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

STREETS, WATER MANAGEMENT, AND BUFFER EASEMENT AGREEMENT

THIS STREETS, WATER MANAGEMENT, AND BUFFER EASEMENT AGREEMENT (this “**Easement Agreement**”) is made this ____ day of _____, 2021, by and between:

THE FIELDS HOMEOWNER’S ASSOCIATION, INC., a Florida not for profit corporation, whose address is c/o Castle Group, 500 S. Australian Avenue, Suite 700, West Palm Beach, Florida 33401 (“**Grantor**”); and

GULFSTREAM POLO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government organized under Chapter 190, Florida Statutes, whose address is c/o Special District Services, Inc., 2501A Burns Road, Palm Beach Gardens, Florida 33410 (“**Grantee**”).

Grantor and Grantee are sometimes collectively referred to in this Easement Agreement as “the Parties” and individually as “a Party”.

RECITALS

A. Grantor is the holder of certain reservations for private streets, residential access streets, and buffer tracts as described in **Exhibit A** (“**Easement Area**”);

D. Grantor desires to grant to Grantee a non-exclusive, perpetual easement over, across, and upon the Easement Area; and

D. Grantor and Grantee wish to memorialize the terms of their agreement with respect to the Easement Area.

NOW THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereby agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby incorporated as terms.
2. Grant of Access Easement. Subject to the terms and conditions set forth herein, Grantor grants, bargains, and conveys the Easement. The Easement shall be for the benefit of Grantee and its successors and assigns. The Easement shall be non-exclusive.
3. Rights Reserved by Grantor. Grantor reserves and retains the right to use any portion of the Easement Area for any and all purposes which do not unreasonably interfere with or prevent the use or enjoyment by Grantee of the Easement granted herein, including the right to cross the Easement Area.
4. Covenants Running with the Land. This Easement Agreement and all rights, privileges, benefits, easements, covenants, burdens, conditions, and obligations created by this Easement Agreement shall run with the land as appurtenant thereto, and shall inure to the benefit of, and be binding upon, Grantor and Grantee, and their respective successors-in-title and assigns.
5. Default. A default by any party under this Easement Agreement shall entitle the other party to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.
6. Enforcement of Agreement. In the event that the Grantor or the Grantee seeks to enforce this Easement Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution or appellate proceedings.
7. Controlling Law. This Easement Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.
8. Severability. The invalidity or unenforceability of any one or more provisions of this Easement Agreement shall not affect the validity or enforceability of the remaining portions of this Easement Agreement, or any part of this Easement Agreement not held to be invalid or unenforceable.
9. Authorization. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.
10. Amendments. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

11. Entire Agreement. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Easement Agreement.

12. Counterparts. This instrument may be executed in any number of counterparts, each of which, when executed and delivered, shall constitute an original, and such counterparts together shall constitute one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[Signatures on following page]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first written above.

“Grantor”

Signed, sealed and delivered
in the presence of:

_____, a _____

(Signature)

By: _____

Print Name: _____

As its: _____

(Print Name)

(Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 202____, by _____, as _____, on behalf of _____, a _____. He [] is personally known to me or [] has produced _____ as identification.

Notary Public

“Grantor”

**THE FIELDS HOMEOWNER’S
ASSOCIATION, INC.**, a Florida not
for profit corporation

Name: _____
Title: _____

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this _____ day of _____, 2021, by
_____, _____ of the Fields Homeowner’s
Association, Inc., on its behalf [] is personally known to me or who [] has produced
_____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

“Grantee”

**GULFSTREAM POLO COMMUNITY
DEVELOPMENT DISTRICT**, a local unit
of special purpose government

Name: _____
Title: _____

Witnesses:

(Signature)
Name: _____

(Signature)
Name: _____

**STATE OF FLORIDA
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this ____ day of _____, 2021, by
_____, _____ of the Fields Homeowner’s
Association, Inc., on its behalf [] is personally known to me or who [] has produced
_____ as identification, and did [] or did not [] take the oath.

Notary Public, State of Florida

Print Name: _____
Commission No.: _____
My Commission Expires: _____

Exhibit A – Description of the Easement Area

EXHIBIT A

Description of the Easement Area

Those certain Private Street Reservations and Residential Access Street Reservations established on the plat of the Gulfstream Polo PUD, Plat One, as recorded at Plat Book 123, Pages 80-95; together with those certain Private Street Reservations and Residential Access Street Reservations established on the plat of the Gulfstream Polo PUD, Plat Two, as recorded at Plat Book 125, Pages 130-137; together with those certain Private Street Reservations and Residential Access Street Reservations established on the plat of the Gulfstream Polo PUD, Plat Three, as recorded at Plat Book 127, Pages 162-176; together with those certain Private Street Reservations and Residential Access Street Reservations established on the plat of the Gulfstream Polo PUD, Plat Six, as recorded at Plat Book 131, Pages 186-189; together with those certain Water Management Tract Reservations established on the plat of the Gulfstream Polo PUD, Plat One, as recorded at Plat Book 123, Pages 80-95; together with those certain Water Management Tract Reservations established on the plat of the Gulfstream Polo PUD, Plat 3, as recorded at Plat Book 127, Pages 162-176; together with those certain Water Management Tract Reservations established on the plat of the Gulfstream Polo PUD, Plat Four, recorded at Plat Book 128, Pages 154-162; together with those certain Buffer Tract Reservations established on the plat of the Gulfstream Polo PUD, Plat Six, as recorded at Plat Book 131, Pages 186-189.