

**COMMUNITY DEVELOPMENT DISTRICT SYSTEMS
AND FACILITIES OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT is entered into this _____ day of _____, 2015, 20____, intending to be effective as of the _____ day of _____, 2015, 20____, (the "Effective Date") by and between the **RIVERWOOD COMMUNITY DEVELOPMENT DISTRICT**, an independent special district established pursuant to Chapter 190, Florida Statutes (the "District"), and the **RIVERWOOD COMMUNITY ASSOCIATION, INC.**, a Florida not-for-profit corporation (the "Association").

BACKGROUND

A. A. The District is a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and was created by an ordinance enacted by Board of County Commissioners of Charlotte County, Florida effective as of October 29, 1991.

B. B. The District has the authority to and has exercised powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge, extend, and equip, certain systems and facilities for roads, water management, street lights, preserve/environmental areas, lakes, security and parks and recreational facilities in the Riverwood community (the "Facilities"). The Association owns certain common property, including but not limited to lakes, roadways, and preserve/environmental areas in the community.

C. C. The Association was established to carry out and fulfill all of its obligations set forth in that certain Declaration of Covenants, Conditions, and Restrictions for Riverwood, recorded in Official Records Book 1227, Page 1371; as amended, modified and supplemented from time to time (collectively, the "Declaration"), encumbering the Riverwood Development.

D. D. For a period of time during the development of Riverwood, certain roads, lakes, and developed roads, lakes, and preserve areas to the Association. As a result, portions of the property and infrastructure are owned or controlled by the District, and other portions of the properties and infrastructure are owned or controlled by the Association.

E. Section 6.3 of the Declaration provides the Association with the authority to maintain District property through agreements between the District and the Association.