



WEHA

Washington Estates Homeowners Association, Inc.
6315 Presidential Lane, Lakeland, Florida 33811

April 14, 2025

Agenda item discussion.

Annual meeting of the members.

Grounds maintenance of Common Areas

During our board meeting of February 20, 2025, it was discussed that we needed to come up with a budget figure for grounds maintenance. We also discussed the necessity of determining the scope of the work before we could initiate the bidding process for the project. There were also questions about the County's and the association's respective responsibilities. The matter was tabled.

After study of the applicable governing documents, I submit the following information for discussion:

- The association's jurisdiction is marked on the plat map by a dark black line encircling the entire development. The association has no legal authority outside of those boundaries.
- The notes at the bottom right of the plat map outline the details of an agreement made between the developer and the County, delineating the responsibilities for maintenance, grass mowing, inspection and re-certification of the surface water management system components, both inside and outside of the association's jurisdictional boundaries.
- The notes create a binding agreement between the association and the County.
- The notes create a binding agreement between the lot owners and the County.
- The plat map was filed with the County on April 18, 2007 and remains the official record.
- Paragraph 2 of the official document states in part, ***"lot owners shall be responsible for mowing the grassed areas including drainage ditches or swales in the road right-of-ways and drainage easements, and for retaining design unchanged."***
- Paragraph 9 states, ***"The homeowners association shall be responsible for the maintenance of all retention/detention ponds, ditches, or swales in tracts or easements as shown on this plat; including the re-certification of all storm water management systems to the water management district."***

(Plat map and notes attached).

UNPLATTED LANDS

STATE PLANE COORDINATES
N = 1314809.77
E = 644912.33

S89°47'53"E

640.90'

(PART OF TRACT A)

LOT-7

LOT-8

LOT-9

LOT-6

LOT-5

LOT-10

LOT-4

LOT-11

LOT-3

LOT-12

LOT-2

LOT-13

LOT-1

PRESIDENTIAL LANE

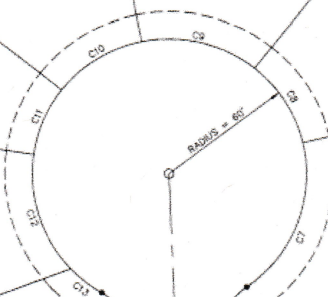
OLD GOVERNMENT ROAD

TRACT A
RETENTION, LANDSCAPE, &
OPEN SPACE AREA
SUBJECT TO A BLANKET
PUBLIC DRAINAGE EASEMENT

STATE PLANE COORDINATES
N = 1314359.37
E = 645556.33
VERTICAL CONTROL POINT
TOP OF CONCRETE MONUMENT
ELEVATION = 122.70

ADDITIONAL RIGHT-OF-WAY
DEDICATED BY THIS PLAT

RIGHT-OF-WAY LINE
PER DEED



12' UTILITY EASEMENT

15' PUBLIC DRAINAGE EASEMENT
7.5' EACH SIDE

NOT RADIAL
S72°01'00"W
215.77

S72°01'00"W
241.94

S72°01'00"W
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NOTES

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 20, TOWNSHIP 29, RANGE 23 EAST, POLK COUNTY, FLORIDA, THAT BEARING BEING N00°05'34"E AS SHOWN ON DRAWING LABELED (BASIS OF BEARING).
2. THE COUNTY WILL PERFORM FUNCTIONAL MAINTENANCE OF ROADWAYS, DITCHES, AND SWALES IN THE ROAD RIGHT-OF-WAY. LOT OWNERS SHALL BE RESPONSIBLE FOR MOWING THE GRASSED AREAS INCLUDING DRAINAGE DITCHES OR SWALES IN ROAD RIGHT-OF-WAYS AND DRAINAGE EASEMENTS, AND FOR RETAINING DESIGN UNCHANGED. A LOT OWNER SHALL NOT EXCAVATE, OR PLACE FILL MATERIAL, LANDSCAPING, OR A BUILDING IN ROAD RIGHT-OF-WAYS OR DRAINAGE EASEMENTS.
3. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ALL LOT LINES TO A CURVE ARE RADIAL LINES UNLESS INDICATED OTHERWISE.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
6. ELEVATIONS SHOWN ARE RELATIVE TO NGVD 1929 DATUM AND ARE BASED ON POLK COUNTY BENCHMARK #93201102, A RAILROAD SPIKE IN POWER POLE WITH TRANSFORMER ON SOUTH SIDE OF OLD GOVERNMENT ROAD 1/4 MILE WEST OF HATCHER ROAD, ELEVATION 123.85'.
7. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON POLK COUNTY HORIZONTAL CONTROL DENSIFICATION PROJECT, FLORIDA WEST ZONE, NAD 1983/1990.
8. LANDS IN THE VICINITY OF A STORM WATER RETENTION/DETENTION POND, DITCH, OR SWALE MAY BE SUBJECT TO TEMPORARY STANDING WATER WHEN CONDITIONS DECREASE THE RATE OF PERCOLATION AND PROPER DRAINAGE.
9. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL RETENTION/DETENTION PONDS, DITCHES, OR SWALES IN TRACTS OR EASEMENTS AS SHOWN ON THIS PLAT; INCLUDING THE RE-CERTIFICATION OF ALL STORM WATER MANAGEMENT SYSTEMS TO THE WATER MANAGEMENT DISTRICT.
10. THE DEVELOPER, EASTERN-WESTERN VENTURES, INC., SHALL BE RESPONSIBLE FOR ALL DUTIES AND RESPONSIBILITIES, INCLUDING THE OPERATION, MANAGEMENT, AND RECERTIFICATION OF THE STORMWATER MANAGEMENT SYSTEMS DEDICATED TO THE WASHINGTON ESTATES HOMEOWNERS' ASSOCIATION AS PART OF THIS PLAT UNTIL SUCH TIME AS THE ASSOCIATION RECORDS A VALID LEGAL INSTRUMENT IN THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA WHICH ESTABLISHES AN OBLIGATION TO ACCEPT AND FULFILL THOSE DUTIES AND RESPONSIBILITIES.
11. THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
12. PER THE F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 12105C0460 F, DATED 12/20/00, THIS PROPERTY LIES IN FLOOD ZONES "A" & "X", AS SHOWN.
13. FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING. YOU SHOULD CONTACT POLK COUNTY AND OBTAIN THE LATEST INFORMATION ON FLOOD ELEVATIONS AND RESTRICTIONS BEFORE MAKING PLANS FOR THE USE OF THIS PROPERTY. EVEN MEETING POLK COUNTY STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWER SYSTEMS AND WATER WELL SYSTEMS WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.
14. THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 7224, PAGE 340, PUBLIC RECORDS OF POLK COUNTY,