

This instrument was prepared by:

Jere Earlywine, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
THE WINSTON COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on December 8, 2025, and pursuant to a petition filed by Enclave Housing, LLC, the City Commission of the City of Wildwood, Florida, enacted Ordinance No. O2025-56, which became effective December 8, 2025, establishing The Winston Community Development District (“**District**”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity under Section 189.014, *Florida Statutes*.

THE WINSTON COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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IN WITNESS WHEREOF, this Notice has been executed on this 15 day of December, 2025, and recorded in the Official Records of Sumter County, Florida.

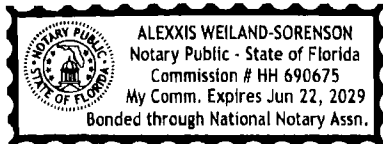
Rebecca B. Enfinger
Name: Rebecca Enfinger
Address: 107 West College Avenue
Tallahassee, Florida 32301

Jere Earlywine
Jere Earlywine, District Counsel
Kutak Rock, LLP

Steph W...
Name:
Address: 107 West College Avenue
Tallahassee, Florida 32301

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of December, 2025, by Jere Earlywine, as District Counsel of The Winston Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.



(NOTARY SEAL)

Alexis Weiland-Sorenson
NOTARY PUBLIC, STATE OF FLORIDA

Name: Alexis Weiland-Sorenson
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

Exhibit A
Property Description

PARCEL 1:

THE WEST 905.88 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; EXCEPT THE NORTH 685 FEET OF THE WEST 660 FEET THEREOF. AND EXCEPT 25 FEET FOR ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214.

TOGETHER WITH:

THE EAST 282.91 FEET OF THE NORTH 685 FEET OF THE WEST 660 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, EXCEPT THE NORTH 25 FEET THEREOF FOR ROAD RIGHT OF WAY FOR COUNTY ROAD NO. 214.

PARCEL 2:

THE N.W. 1/4 OF THE N.E. 1/4, AND THE N.E. 1/4 OF THE N.W. 1/4, AND THE EAST 60.00 FEET OF THE S.W. 1/4 OF THE N.E. 1/4, OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA,

EXCEPT THE WEST 905 FEET OF THE N.E. 1/4 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA. AND EXCEPT ROAD RIGHT-OF-WAY ALONG THE NORTH BOUNDARY FOR COUNTY ROAD NO. 214 AND ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

PARCEL 3:

A PORTION OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF THE S.W. 1/4 OF THE N.E. 1/4; THENCE RUN NORTH 440 YARDS; THENCE WEST 320 YARDS; THENCE SOUTH 440 YARDS; THENCE EAST TO THE POINT OF BEGINNING.

EXCEPT THE EAST 60 FEET THEREOF.

AND

EXCEPT A PORTION OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 19;
THENCE S89°50'05"E ALONG THE NORTH LINE OF SAID N.E. 1/4, A DISTANCE OF 363.00

FEET; THENCE S00°05'34"E, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1329.82 FEET TO THE NORTH LINE OF THE SOUTH 1320 FEET (440 YARDS) OF THE N.E. 1/4 AND THE POINT OF BEGINNING; THENCE CONTINUE S00°05'34"E, A DISTANCE OF 1320.00 FEET TO THE SOUTH LINE OF SAID N.E. 1/4; THENCE S89°53'17"E, ALONG SAID SOUTH LINE A DISTANCE OF 630.00 FEET; THENCE N00°05'34"W, PARALLEL WITH THE WEST LINE OF SAID N.E. 1/4, A DISTANCE OF 1320.00 FEET; THENCE N89°53'17"W, ALONG SAID NORTH LINE OF SOUTH 1320 FEET OF SAID N.E. 1/4, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING. EXCEPT ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY FOR COUNTY ROAD NO. 216.

APPROXIMATELY 83.16 ACRES IN TOTAL.