

## HERITAGE HARBOUR SOUTH CDD DISASTER RECOVERY PLAN

The Heritage Harbour South Community Development District (District) comprises distinct areas within its boundaries. Included is the gated area of the Stoneybrook Community and its gatehouse, gates, waterways and roads; the Lighthouse Cove Community and its waterways and roads; and open non-community common areas that contain the recreation fields, waterways and roadways. There is also the Stoneybrook Golf Club and golf course that contains its waterways, cart paths and internal use roadways. In addition, there is a new townhome area adjacent to Lighthouse Cove.

Disaster planning can be prepared for many forms of “disasters” to include major wind damages (hurricane/tornado) as well as flooding, fire, drought and others. For the purpose of this plan, the focus is primarily recovery from wind damage and flooding.

There are several organizations within the District that have maintenance responsibility for the respective structures, waterways, ponds, trees, streetlights and grounds within their areas. Below is a listing of the organizations significant to this planning:

- Heritage Harbour South Community Development District (District)
- Heritage Harbour Master Homeowners Association (Master HOA)
- Stoneybrook Home Owners Association (Stoneybrook HOA)
- Lighthouse Cove Homeowners Association (LHC HOA)
- Stoneybrook Golf Club (Golf Club)

For planning purposes, the list below will address the most significant areas estimated as an effect of major wind damage or flooding event.

### Wind Damage

Wind damages could result in trees, streetlights, street signs or structures along the roads potentially falling into the roadways and blocking traffic.

This plan calls for the Master HOA to coordinate with its landscape contractor to clear blockage from trees, vegetation and other wind-blown objects on the roads along the major corridors leading into and through the community. These include the Grand Harbour Parkway, River Heritage Blvd. and Heritage Greens Way. The Stoneybrook HOA and the Lighthouse Cove HOA will coordinate with their landscape contractor to clear similar blockage of the roads throughout their respective community.

The Master HOA, Stoneybrook HOA and Lighthouse Cove HOA will arrange with a vendor of their choice to have structures or other non-vegetation debris removed from the roadways of their respective responsibility to allow for safe traffic movement. Each HOA will also coordinate with Florida Power and Lighting (FPL) to have crews remove fallen streetlights from the roadways in their respective areas, where necessary.

The Golf Club will be responsible for remediating any form of wind damage to its property or grounds.

### Flooding - Drainage Issues (Stormwater System Blockage)

For areas outside of Stoneybrook and Lighthouse Cove, the Master HOA will have primary responsibility to ensure the drainage in the stormwater system is functioning properly. Within Stoneybrook and Lighthouse Cove, the District has primary responsibility to maintain the stormwater drainage systems. During or after a flooding situation, the District will coordinate with its aquatic service provider or other vendors to have blocked structures cleared where necessary. The storm water system within the golf course that is a component of the total District stormwater system would be the responsibility of the District.

### Streetlight System Damage

The streetlights are the responsibility of the HOA for the area in which they are installed. Those along the areas outside of Stoneybrook and Lighthouse Cove would fall under the responsibility of the Master HOA. The Stoneybrook and Lighthouse Cove HOAs would be responsible for those within their respective community boundaries. Coordination for any type of significant disaster damages would be through the respective HOA.

### Funding for Disaster Recover (Wind, Flood, Streetlight Damage, Roadway)

The Master HOA will provide funding for disaster recovery within its area of maintenance responsibility. The Lighthouse Cove HOA and Stoneybrook HOA will coordinate with the CDD for CDD funding for disaster recovery work upon CDD owned property within their respective neighborhoods. Any recovery work on privately owned property including HOA owned, will be the funding responsibility of the property owner.

### Responsible Organization

Below is a list of events that could occur during a disaster event and which organization would have the primary responsibility to respond:

1. Personal injury – Emergency responders from 911 call.
2. Individual home or property damage – Property owner.
3. Streetlights outage – Individually reported to FPL.
4. Streetlights down – Florida Power and Lighting coordination with the responsible HOA
5. Pond drainage issue inside Stoneybrook/golf course or Lighthouse Cove – CDD
6. Pond drainage issue outside Stoneybrook or Lighthouse Cove – Master HOA
7. Street blockage inside Stoneybrook – Stoneybrook HOA
8. Street blockage inside Lighthouse Cove – LHC HOA
9. Street blockage outside Stoneybrook and Lighthouse Cove – Master HOA

10. Structure damage outside Stoneybrook and Lighthouse Cove – Master HOA and coordination with District for insurance

11. Structure damage to gatehouse – CDD