

# Trails CDD

## PUBLIC ENTITY

### COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190 of the  
Florida Statutes  
Governed by a Board of Supervisors

**Responsibilities** include the financing & maintenance of the community infrastructure:

- \* Common Grounds and Landscaping
- \* Aquatic Maintenance for Ponds and Pond Fountains
- \* Amenity Center and Recreation Facilities
- \* Any Decorative and Landscape Lighting
- \* (Streetlights are maintained by JEA)

#### How are fees paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts: Annual Debt Service Fee & Annual Operations & Maintenance Fee

Please visit the District's website and look under the Finances Tab for the most current budget and related information.

**[www.trailsccd.org](http://www.trailsccd.org)**

#### Who to contact?

Amenity related questions including access, room rentals, maintenance as well as common area questions:

**Harold Burns – Project Manager w/Inframark**

[Harold.burns954@gmail.com](mailto:Harold.burns954@gmail.com)

Or Phone (904) 316-3075

**Lesley Gallagher, District Manager**

[lgallagher@rizzetta.com](mailto:lgallagher@rizzetta.com)

or Phone (904) 436-6270 ext. 4637

For financial and administrative questions

**Please also visit the District's website**

**[www.trailsccd.org](http://www.trailsccd.org)**

## PRIVATE ENTITY

### HOMEOWNER'S ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720 of the Florida Statutes  
Governed by a Board of Directors

**Responsibilities** include the implementation of the association's governing documents; specifically, individual lot related issues.

- \* Deed Restriction Enforcement
- \* Architectural Control

#### How are fees paid?

Please contact the appropriate management team below to confirm your billing and payment methods as well as the current amount.

#### Who to contact?

Lifestyles Property Services

**Joy Bryson**

[joy@mylrw.com](mailto:joy@mylrw.com)

586 Marsh Landing Parkway  
Jacksonville Beach, Florida 32250  
(904) 432-1207