



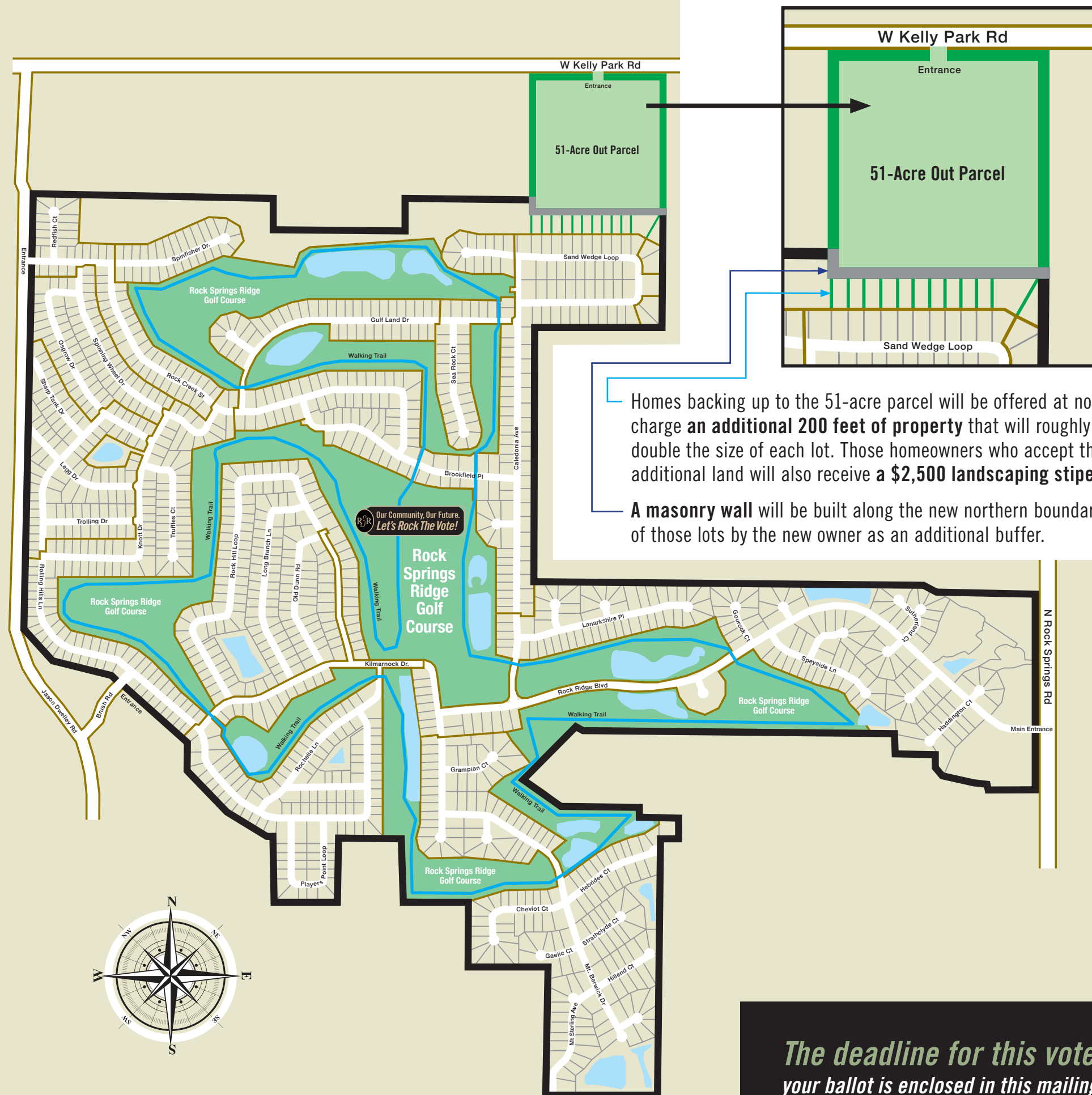
Hello RSR Residents,

Our community's future is in our hands! We are excited to announce that the RSR HOA now has the option to purchase the golf course debt free through the sale of the 51-acre outparcel on Kelly Park Road. This action will alleviate the unwelcome possibility of future development on the golf course, avoid costly legal fees AND put millions of dollars into our reserves. By owning the golf course, this cherished open green space will be saved; it will be resident owned and regularly maintained. Going forward, these 320 acres can be enjoyed by all residents, adding value to our entire community of homes. Rock Springs Ridge has the opportunity to have amenities and a place to gather as neighbors and friends. We have a chance to change our future and establish our neighborhood. Let's Rock This Vote!



**Our Community, Our Future.
*Let's Rock The Vote!***





Your vote is necessary in shaping our community's future.

The proceeds from the sale of the 51-acre outparcel, which is not accessible from RSR, will allow our community to buy the golf course. Purchasing the golf course now will preserve this essential, naturally-landscaped green space in the very heart of our community and provide us with an actual 300+ -acre park that the entire neighborhood can enjoy. The former golf course property will be repurposed for passive recreational uses such as walking/biking trails/gathering areas, etc., creating a highly desirable amenity that is certain to improve individual property values throughout RSR. The roughly \$3 million in reserves from the sale will secure our community's financial future and keep HOA fees from increasing for many years.

Sale details:

- The 51-acre outparcel at 624 W. Kelly Park Rd., Apopka, FL 32712 will be sold for \$5.5 million.
- The 320-acre golf course can then be purchased by the RSR HOA for \$2.5 million.



*The deadline for this vote is October 4th, 2021;
your ballot is enclosed in this mailing and it is essential that you vote to make sure your voice is heard.*



Please keep in mind:

- The 51-acre parcel is not “community common property for use and enjoyment.” Residents have never had access to this property; it is fenced, locked, and posted with “No Trespassing” signs.
- Selling the outparcel and purchasing the golf course property will ensure that no additional development takes place inside our community boundaries.
- If sold, the 51-acre outparcel will be eligible for residential development, for which the RSR HOA has first right of approval. There will be no direct traffic access from that property to RSR. The parcel is completely inaccessible from RSR.
- The 12 homeowners who back up to the 51-acre outparcel will be offered at no charge 200 additional feet of property that will be deeded to them beyond their current northern property line, effectively doubling the lot size for each of those residents. Those 12 homes would increase in value with the parcel sale and still maintain the current view. A masonry wall also will buffer those homes from any new development.
- HOA fees will not increase to fund any of this initiative if the sale of the 51 acres is approved. In fact, the sale will keep HOA fees from increasing for many years.
- Gopher Tortoises will be relocated according to Florida Fish and Wildlife guidelines by the developer of the outparcel after the sale.

The deadline for this vote is October 4th, 2021



Please see enclosed Questions and Answers document about the “Our Community, Our Future” initiative and why it’s important to Rock the Vote!

For additional information and latest updates please visit our community website: rockspringsridge.org

