

FL Statues 719 & KGC Documents states that ALL Owners have an equal share in the corporation. (aka King's Gate Club, Inc.)

When purchasing in KGC your share price is all inclusive when you purchase your home. You might have paid \$80,000 or \$200,000 but you still ALL have (1) one equal share of the corporation.

You purchase the manufactured home with exclusive rights to the plot of land it was built on, but you do not own that plot. Every owner owns an equal share of this 86 Acre property. The Board is responsible to maintain all the common areas (i.e. Pool, Tennis Courts, Clubhouse Buildings, R/O Plant, WWTP etc....)

The retention pond "aka The Lake" and the shoreline (which is about 5 feet in most areas) is also one of those common areas. It serves a purpose for all of king's gate. All our storm water run-off empties into the swales and then into the pond, it also collects the reject water from the R/O plant. Another benefit is it also allows us to control water levels so that the streets only flood temporarily, which ultimately, means we remain out of the flood zones.

The DEP (Department of Environmental Protection) requires that we send in weekly water samples, so that they can monitor what goes out of our pond into the creek and then into Donna Bay. If at any time our chemical levels our to elevated, they could require that the water plant be shut down and we would be forced to have city water brought in to every Unit in here (at our "KGC" cost). They could also require that we put in sewer lines to run the storm water into the county retention ponds (and again at our cost).

The muck on the bottom of "The Lake" is a natural phenomenon and even if we remove what is currently there, more will form.

As for the people who live on the canal and the creek, they have a totally different scenario. The county owns the water ways and the banks. The county requires that the home owners adjacent the land maintain the banks.

As for the money this is a reserve item as it is a common element with in King's Gate. The Board does not have the right according to FL Statue 719 and the KGC documents to charge Owners different rates by where their home is located because every Owner has (1) one equal share of this corporation.

You may think that only the people living on "The Lake" benefit from this shoreline restoration but that man-made pond serves every owner in King's Gate.

Therefore, it is the Boards responsibility to maintain "The Lake" and the shoreline.