

This instrument was prepared by:

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

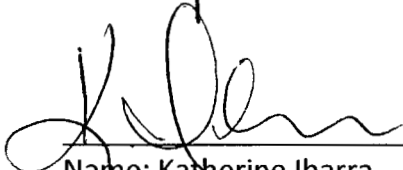
**NOTICE OF ESTABLISHMENT OF THE
BLACKWELL COMMUNITY DEVELOPMENT DISTRICT**

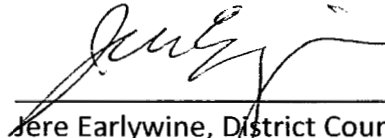
PLEASE TAKE NOTICE that on June 17, 2025, and pursuant to a petition filed by Meritage Homes of Florida, Inc., the Board of County Commissioners of Pasco County, Florida, enacted Ordinance No. 25-32, which became effective June 18, 2025, establishing the Blackwell Community Development District (“**District**”). 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*.

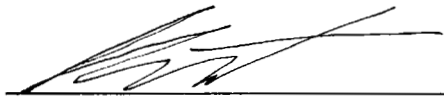
THE BLACKWELL COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE 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.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, this Notice has been executed on this 1st day of July, 2025, and recorded in the Official Records of Pasco County, Florida.

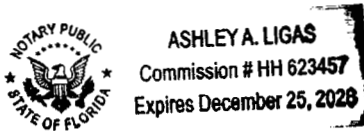

Name: Katherine Ibarra
Address: 107 West College Avenue
Tallahassee, Florida 32301


Jere Earlywine, District Counsel
Kutak Rock, LLP



Name: K. Bennett Davenport
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 1st day of July, 2025, by Jere Earlywine, as District Counsel of RedDoor 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)


NOTARY PUBLIC STATE OF FLORIDA

Name: Ashley Ligas
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)

EXHIBIT A**PARCELS 2 and 4**

The East 338.00 feet of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, Pasco County, Florida, also less the South 33.00 feet for road right-of-way.

ALSO The East 338.00 feet of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, Pasco County, Florida.

ALSO The North 3/4 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, Pasco County, Florida, more particularly described as follows:

Commence at the Southwest corner of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, Pasco County, Florida. Thence South 89° 44'52" west, along the South line of the Southwest 1/4 of said Section 29, 1922.91 to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 29; thence North 00° 02'40" West, 49.00 feet to the North road right-of-way line of Hudson Avenue as it is now established; thence South 89° 44'52" West, along said Hudson Avenue North road right-of-way, 338.00 feet, thence North 00°02'40" West, leaving said Hudson Avenue North road right-of-way, 1844.80 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 29; thence North 80° 52'59" East, 1800.97 feet to the North-South centerline of said Section 29; thence South 00°05'41" East, along said North-South centerline, 496.23 feet, thence South 88° 54'58" West, along the South line of the North 3/4 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of said Section 29, 1321.00 feet, thence South 00° 32'41" East, 1448.00 feet to the POINT OF BEGINNING.

ALSO with leased out additional road right-of-way for Hudson Avenue more particularly described as follows: That portion of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, described in Official Records Book 1726, Page 955, of Pasco County, Florida described as follows:

Commence at the Southwest corner of Section 29; thence North 89° 44'52" East, along the South line of the Southwest 1/4 of said Section 29, 881.08 feet (d) 881.18 feet (c). thence North 00° 01'10" West, 33.00 feet, to the POINT OF BEGINNING, thence North 00°01'10" West, 7.00 feet, thence North 89°44'52" East, 861.07 feet (d) 861.14 feet (c), thence South 00°02'40" East, 7.00 feet, thence South 89°44'52" West, 881.08 feet (d) 881.18 feet (c), to the POINT OF BEGINNING.

PARCEL 3

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, Pasco County, Florida, LESS the following described: The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 29 less the North 182.44 feet thereof ALSO LESS the South 33.00 feet for road right-of-way.

ALSO A portion of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, Pasco County, Florida, more particularly described as follows: Commence at the Southwest corner Section 29, Township 24 South, Range 17 East, Pasco County, Florida; thence North 00° 02'18" East, along the West line of the Southwest 1/4 of said Section 29, 40.00 feet to the North road right-of-way line of Hudson Avenue as it is now established, thence continue North 00°00'10" East, along said West line of the Southwest 1/4 of said Section 29, 459.89 feet to the POINT OF BEGINNING, thence continue along said West line North 00°00'10" East, 1487.20 feet to the North line of the South 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 29; thence North 88° 52'59" East, along said North line, 884.57 feet, thence South 00° 02'40" East, leaving said North line, 1844.80 feet to the North road right-of-way line of said Hudson Avenue, thence South 89° 44'52" West, along said North road right-of-way line, 326.14 feet, thence North 00°01'10" West, 469.41 feet, thence South 89°47'34" West, 860.84 feet to the POINT OF BEGINNING.

ALSO with leased out additional road right-of-way for Hudson Avenue more particularly described as follows: That portion of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 24 South, Range 17 East, described in Official Records Book 1726, Page 955, of Pasco County, Florida described as follows:

Commence at the Southwest corner of Section 29; thence North 89° 44'52" East, along the South line of the Southwest 1/4 of said Section 29, 881.08 feet (d) 881.18 feet (c), thence North 00° 01'10" West, 33.00 feet, to the POINT OF BEGINNING, thence North 00° 01'10" West, 7.00 feet, thence North 89° 44'52" East, 861.07 feet (d) 861.14 feet (c), thence South 00°02'40" East, 7.00 feet, thence South 89°44'52" West, 881.08 feet (d) 881.18 feet (c), to the POINT OF BEGINNING.

(107.24 acres in total)