

ORIGINAL



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SUITE 815
TALLAHASSEE, FLORIDA 32301

(850) 412-2007
FAX: (877) 604-5230
KATHRYN.COWDERY@RUDEN.COM

July 21, 2004

Via Hand Delivery

Blanca S. Bayo, Director
Division of Commission Clerk and
Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Betty Easley Building, Room 110
Tallahassee, Florida 32399-0850

RECEIVED - FPSC
01 JUL 21 PM 1:37
COMMISSION
CLERK

Re: Docket No. 040765-WS
Application for Name Change from CWS Communities LP d/b/a Palm Valley to
CWS Communities LP d/b/a Palm Valley Utilities in Seminole County.

Dear Ms. Bayo:

Enclosed for filing on behalf of CWS Communities LP d/b/a Palm Valley, holder of
wastewater Certificate No. 223-S and water Certificate No. 277-W, are the original and twelve
copies of the Application for Name Change from CWS Communities LP d/b/a Palm Valley to
CWS Communities LP d/b/a Palm Valley Utilities, in Seminole County. Please note that we are
furnishing an original and two (2) copies of the water and wastewater tariff sheets (Attachment
"D").

Please open a docket to consider this matter.

Please contact me if you have any questions.

*Original tariffs forwarded
to ECP*

Sincerely,

RUDEN, McCLOSKEY, SMITH,
SCHUSTER & RUSSELL, P.A.

Kathryn G.W. Cowdery
Attorney

RECEIVED & FILED

FPSC-BUREAU OF RECORDS

Enclosures

DOCUMENT NUMBER-DATE

07938 JUL 21 04

TAL:49359:1

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for Name Change)
from CWS Communities LP d/b/a)
Palm Valley to CWS Communities LP)
d/b/a Palm Valley Utilities in)
Seminole County)

Docket No. 040765 - WS

APPLICATION FOR NAME CHANGE FROM
CWS COMMUNITIES LP D/B/A PALM VALLEY TO
CWS COMMUNITIES LP D/B/A PALM VALLEY UTILITIES

CWS Communities LP d/b/a Palm Valley (“Palm Valley”), holder of wastewater Certificate No. 223-S and water Certificate No. 277-W in Seminole County, pursuant to Fla. Admin. Code R. 25-30.039, by and through its undersigned attorney, hereby files this Application for Name Change from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities, and as grounds states:

1. The complete name, physical address and type of business entity of the certificated utility are:

CWS Communities LP d/b/a Palm Valley
3700 Palm Valley Circle
Oviedo, FL 32765

The Utility is a limited partnership.

2. The utility proposes to operate under the fictitious name “Palm Valley Utilities.” The utility’s new certificated name would be CWS Communities LP d/b/a Palm Valley Utilities. There would be no change in the type of business entity under the new name.

3. Palm Valley is the owner of both the certificated utility and of the manufactured home community wherein the utility customers live. Currently, one invoice billing for rent, water, wastewater, and other services is sent by Palm Valley to each community resident. Palm Valley is changing its billing system such that the community residents (customers) will be sent

a bill for water and wastewater utilities which is separate from the rent bill. In order to accomplish this change, and to readily distinguish the water and wastewater billing account from the rent invoice, the water and wastewater utility billing will be made under the name "Palm Valley Utilities."

4. The fictitious name registration was filed on June 25, 2004 with the Florida Secretary of State, a copy of which is attached hereto as Attachment "A."

5. Attached hereto as Attachment "B" is a statement signed by an officer of Palm Valley that the ownership and control of the utility and its assets will not change under the proposed name.

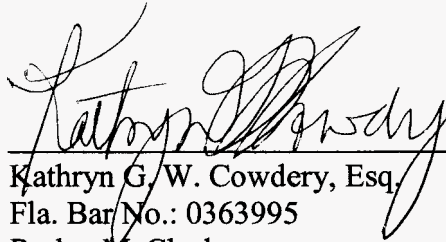
6. A proposed notice to be sent to the customers of the utility informing them of the change in utility name is attached hereto as Attachment "C."

7. An original and two copies of a proposed tariff reflecting the name change are attached hereto as Attachment "D."

8. CWS Communities LP d/b/a Palm Valley is currently a part of pending Docket No.030998-WS, Joint application for approval of the transfer of majority organizational control of Del Tura Phase I, LLC and CWS Communities LP as the result of the acquisition by Hometown America, L.L.C. of the stock of Chateau Communities, Inc. Docket No. 030998-WS is scheduled to go to Agenda on September 21, 2004. The current, original Certificate Nos. 223-S and 277-W have been filed with the Florida Public Service Commission as part of that pending docket.

WHEREFORE, the Utility respectfully requests that the PSC approve this Application for Name Change from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities, and such other relief as the PSC may deem appropriate.

DATED this 21ST day of July 2004.

A handwritten signature in cursive script, appearing to read "Kathryn G. W. Cowdery", is written over a horizontal line.

Kathryn G. W. Cowdery, Esq.
Fla. Bar No.: 0363995
Ruden McClosky
215 South Monroe Street, Suite 815
Tallahassee, Florida 32301
(850) 412-2000

Attorneys for CWS Communities LP d/b/a Palm
Valley Utilities

ATTACHMENT

A



FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

June 28, 2004

**PALM VALLEY UTILITIES
150 N. WACKER DRIVE
CHICAGO, IL 60606**

**Subject: PALM VALLEY UTILITIES REGISTRATION NUMBER:
G04177700125**

This will acknowledge the filing of the above fictitious name registration which was registered on June 25, 2004. This registration gives no rights to ownership of the name.

Each fictitious name registration must be renewed every five years between January 1 and December 31 of the expiration year to maintain registration. Three months prior to the expiration date a statement of renewal will be mailed.

**IT IS THE RESPONSIBILITY OF THE BUSINESS TO NOTIFY THIS
OFFICE IN WRITING IF THEIR MAILING ADDRESS CHANGES.**
Whenever corresponding please provide assigned Registration Number.

Should you have any questions regarding this matter you may contact our office at 850-245-6058.

Division of Corporations

/gs

Division of Corporations - P.O. BOX 1300 - Tallahassee, Florida 32302

06-25-2004 90091 038 *****50.00
G04177700125

APPLICATION FOR REGISTRATION OF FICTITIOUS NAME

Note: Acknowledgements/certificates will be sent to the address in Section 1 only.

Section 1

1. Palm Valley Utilities
Fictitious Name to be Registered (see instructions if name includes "Corp" or "Inc")

150 N. Wacker Drive
Mailing Address of Business

Chicago IL 60606
City State Zip Code

3. Florida County of principal place of business: Seminole
(see instructions if more than one county)

4. FEI Number: 74-2860067

436563

This space for office use only

Section 2

A. Owner(s) of Fictitious Name If Individual(s): (Use an attachment if necessary):

1. Last _____ First _____ M.I. _____	2. Last _____ First _____ M.I. _____
Address _____	Address _____
City _____ State _____ Zip Code _____	City _____ State _____ Zip Code _____

B. Owner(s) of Fictitious Name If other than an individual: (Use attachment if necessary):

1. <u>CWS Communities LP</u> Entity Name	2. _____ Entity Name
<u>150 N. Wacker Drive</u> Address	_____ Address
<u>Chicago</u> <u>IL</u> <u>60606</u> City State Zip Code	_____ City _____ State _____ Zip Code _____
Florida Registration Number <u>B97000000725</u>	Florida Registration Number _____
FEI Number: <u>74-2860067</u>	FEI Number: _____
<input type="checkbox"/> Applied for <input type="checkbox"/> Not Applicable	<input type="checkbox"/> Applied for <input type="checkbox"/> Not Applicable

Section 3

I (we) the undersigned, being the sole (all the) party(ies) owning interest in the above fictitious name, certify that the information indicated on this form is true and accurate. In accordance with Section 865.09, F.S., I (we) understand that the signature(s) below shall have the same legal effect as if made under oath. (At Least One Signature Required)

<u>[Signature]</u> Signature of Owner	<u>6/22/04</u> Date	_____ Signature of Owner	_____ Date
Phone Number: <u>312/499-3611</u>	Phone Number: _____		

CR4E001B (1/02)

Section 4

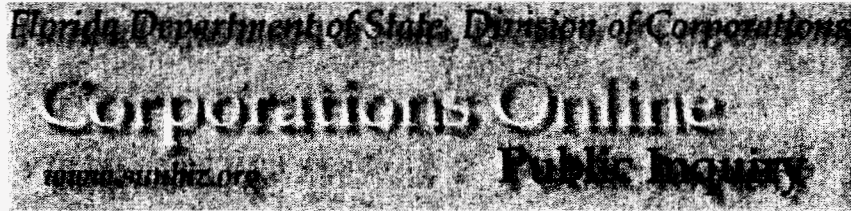
FOR CANCELLATION COMPLETE SECTION 4 ONLY:
FOR FICTITIOUS NAME OR OWNERSHIP CHANGE COMPLETE SECTIONS 1 THROUGH 4:

I (we) the undersigned, hereby cancel the fictitious name _____
_____, which was registered on _____ and was assigned
registration number _____

Signature of Owner Date _____

Signature of Owner Date _____

Mark the applicable boxes Certificate of Status — \$10 Certified Copy — \$30
FILING FEE: \$50



PALM VALLEY UTILITIES
 150 N. WACKER DRIVE
 CHICAGO, IL 60606

Document Number G04177700125	Status ACTIVE	Date Filed 06/25/2004
Expiration Date 12/31/2009	Current Owners 000000001	County SEMINOLE
Total Pages 000000001	Events Filed 000000000	FEI Number 74-2860067

No Filing History

[Previous on List](#)

[Return to Name List](#)

[Next on List](#)

Owner Information

Name & Address	FEI Number	Charter Number
CWS COMMUNITIES LP 150 N. WACKER DRIVE CHICAGO, IL 60606	74-2860067	B97000000725

Document Images

Listed below are the images available for this filing.

G04177700125 -- 06/25/2004 -- REGISTRATION

THIS IS NOT OFFICIAL RECORD; SEE DOCUMENTS IF QUESTION OR CONFLICT



ATTACHMENT B

STATEMENT OF OFFICER

I, Richard G. Cline, Jr., hereby state that the ownership and control of the assets of the Florida Public Service Commission certificated utility, CWS Communities LP d/b/a Palm Valley, holder of wastewater Certificate No. 223-S and water certificate No. 277-W in Seminole County, will not change under the proposed name, CWS Communities LP d/b/a Palm Valley Utilities.

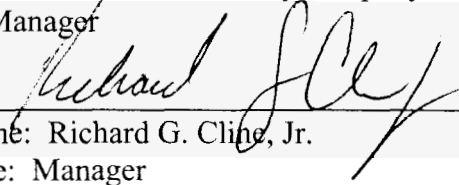
CWS Communities LP,
a Delaware limited partnership

By: Second Merger Sub LLC
a Maryland limited liability company,
its General Partner

By: Hometown Communities Limited Partnership,
a Maryland limited partnership, formerly
known as CP Limited Partnership, its Sole Member

By: Hometown Communities, LLC
a Maryland limited liability company,
successor by merger to Chateau
Communities, Inc., its General Partner

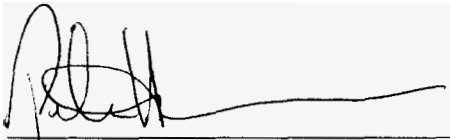
By: Hometown Residential Manager, L.L.C.
a Delaware limited liability company,
its Manager

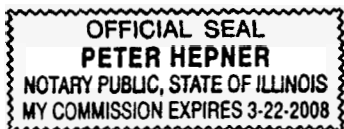
By: 
Name: Richard G. Cline, Jr.
Title: Manager

STATE OF ILLINOIS
COUNTY OF COOK

Sworn to and subscribed before me this 13th day of July 2004, by Richard G. Cline, Jr.

Personally known to me X
Identification produced _____
Type of identification produced _____


Notary Signature



Peter Hepner
Print, Type, or Stamp Commissioned
Name of Notary Public

ATTACHMENT C

NOTICE OF UTILITY NAME CHANGE
TO CWS COMMUNITY LP
d/b/a PALM VALLEY UTILITIES

Notice is hereby given that on _____, 2004, the Florida Public Service Commission approved the name change of the utility serving the Palm Valley manufactured home community from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities. The name change occurred in order to identify the certificated water and wastewater utility operations separate from the manufactured housing community operations, including for purposes of sending out water and wastewater utility bills separate from the rent bills. The name change will have no effect on the rates, management or utility service provided.

If you have any questions, please direct them to Robert Munro, Utilities Director, CWS Communities LP d/b/a Palm Valley Utilities, 1968 Inverary Drive, Orlando, Florida 32826, (407) 275-8009.

ATTACHMENT D

WATER TARIFF

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
NAME OF COMPANY

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
NAME OF COMPANY

3700 PALM VALLEY CIRCLE

OVIEDO, FL 32765
ADDRESS OF COMPANY

(407)365-6651 (407)229-2103
(Business & Emergency Telephone Numbers)

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

Table of Contents

	<u>Sheet Number</u>
Territory Served	3.0 – 3.7
Miscellaneous	4.0
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Rules and Regulations.....	8.0 – 15.0
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Rate Schedules	17.0 – 20.1
Index of Standard Forms	21.0
Standard Forms	22.0 - 25.0
Index of Service Availability	26.0
Service Availability.....	27.0 - 28.0
Contracts and Agreements	There are no contracts at the date of original issue (Submit Contracts)

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a
PALM VALLEY UTILITIES

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 277-W

COUNTY - Seminole

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
7518	11/22/76	750660-WS	Original Certificate
9626	11/05/80	790519-WS	Amendment
12714	11/30/83	830530-WS	Amendment
14480	06/18/85	850040-WS	Amendment
16360	07/16/86	860583-WS	Transfer
19149	04/15/88	880230-WS	Name Change
19149-A	09/14/88	880230-WS	Name Change
23094	06/20/90	900166-WS	Amendment
PSC-00-1675-PAA-WS	09/19/00	991984-WS	Transfer
PSC-00-2243-PAA-WS	11/27/00	001138-WS	Amendment
PSC-02-1029-FOF-WS	07/29/02	020122-WS	Transfer Majority Organizational Control
PSC-04-			Name Change

(Continued to Sheet No. 3.1)

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a
PALM VALLEY UTILITIES

WATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER - 277-W

COUNTY - Seminole

COMMISSION ORDER(s) APPROVING TERRITORY SERVED –

Order Number

Date Issued

Docket Number

Filing Type

Robert Munro
Utilities Director

Name of Company CWS Communities LP d/b/a Palm Valley Utilities
Water Tariff

Description of Territory Served
Order no. 7518

In Township 21 South, Range 31 East, Seminole County-
Section 34 and 35

Portions of said Sections 34 and 35 known as Palm Valley Mobile Home Park and more particularly described as follows:

Lots 7 and 15 according to the plat thereof as recorded in Plat Book 11, Page 43, of the Public Records of Seminole County, Florida.

Order no. 9626

Township 21 South, Range 31 East
Section 24

Begin at the East ¼ Corner of said Section 34, thence North 00 degrees 18 minutes 03 seconds East, a distance of 1333.33 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 257.38 feet; thence South 00 degrees 18 minutes 03 seconds West, a distance of 228.21 feet, thence South 88 degrees 35 minutes 41 seconds West, a distance of 541.44; thence South 00 degrees 18 minutes 03 seconds West, a distance of 720.49 feet to an iron pipe on the South right-of-way of park Road; said point being on a curve with a radius of 2625.65 feet, thence continue Easterly along said South right-of-way a distance of 334.71 feet to a concrete monument, said point being the point of curve of said curve; thence South 89 degrees 13 minutes 35 seconds East, a distance of 225.0 feet more or less to the Northeast corner of Lot 7 as recorded in Plat Book 11, page 43 of the Public Records of Seminole County, Florida, thence South 00 degrees 02 minutes, 08 seconds West, a distance of 1485.0 feet more or less; thence South 00 degrees 02 minutes 08 seconds West, a distance of 560.00 feet; thence South 89 degrees 37 minutes 00 seconds East a distance of 235 feet more or less to a point on the East boundary of said Section 34; thence North 00 degrees 18 minutes 03 seconds East, a distance of 1100 feet to the POINT OF BEGINNING.

ALSO

Beginning at a point on the East right-of-way line of Alafaya Trail 279.01 feet South of the South right-of-way line of Park Road running thence South 89 degrees 27 minutes 05 seconds East 613.86 feet to a point; thence North 00 degrees 03 minutes 18 seconds North 300.31 feet to a point on the South right-of-way line of Park Road; thence along the South right-of-way line of Park Road, following the arc of 1156.78 feet radius curve 315.38 feet to a point; thence continuing along said South right-of-way line of Park Road North 63 degrees 49 minutes 52 seconds East, a distance of 1152.76 feet to a point, thence South 00 degrees 02 minutes 08 seconds West, a distance of 1670 feet more or less to a point; thence North 89 degrees 37 minutes 00 seconds West, a distance of 670 feet to a point, thence North 00 degrees 02 minutes, 05 seconds East, a distance of 381.05 feet to a point; thence North 89 degrees, 27 minutes, 05 seconds West a distance of 1275.70 feet to the Westerly right-of-way line of Alafaya Trail; hence North along said right-of-way line North 00 degrees 03 minutes 18 seconds West, 350.02 feet to the POINT OF BEGINNING.

ALSO

Begin at the Southwest corner of Lot 19, Orlando Industrial Park, run West 00 degrees 02 minutes 08 seconds East, 921 feet; thence North 89 degrees 57 minutes 05 seconds East 105 feet, thence North 00 degrees 02 minutes 08 seconds East, 25 feet; thence North 63 degrees 04 minutes 52 seconds East, 807.00 feet, thence South 60 degrees 02 minutes 08 seconds West, 889.52 to the Northerly right-of-way of Park Road; thence South 63 degrees 49 minutes 53 seconds West along said right-of-way 935.93 feet to the POINT OF BEGINNING. Said parcel known as Fox Run Subdivision.

Robert Munro
Utilities director

Name of Company CWS Communities LP d/b/a Palm Valley Utilities
Water Tariff

Description of Territory Served
Order No. 9626 continued

Section 35

Begin at the West 1/4 corner of said Section 35; thence North 00 degrees 18 minutes 03 seconds East, a distance of 1333.33 feet; thence South 89 degrees 34 minutes 49 seconds East, a distance of 332.63 feet; thence South 00 degrees 14 minutes 18 seconds West 1333.71 feet; thence South 00 degrees 30 minutes 22 seconds East 1087.76 feet, thence North 89 degrees 37 minutes 00 seconds West 340 feet more or less to a point on the West boundary line of said Section 35; thence North 00 degrees 18 minutes 03 seconds East, a distance of 1100 feet more or less to the POINT OF BEGINNING.

Order No. 12714

Township 21 South, Range 31 East

Section 34

From the South 1/4 corner of said Section 34, run South 89 degrees 37 minutes 00 seconds East a distance of 740 feet along the South line of said Section; thence North 00 degrees 02 minutes 08 seconds East a distance of 2040 feet more or less, along the East R-O-W line of Seminole Avenue to a point at the intersection of said East line with the South R-O-W line of Jessup Street for a Point of Beginning. From said Point of Beginning thence run South 89 degrees 37 minutes 00 seconds East a distance of 800 feet along said South R-O-W line of Jessup Street, thence South 00 degrees 02 minutes 08 seconds West a distance of 500 feet parallel with said Seminole Avenue, thence North 89 degrees 37 minutes 00 seconds West a distance of 800 feet to said Seminole Avenue, thence North 00 degrees 02 minutes 08 seconds East a distance of 500 feet to the Point of Beginning.

Township 21 South, Range 31 East

Order no. 14480

Section 34

That portion of said Section 34 and all of Lot 8 and a portion of Lot 13, Orlando Industrial Park as recorded in Plat Book 10, Page 100 of the Public Records of Seminole County, Florida described as follows:

Commencing at the Southeast corner of said section, thence run North 89 degrees 37'00" West along the South line of said section and the centerline of an 80 foot R-O-W for a distance of 799.25 feet to a Southerly projection of the East line of Lot 11, Orlando Industrial Park; thence run North 00 degrees 02'08" East along said project line and the East line of Lot 11 for a distance of 840 feet to the Easterlymost corner of Lot 13 of said Orlando Industrial Park for the Point of Beginning; thence run South 74 degrees 26'00" West along the South line of said Lot 13 a distance of 365.07 (calc) 364.01 (plat) to the Northeast corner of Lot 12 of said industrial park; thence run North 89 degrees 37'00" West along said South line of Lot 13 for a distance of 760.19 feet to the Southwest corner of said Lot 13; thence run North 00 degrees 02'08" East along the West line of said Lot 13 for a distance of 387.76 feet; thence South 89 degrees 37'00" East for a distance of 225 feet; thence North 00 degrees 02'08" East a distance of 18.88 feet; thence South 89 degrees 37'00" East for a distance of 288 feet; thence North 01 degrees 20'29" West for a distance of 208.09 feet; thence North 89 degrees 37'00" West for a distance of 508 feet to the aforementioned West line of said Lot 13; thence run North 00 degrees 02'08" East along said West line a

Robert Munro
Utilities Director

Name of Company CWS Communities LP d/b/a Palm Valley Utilities
Water Tariff

Description of Territory Served
Order no. 14480 continued

Distance of 185.44 feet to the Northwest corner of said Lot 13; thence run South 89 degrees 37'00" East Along the North line of said Lot 13 for a distance of 800 feet to the Southwest corner of Lot 8 of said industrial park; thence run North 00 degrees 02'08" East along the West line of said Lot 8 a distance of 500 feet to the Northwest corner of said Lot 8; thence run South 89 degrees 37'00" East along the North line of said Lot 8 a distance of 780 feet to the Northeast corner of said Lot 8; thence run South 00 degrees 02'08" West along the East line of said Lot 8 a distance of 500 feet to the Southeast corner of said Lot 8; thence run North 89 degrees 37'00" West along the South line of said Lot 8 a distance of 355.63 feet to a point which lies South 89 degrees 37'00" East a distance of 424.37 feet from the aforementioned Southwest corner of Lot 8; thence South 00 degrees 29'25" East a distance of 218.33 feet, thence South 01 degrees 39'42" East a distance of 481.67 feet; thence North 89 degrees 37'00" West a distance of 129.01 feet to the Point of Beginning.

Section 35

The West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35.

And

The East 1/4 of the West 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35,

And

The South 453.34 feet of the East 1/4 of the West 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 35.

Order No. 16360 Involved a Transfer

Order No. 19149 and 19149-A Involved a Name Change

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

Description of Territory Served
Order No. 23094

Township 21 South, Range 31 East

In Sections 34 and 35

Parcels 5 and 6: This description is in Order No. 14480, except that is in a different format.

From a Northeast Corner of Section 34, run South along the East line of Section 34 3,250 feet. Thence run west 1,100 feet to the point of beginning. Thence South 00 degrees 30' 26" East 218.31 feet. Thence South 01 degrees 42' 27" East 180.76 feet. Thence South 01 degrees 42' 27" East 300.87 feet. Thence North 89 degrees 36' 50" West 129.82 feet. Thence South 74 degrees 26' 00" West 364.01 feet. Thence North 89 degrees 40' 34" West 68.30 feet. Thence North 89 degrees 40' 34" West 691.70 feet. Thence North 00 degrees 00' 38" West 387.73 feet. Thence South 89 degrees 34' 08" East 224.94 feet. Thence North 00 degrees 54' 35" East 18.92 feet. Thence South 89 degrees 44' 01" East 287.87 feet. Thence North 01 degrees 21' 41" West 208.21 feet. Thence North 89 degrees 40' 28" West 508.25 feet. Thence North 00 degrees 02' 34" West 185.42 feet. Thence South 89 degrees 38' 18" East 800.12 feet. Thence South 89 degrees 37' 25" East 424.39 feet to the point of beginning.

Parcel A-2:

The South 1/2 of the East 3/4 of the Southwest 1/4 of the Northwest 1/4, less the South 453.34 feet of the East 1/2 of the West 1/2 of said Southwest 1/4 of the Northwest 1/4, all in Section 35.

Order No. PSC-00-1675-PAA-WS Involved a Transfer

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

Description of Territory Served
Order No. PSC-00-2243-PAA-WS

Township 21 South, Range 31 East

Section 35

Addition 8

That part of the Northwest 1/4 of Section 35, Township 21 South, Range 31 East, Seminole County, Florida, being further described as follows:

Commence at the Northwest corner of Section 35, Township 21 South, Range 31 East, Seminole County, Florida and run thence N89 degrees 52'09"E 332.91 feet (N89 degrees 45'42"E 332.85 feet record) along the North boundary of Section 35 to the point of beginning; thence continue N89 degrees 47'40"E 662.10 feet (N89 degrees 45'42"E 665.73 record) along the North boundary of said Section 35; thence S00 degrees 15'18"E 1332.93 feet; thence N89 degrees 49'23"E 333.79 feet (N89 degrees 42'41"E record) to the Northwest corner of SE 1/4 of NW 1/4 of said Section 35; thence continue along the boundary of Brighton Park at Carillon according to the map or plat thereof as recorded in plat book 42, pages 86-89 of the Public Records of Seminole County, Florida, N89 degrees 49'23"E 283.75 feet to the appropriate centerline of a creek; thence continue along the boundary of said subdivision S09 degrees 24'12"E 271.06 feet (S09 degrees 24'12"E 273.12 feet record); thence continue along the said subdivision S06 degrees 51'54"W 400.91 feet (S06 degrees 51'54"W 389.91 feet record); thence S89 degrees 47'41" W 278.55 feet to the 40 acre line; thence continue S89 degrees 47'41"W 1003.11 feet along the Northerly boundary of Palm Valley Manufactured Housing; thence N00 degrees 00'32"W 1998.66 feet (N00 degrees 14'22"E deed) along the Easterly boundary of Palm Valley Manufactured Housing to the point of beginning. Containing 1,755,983.6218 square feet of 40.3118 acres M.O.L.

Addition 8A

The East quarter of the Northwest quarter of the Northwest quarter of Section 35, Township 21 South, Range 31 East, Seminole County, Florida.

Containing 443,725.39 square feet or 10.1865 acres M.O.L.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

(Continued from Sheet No. 3.6)

HELD FOR FUTURE USE

Robert Munro
Utilities Director

ORIGINAL SHEET NO. 4.0

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

MISCELLANEOUS

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 “BFC” - The abbreviation for “Base Facility Charge” which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for water consumption.
- 2.0 “CERTIFICATE” - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 “COMMISSION” - The shortened name for the Florida Public Service Commission.
- 4.0 “COMMUNITIES SERVED” - The group of Customers who receive water service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 “COMPANY” - The shortened name for the full name of the utility which is PALM VALLEY UTILITIES
- 6.0 “CUSTOMER” - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that wastewater service.
- 7.0 “CUSTOMER’S INSTALLATION” - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for disposing of wastewater located on the Customer’s side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 “MAIN” - A pipe, conduit, or other facility used to convey water service from individual service lines or through other mains.
- 9.0 “RATE” - Amount which the Company may charge for water service which is applied to the Customer’s actual consumption.
- 10.0 “RATE SCHEDULE” - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11 .0 “SERVICE” - As mentioned in this tariff and in agreement with Customers, “Service” shall be construed to include, in addition to all water service required by the Customer, the readiness and ability on the part of the Company to furnish water service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 “SERVICE CONNECTION” - The point where the Company’s pipes or meters are connected with the pipes of the Customer.
- 13.0 “SERVICE LINES” - The pipes between the Company’s Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer’s premises, excluding the meter.
- 14.0 “TERRITORY” - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

INDEX OF RULES AND REGULATIONS

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(Continued to Sheet No. 7.0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

(Continued from Sheet No. 6.0)

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Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders water service.
- The Company shall provide water service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.
- 2.0 POLICY DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled "Your Water and Wastewater Service," prepared by the Florida Public Service Commission.
- 4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.
- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.
- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service. The Company reserves the right to discontinue or withhold water service to such apparatus or device.
- 8.0 DELINQUENT BILLS - When it has been determined that a Customer is delinquent in paying any bill, water service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.

(Continued on Sheet No. 9.0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

(Continued from Sheet No. 8.0)

- 9.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous water service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

- 10.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the Customer only for the purposes specified in the application for water service. Water service shall be rendered to the Customer for the Customer's own use and the Customer shall not sell or otherwise dispose of such water service supplied by the Company.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's water service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

- 11.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any charge resulting from a violation of this Rule.

- 12.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.

(Continued on Sheet No. 10.0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

(Continued from Sheet No. 9.0)

- 13.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's water service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

- 14.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.

- 15.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

- 16.0 CUSTOMER BILLING - Bills for water service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.

In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.

A municipal or county franchise tax levied upon a water or wastewater public Company shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.

If a Company utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.

- 17.0 TERMINATION OF SERVICE - When a Customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.

(Continued on Sheet No. 11 .0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

(Continued from Sheet No. 10.0)

- 18.0 **PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY** - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company.
- 19.0 **UNAUTHORIZED CONNECTIONS - WATER** - Any unauthorized connections to the Customer's water service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 **METERS** - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control, in accordance with Rule 25-30.230, Florida Administrative Code.
- 21.0 **ALL WATER THROUGH METER** - That portion of the Customer's installation for water service shall be so arranged to ensure that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.
- 22.0 **ADJUSTMENT OF BILLS** - When a Customer has been undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be refunded or billed to the Customer as the case may be pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 23.0 **ADJUSTMENT OF BILLS FOR METER ERROR** - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.
- 24.0 **METER ACCURACY REQUIREMENTS** - All meters used by the Company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 25.0 **FILING OF CONTRACTS** - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

HELD FOR FUTURE USE

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

HELD FOR FUTURE USE

Robert Munro
Utilities Director

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WATER TARIFF

HELD FOR FUTURE USE

Robert Munro
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WATER TARIFF

HELD FOR FUTURE USE

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

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Fire Hydrants	19.0
General Service, GS	17.0
Meter Test Deposit	20.1
Residential Service, RS	18.0
Service Availability Fees and Charges	28.0

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

<u>AVAILABILITY</u> -	Available throughout the area served by the Company.	
<u>APPLICABILITY</u> -	For water service to all Customers for which no other schedule applies.	
<u>LIMITATIONS</u> -	Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.	
<u>BILLING PERIOD</u> -	Monthly	
<u>RATE</u> -	<u>Meter Sizes</u>	<u>Base Facility Charge</u>
	5/8" x 3/4"	\$9.57
	3/4"	\$14.36
	1"	\$23.93
	1 1/2"	\$47.85
	2"	\$76.56
	3"	\$153.12
	4"	\$239.25
	<u>Gallonage Charge</u>	
	per 1,000 gallons	\$2.30
<u>MINIMUM CHARGE</u> -	Base Facility Charge	
<u>TERMS OF PAYMENT</u> -	Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.	
<u>EFFECTIVE DATE</u> -	October 1, 2002	
<u>TYPE OF FILING</u> -	2002 SARC	

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- RATE -
- | <u>Meter Sizes</u> | <u>Base Facility Charge</u> |
|-------------------------|-----------------------------|
| 5/8"x3/4" | \$9.57 |
| 3/4" | \$14.36 |
| 1" | \$23.93 |
| 1 1/2" | \$47.85 |
| 2" | \$76.56 |
| 3" | \$153.12 |
| 4" | \$239.25 |
| <u>Gallonage Charge</u> | |
| Per 1,000 gallons | \$2.30 |
- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT- Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.
- EFFECTIVE DATE - October 1, 2002
- TYPE OF FILING - 2002 SARC

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

BULK SERVICE

RATE SCHEDULE BS

AVAILABILITY - Available throughout the area served by the Company.
APPLICABILITY - For water service for units whose service is included in lot rent.
LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
BILLING PERIOD - Monthly
RATE -

Base Facility Charge: \$9.57 per unit.

Gallonge Charge: \$2.30 per thousand gallons of individual meter readings.

MINIMUM CHARGE - Base Facility Charge per unit
TERMS OF PAYMENT- Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.
EFFECTIVE DATE - October 1, 2002
TYPE OF FILING - 2002 SARC

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
WATER TARIFF

FIRE HYDRANTS

WATER

AVAILABILITY: AVAILABLE THROUGHOUT THE AREA SERVED BY THE COMPANY

APPLICABILITY: TO FIRE HYDRANTS FURNISHING FIRE PROTECTION
INSTALLED ON PUBLIC OR PRIVATE PROPERTY CONNECTED TO THE
WATER MAINS ON THE COMPANY.

LIMITATIONS: SUBJECT TO ALL OF THE RULES AND REGULATIONS OF THIS TARIFF AND
GENERAL RULES AND REGULATIONS OF THE COMMISSION.

RATE: NOT APPLICABLE AT THIS TIME

MINIMUM CHARGE:

TERMS OF PAYMENT:

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential</u>	<u>General Service</u>
5/8" x 3/4"	<u>\$39.00</u>	<u>\$39.00</u>
All over 5/8" x 3/4"	<u>2 x Average Bill</u>	<u>2 x Average Bill</u>

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rules 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customers account during the month of JANUARY each year.

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rules 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE - October 1, 2002

TYPE OF FILING - 2002 SARC

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

METER TEST DEPOSIT

METER BENCH TEST REQUEST - If any Customer requests a bench test of his or her water meter, in accordance with Rule 25-30.266, Florida Administrative Code, the Company may require a deposit to defray the cost of testing; such deposit shall not exceed the schedule of fees found in Rule 25-30.266, Florida Administrative Code.

<u>METER SIZE</u>	<u>FEE</u>
5/8" x 3/4"	\$20.00
1" and 1 1/2"	\$25.00
2" and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - The Company may refund the meter bench test deposit in accordance with Rule 25-30.266, Florida Administrative Code.

METER FIELD TEST REQUEST - A Customer may request a no-charge field test of the accuracy of a meter in accordance with Rule 25-30.266, Florida Administrative Code.

EFFECTIVE DATE - October 1, 2002

TYPE OF FILING - 2002 SARC

Robert Munro
Utilities Director

NAME OF COMPANY - CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

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APPLICATION FOR METER INSTALLATION	24.0
COPY OF CUSTOMER’S BILL.....	25.0

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

ORIGINAL SHEET NO. 22.0

WATER TARIFF

CONSUMER'S GUARANTEE DEPOSIT RECEIPT

Not Applicable at this time

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

APPLICATION FOR WATER SERVICE

Not applicable at this time

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

APPLICATION FOR METER INSTALLATION

Not applicable at this time

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
 WATER TARIFF

CUSTOMER'S BILL

Palm Valley Utilities
407-365-6651

Account Number	Homesite	Due Date	Amount Due	Amount Paid

Palm Valley
3700 Palm Valley Circle
Oviedo, FL 32765

Please Return This Portion With Your Payment. Make Checks Payable to Palm Valley Utilities

ACCOUNT SUMMARY :

Service	Amount	Service Dates		Meter Readings		Diff	Multiplier	Usage	Units	Previous Month	
		From	To	Previous	Current					Usage	Amount
Sewer											
Water											
Prev Bal											
Total Due											

UTILITY DETAIL

Water	Usage/Vol	Rate	Total
Base Facility Charge (Res Svc)			
Gallonge Charge (Res Svc)			
Subtotal			
Water Tax 4%			
Total			

Sewer	Flow Volume	Rate	Total
Base Facility Charge (Res Svc)			
Gallonge Charge (Res Svc)			
Sewer (over 6000 Gal)			
Subtotal			
Total			

WATER AND WASTEWATER RATES ARE DUE AND PAYABLE WHEN RENDERED AND BECOME DELINQUENT IF NOT PAID WITHIN TWENTY DAYS OF THE DATE OF THIS BILL.

Robert Munro
 Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

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Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

SERVICE AVAILABILITY POLICY

The utility provides water and sewer service to a mobile home park and an adjacent subdivision. The mobile home park is master-metered, and is the only general service customer.

(D)

A developer agreement made with the former owner of the utility (Alafaya Palm Valley Associates, Ltd.) at the time of transfer states that if plant expansion is necessary to permit development of land still owned by Alafaya Palm Valley Associates, Ltd, then Alafaya Palm Valley Associates, Ltd. will provide funds for such expansion.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
 WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>Description</u>	<u>Amount</u>	<u>Refer To Service Availability Policy Sheet No./Rule No.</u>
<u>Back-Flow Preventor Installation Fee</u>		
5/8" x 3/4"	\$	
1"	\$	
1 1/2"	\$	
2"	\$	
Over 2"	\$ ¹	
<u>Customer Connection (Tap-in) Charge</u>		
5/8" x 3/4" metered service	\$	
1" metered service	\$	
1 1/2" metered service	\$	
2" metered service	\$	
Over 2" metered service	\$ ¹	
<u>Guaranteed Revenue Charge</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (_GPD)	\$	
All others-per gallon/month.....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (_GPD)	\$	
All others-per gallon/month.....	\$	
<u>Inspection Fee</u>	\$ ¹	
<u>Main Extension Charge</u>		
Residential-per ERC (_GPD)	\$1,178	
All others-per gallon.....	\$	
or		
Residential-per lot (_foot frontage)	\$	
All others-per front foot.....	\$	
<u>Meter Installation Fee</u>		
5/8" x 3/4" metered service	\$177	
1" metered service	\$	
1 1/2" metered service	\$	
2" metered service	\$	
Over 2" metered service	\$ ¹	
<u>Plan Review Charge</u>	\$ ¹	
<u>Plant Capacity Charge</u>		
Residential-per ERC (_GPD)	\$1,035	
All others-per gallon.....	\$	
<u>System Capacity Charge</u>		
Residential-per ERC (GPD)	\$	
All others-per gallon.....	\$	

¹Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE – October 1, 2002

TYPE OF FILING – 2002 SARC

Robert Munro
 Utilities Director

WASTEWATER TARIFF

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
NAME OF COMPANY

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

NAME OF COMPANY

3700 PALM VALLEY CIRCLE

OVIEDO, FL 32765

ADDRESS OF COMPANY)

(407)365-6651 (407)229-2103

(Business and Emergency Telephone Numbers)

FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

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Service Availability.....	23.0 - 24.0
Contracts and Agreements.....	There are no contracts at the date of original issue (Submit Contracts)

Robert Munro
Utilities Director

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 223-S

COUNTY – Seminole

COMMISSION ORDER(s) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
7518	11/22/76	750660-WS	Original Certificate
9626	11/05/80	790519-WS	Amendment
12714	11/30/83	830530-WS	Amendment
14480	06/18/85	850040-WS	Amendment
16360	07/16/86	860583-WS	Transfer
19149	04/15/88	880230-WS	Name Change
19149-A	09/14/88	880230-WS	Name Change
23094	06/20/90	900166-WS	Amendment
PSC-00-1675-PAA-WS	09/19/00	991984-WS	Transfer
PSC-00-2243-PAA-WS	11/27/00	001138-WS	Amendment
PSC-02-1029-FOF-WS	07/29/02	020122-WS	Transfer Majority Organizational Control

(Continued to Sheet No. 3.1)

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

TERRITORY AUTHORITY

CERTIFICATE NUMBER – 223-S

COUNTY – Seminole

COMMISSION ORDER(s) APPROVING TERRITORY SERVED –

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
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Robert Munro
Utilities Director

Name of Company CWS Communities LP d/b/a PALM VALLEY UTILITIES
Wastewater Tariff

Description of Territory Served
Order no. 7518

In Township 21 South, Range 31 East, Seminole County-
Section 34 and 35

Portions of said Sections 34 and 35 known as Palm Valley Mobile Home Park and more particularly described as follows:

Lots 7 and 15 according to the plat thereof as recorded in Plat Book 11, Page 43, of the Public Records of Seminole County, Florida.

Order no. 9626

Township 21 South, Range 31 East
Section 24

Begin at the East ¼ Corner of said Section 34, thence North 00 degrees 18 minutes 03 seconds East, a distance of 1333.33 feet; thence North 89 degrees 23 minutes 00 seconds West, a distance of 257.38 feet; thence South 00 degrees 18 minutes 03 seconds West, a distance of 228.21 feet, thence South 88 degrees 35 minutes 41 seconds West, a distance of 541.44; thence South 00 degrees 18 minutes 03 seconds West, a distance of 720.49 feet to an iron pipe on the South right-of-way of park Road; said point being on a curve with a radius of 2625.65 feet, thence continue Easterly along said South right-of-way a distance of 334.71 feet to a concrete monument, said point being the point of curve of said curve; thence South 89 degrees 13 minutes 35 seconds East, a distance of 225.0 feet more or less to the Northeast corner of Lot 7 as recorded in Plat Book 11, page 43 of the Public Records of Seminole County, Florida, thence South 00 degrees 02 minutes, 08 seconds West, a distance of 1485.0 feet more or less; thence South 00 degrees 02 minutes 08 seconds West, a distance of 560.00 feet; thence South 89 degrees 37 minutes 00 seconds East a distance of 235 feet more or less to a point on the East boundary of said Section 34; thence North 00 degrees 18 minutes 03 seconds East, a distance of 1100 feet to the POINT OF BEGINNING.

ALSO

Beginning at a point on the East right-of-way line of Alafaya Trail 279.01 feet South of the South right-of-way line of Park Road running thence South 89 degrees 27 minutes 05 seconds East 613.86 feet to a point; thence North 00 degrees 03 minutes 18 seconds North 300.31 feet to a point on the South right-of-way line of Park Road; thence along the South right-of-way line of Park Road, following the arc of 1156.78 feet radius curve 315.38 feet to a point, thence continuing along said South right-of-way line of Park Road North 63 degrees 49 minutes 52 seconds East, a distance of 1152.76 feet to a point, thence South 00 degrees 02 minutes 08 seconds West, a distance of 1670 feet more or less to a point; thence North 89 degrees 37 minutes 00 seconds West, a distance of 670 feet to a point, thence North 00 degrees 02 minutes, 05 seconds East, a distance of 381.05 feet to a point; thence North 89 degrees, 27 minutes, 05 seconds West a distance of 1275.70 feet to the Westerly right-of-way line of Alafaya Trail; hence North along said right-of-way line North 00 degrees 03 minutes 18 seconds West, 350.02 feet to the POINT OF BEGINNING.

ALSO

Begin at the Southwest corner of Lot 19, Orlando Industrial Park, run West 00 degrees 02 minutes 08 seconds East, 921 feet; thence North 89 degrees 57 minutes 05 seconds East 105 feet, thence North 00 degrees 02 minutes 08 seconds East, 25 feet; thence North 63 degrees 04 minutes 52 seconds East, 807.00 feet, thence South 60 degrees 02 minutes 08 seconds West, 889.52 to the Northerly right-of-way of Park Road; thence South 63 degrees 49 minutes 53 seconds West along said right-of-way 935.93 feet to the POINT OF BEGINNING. Said parcel known as Fox Run Subdivision.

Robert Munro
Utilities director

Name of Company CWS Communities LP d/b/a PALM VALLEY UTILITIES
Wastewater Tariff

Description of Territory Served
Order No. 9626 continued

Section 35

Begin at the West 1/4 corner of said Section 35; thence North 00 degrees 18 minutes 03 seconds East, a distance of 1333.33 feet; thence South 89 degrees 34 minutes 49 seconds East, a distance of 332.63 feet; thence South 00 degrees 14 minutes 18 seconds West 1333.71 feet; thence South 00 degrees 30 minutes 22 seconds East 1087.76 feet; thence North 89 degrees 37 minutes 00 seconds West 340 feet more or less to a point on the West boundary line of said Section 35; thence North 00 degrees 18 minutes 03 seconds East, a distance of 1100 feet more or less to the POINT OF BEGINNING.

Order No. 12714

Township 21 South, Range 31 East

Section 34

From the South 1/4 corner of said Section 34, run South 89 degrees 37 minutes 00 seconds East a distance of 740 feet along the South line of said Section; thence North 00 degrees 02 minutes 08 seconds East a distance of 2040 feet more or less, along the East R-O-W line of Seminole Avenue to a point at the intersection of said East line with the South R-O-W line of Jessup Street for a Point of Beginning. From said Point of Beginning thence run South 89 degrees 37 minutes 00 seconds East a distance of 800 feet along said South R-O-W line of Jessup Street, thence South 00 degrees 02 minutes 08 seconds West a distance of 500 feet parallel with said Seminole Avenue, thence North 89 degrees 37 minutes 00 seconds West a distance of 800 feet to said Seminole Avenue, thence North 00 degrees 02 minutes 08 seconds East a distance of 500 feet to the Point of Beginning.

Township 21 South, Range 31 East

Order no. 14480

Section 34

That portion of said Section 34 and all of Lot 8 and a portion of Lot 13, Orlando Industrial Park as recorded in Plat Book 10, Page 100 of the Public Records of Seminole County, Florida described as follows:

Commencing at the Southeast corner of said section, thence run North 89 degrees 37'00" West along the South line of said section and the centerline of an 80 foot R-O-W for a distance of 799.25 feet to a Southerly projection of the East line of Lot 11, Orlando Industrial Park; thence run North 00 degrees 02'08" East along said project line and the East line of Lot 11 for a distance of 840 feet to the Easterlymost corner of Lot 13 of said Orlando Industrial Park for the Point of Beginning; thence run South 74 degrees 26'00" West along the South line of said Lot 13 a distance of 365.07 (calc) 364.01 (plat) to the Northeast corner of Lot 12 of said industrial park; thence run North 89 degrees 37'00" West along said South line of Lot 13 for a distance of 760.19 feet to the Southwest corner of said Lot 13; thence run North 00 degrees 02'08" East along the West line of said Lot 13 for a distance of 387.76 feet; thence South 89 degrees 37'00" East for a distance of 225 feet; thence North 00 degrees 02'08" East a distance of 18.88 feet; thence South 89 degrees 37'00" East for a distance of 288 feet; thence North 01 degrees 20'29" West for a distance of 208.09 feet; thence North 89 degrees 37'00" West for a distance of 508 feet to the aforementioned West line of said Lot 13; thence run North 00 degrees 02'08" East along said West line a

Robert Munro
Utilities Director

Name of Company CWS Communities LP d/b/a Palm Valley
Wastewater Tariff

Description of Territory Served
Order no. 14480 continued...

Distance of 185.44 feet to the Northwest corner of said Lot 13; thence run South 89 degrees 37'00" East Along the North line of said Lot 13 for a distance of 800 feet to the Southwest corner of Lot 8 of said industrial park; thence run North 00 degrees 02'08" East along the West line of said Lot 8 a distance of 500 feet to the Northwest corner of said Lot 8; thence run South 89 degrees 37'00" East along the North line of said Lot 8 a distance of 780 feet to the Northeast corner of said Lot 8; thence run South 00 degrees 02'08" West along the East line of said Lot 8 a distance of 500 feet to the Southeast corner of said Lot 8; thence run North 89 degrees 37'00" West along the South line of said Lot 8 a distance of 355.63 feet to a point which lies South 89 degrees 37'00" East a distance of 424.37 feet from the aforementioned Southwest corner of Lot 8; thence South 00 degrees 29'25" East a distance of 218.33 feet; thence South 01 degrees 39'42" East a distance of 481.67 feet; thence North 89 degrees 37'00" West a distance of 129.01 feet to the Point of Beginning.

Section 35

The West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 35.

And

The East 1/4 of the West 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 35,

And

The South 453.34 feet of the East 1/4 of the West 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 35.

Order No. 16360 Involved a Transfer

Order No. 19149 and 19149-A Involved a Name Change

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

Description of Territory Served
Order No. 23094

Township 21 South, Range 31 East

In Sections 34 and 35

Parcels 5 and 6: This description is in Order No. 14480, except that is in a different format.

From a Northeast Corner of Section 34, run South along the East line of Section 34 3,250 feet. Thence run west 1,100 feet to the point of beginning. Thence South 00 degrees 30' 26" East 218.31 feet. Thence South 01 degrees 42' 27" East 180.76 feet. Thence South 01 degrees 42' 27" East 300.87 feet. Thence North 89 degrees 36' 50" West 129.82 feet. Thence South 74 degrees 26' 00" West 364.01 feet. Thence North 89 degrees 40' 34" West 68.30 feet. Thence North 89 degrees 40' 34" West 691.70 feet. Thence North 00 degrees 00' 38" West 387.73 feet. Thence South 89 degrees 34' 08" East 224.94 feet. Thence North 00 degrees 54' 35" East 18.92 feet. Thence South 89 degrees 44' 01" East 287.87 feet. Thence North 01 degrees 21' 41" West 208.21 feet. Thence North 89 degrees 40' 28" West 508.25 feet. Thence North 00 degrees 02' 34" West 185.42 feet. Thence South 89 degrees 38' 18" East 800.12 feet. Thence South 89 degrees 37' 25" East 424.39 feet to the point of beginning.

Parcel A-2:

The South 1/2 of the East 3/4 of the Southwest 1/4 of the Northwest 1/4, less the South 453.34 feet of the East 1/2 of the West 1/2 of said Southwest 1/4 of the Northwest 1/4, all in Section 35.

Order No. PSC-00-1675-PAA-WS Involved a Transfer

Robert Munro
Utilities Director

CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTE WATER TARIFF

Description of Territory Served
Order No. PSC-00-2243-PAA-WS

Township 21 South, Range 31 East

Section 35

Addition 8

That part of the Northwest 1/4 of Section 35, Township 21 South, Range 31 East, Seminole County, Florida, being further described as follows:

Commence at the Northwest corner of Section 35, Township 21 South, Range 31 East, Seminole County, Florida and run thence N89 degrees 52'09"E 332.91 feet (N89 degrees 45'42"E 332.85 feet record) along the North boundary of Section 35 to the point of beginning; thence continue N89 degrees 47'40"E 662.10 feet (N89 degrees 45'42"E 665.73 record) along the North boundary of said Section 35; thence S00 degrees 15'18"E 1332.93 feet; thence N89 degrees 49'23"E 333.79 feet (N89 degrees 42'41"E record) to the Northwest corner of SE 1/4 of NW 1/4 of said Section 35; thence continue along the boundary of Brighton Park at Carillon according to the map or plat thereof as recorded in plat book 42, pages 86-89 of the Public Records of Seminole County, Florida, N89 degrees 49'23"E 283.75 feet to the appropriate centerline of a creek; thence continue along the boundary of said subdivision S09 degrees 24'12"E 271.06 feet (S09 degrees 24'12"E 273.12 feet record); thence continue along the said subdivision S06 degrees 51'54"W 400.91 feet (S06 degrees 51'54"W 389.91 feet record); thence S89 degrees 47'41" W 278.55 feet to the 40 acre line; thence continue S89 degrees 47'41"W 1003.11 feet along the Northerly boundary of Palm Valley Manufactured Housing; thence N00 degrees 00'32"W 1998.66 feet (N00 degrees 14'22"E deed) along the Easterly boundary of Palm Valley Manufactured Housing to the point of beginning.

Containing 1,755,983.6218 square feet of 40.3118 acres M.O.L.

Addition 8A

The East quarter of the Northwest quarter of the Northwest quarter of Section 35, Township 21 South, Range 31 East, Seminole County, Florida.

Containing 443,725.39 square feet or 10.1865 acres M.O.L.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 3.6)

HELD FOR FUTURE USE

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

MISCELLANEOUS

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 “BFC” - The abbreviation for “Base Facility Charge” which is the minimum amount the Company may charge its Customers and is separate from the amount the Company bills its Customers for wastewater consumption.
- 2.0 “CERTIFICATE” - A document issued by the Commission authorizing the Company to provide wastewater service in a specific territory.
- 3.0 “COMMISSION” - The shortened name for the Florida Public Service Commission.
- 4.0 “COMMUNITIES SERVED” - The group of Customers who receive wastewater service from the Company and whose service location is within a specific area or locality that is uniquely separate from another.
- 5.0 “COMPANY” - The shortened name for the full name of the utility which is PALM VALLEY UTILITIES
- 6.0 “CUSTOMER” - Any person, firm or corporation who has entered into an agreement to receive wastewater service from the Company and who is liable for the payment of that wastewater service.
- 7.0 “CUSTOMER’S INSTALLATION” - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of the installation for disposing of wastewater located on the Customer’s side of the Service Connection whether such installation is owned by the Customer or used by the Customer under lease or other agreement.
- 8.0 “MAIN” - A pipe, conduit, or other facility used to convey wastewater service from individual service lines or through other mains.
- 9.0 “RATE” - Amount which the Company may charge for wastewater service which is applied to the Customer’s water consumption.
- 10.0 “RATE SCHEDULE” - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.
- 11 .0 “SERVICE” - As mentioned in this tariff and in agreement with Customers, “Service” shall be construed to include, in addition to all wastewater service required by the Customer, the readiness and ability on the part of the Company to furnish wastewater service to the Customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

(Continued to Sheet No. 5.1)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 “SERVICE CONNECTION” - The point where the Company’s pipes or meters are connected with the pipes of the Customer.
- 13.0 “SERVICE LINES” - The pipes between the Company’s Mains and the Service Connection and which includes all of the pipes, fittings and valves necessary to make the connection to the Customer’s premises, excluding the meter.
- 14.0 “TERRITORY” - The geographical area described, if necessary, by metes and bounds but, in all cases, with township, range and section in a Certificate, which may be within or without the boundaries of an incorporated municipality and may include areas in more than one county.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

INDEX OF RULES AND REGULATIONS

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Adjustment of Bills.....	11.0	20.0
Application	8.0	3.0
Applications by Agents	8.0	4.0
Change of Customer’s Installation	9.0	10.0
Continuity of Service.....	9.0	8.0
Customer Billing.....	10.0	15.0
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Filing of Contracts	11.0	21.0
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Refusal or Discontinuance of Service.....	8.0	5.0

(Continued to Sheet No. 7.0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 6.0)

	<u>Sheet Number:</u>	<u>Rule Number:</u>
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Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

RULES AND REGULATIONS

- 1.0 GENERAL INFORMATION - These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every Customer to whom the Company renders wastewater service.
- The Company shall provide wastewater service to all Customers requiring such service within its Certificated territory pursuant to Chapter 25-30, Florida Administrative Code and Chapter 367, Florida Statutes.
- 2.0 POLICY DISPUTE - Any dispute between the Company and the Customer or prospective Customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.
- 3.0 APPLICATION - In accordance with Rule 25-30.310, Florida Administrative Code, a signed application is required prior to the initiation of service. The Company shall provide each Applicant with a copy of the brochure entitled "Your Water and Wastewater Service," prepared by the Florida Public Service Commission.
- 4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties or agents.
- 5.0 REFUSAL OR DISCONTINUANCE OF SERVICE - The Company may refuse or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business in accordance with Rule 25-30.320, Florida Administrative Code.
- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.
- 7.0 TYPE AND MAINTENANCE - In accordance with Rule 25-30.545, Florida Administrative Code, the Customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all laws and governmental regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the Customer's pipes and facilities. The Customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the wastewater service. The Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

(Continued on Sheet No. 9.0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 8.0)

8.0 CONTINUITY OF SERVICE - In accordance with Rule 25-30.250, Florida Administrative Code, the Company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the Customer for failure or interruption of continuous wastewater service.

If at any time the Company shall interrupt or discontinue its service, all Customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

9.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the Customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the Customer for the Customer's own use and shall be collected directly into the Company's main wastewater lines.

In no case shall a Customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish wastewater service to the adjacent property even though such adjacent property may be owned by him. In case of such unauthorized extension, sale, or disposition of service, the Customer's wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections. (This shall not be construed as prohibiting a Customer from remetering.)

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the Customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The Customer shall be liable for any change resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All Customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the Customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local laws and governmental regulations. Where municipal or other governmental inspection is required by local rules and ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Notwithstanding the above, the Company reserves the right to inspect the Customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

(Continued on Sheet No. 10.0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 9.0)

- 12.0 ACCESS TO PREMISES - In accordance with Rule 25-30.320(2)(f), Florida Administrative Code, the Customer shall provide the duly authorized agents of the Company access at all reasonable hours to its property. If reasonable access is not provided, service may be discontinued pursuant to the above rule.
- 13.0 PROTECTION OF COMPANY'S PROPERTY - The Customer shall exercise reasonable diligence to protect the Company's property. If the Customer is found to have tampered with any Company property or refuses to correct any problems reported by the Company, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code. In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the Customer, the cost of making good such loss or repairing such damage shall be paid by the Customer.
- 14.0 RIGHT-OF-WAY OR EASEMENTS - The Customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.
- 15.0 CUSTOMER BILLING - Bills for wastewater service will be rendered - Monthly, Bimonthly, or Quarterly - as stated in the rate schedule.
- In accordance with Rule 25-30.335, Florida Administrative Code, the Company may not consider a Customer delinquent in paying his or her bill until the twenty-first day after the Company has mailed or presented the bill for payment.
- A municipal or county franchise tax levied upon a water or wastewater public utility shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the Company's bills to its Customers in such municipality or county.
- If a utility utilizes the base facility and usage charge rate structure and does not have a Commission authorized vacation rate, the Company shall bill the Customer the base facility charge regardless of whether there is any usage.
- 16.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - In accordance with Rule 25-30.320(2)(g), Florida Administrative Code, when both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a Customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company.

(Continued on Sheet No. 11 .0)

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

(Continued from Sheet No. 10.0)

- 17.0 **DELINQUENT BILLS** - When it has been determined that a Customer is delinquent in paying any bill, wastewater service may be discontinued after the Company has mailed or presented a written notice to the Customer in accordance with Rule 25-30.320, Florida Administrative Code.
- 18.0 **TERMINATION OF SERVICE** - When a Customer wishes to terminate service on any premises where wastewater service is supplied by the Company, the Company may require reasonable notice to the Company in accordance with Rule 25-30.325, Florida Administrative Code.
- 19.0 **UNAUTHORIZED CONNECTIONS - WASTEWATER** - Any unauthorized connections to the Customer's wastewater service shall be subject to immediate discontinuance without notice, in accordance with Rule 25-30.320, Florida Administrative Code.
- 20.0 **ADJUSTMENT OF BILLS** - When a Customer has been undercharged as a result of incorrect application of the rate schedule or, if wastewater service is measured by water consumption and a meter error is determined, the amount may be credited or billed to the Customer as the case may be, pursuant to Rules 25-30.340 and 25-30.350, Florida Administrative Code.
- 21 .0 **FILING OF CONTRACTS** - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission within 30 days of execution.
- 22.0 **EVIDENCE OF CONSUMPTION** - The initiation or continuation or resumption of water service to the Customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the Customer's premises regardless of occupancy.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

HELD FOR FUTURE USE

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

HELD FOR FUTURE USE

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTE WATER TARIFF

HELD FOR FUTURE USE

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

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Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.
APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Sizes</u>	<u>Base Facility Charge</u>
	5/8" x 3/4"	\$10.74
	3/4"	\$16.12
	1"	\$26.86
	1 1/2"	\$53.72
	2"	\$85.95
	3"	\$171.91
	4"	\$268.60

Gallonge Charge

Per 1,000 gallons \$4.57

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE - October 01, 2002

TYPE OF FILING - 2002 SARC

Robert Munro
 Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

BULK SERVICE

RATE SCHEDULE BS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for all units whose services is included in lot rent.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

Base Facility Charge: \$10.74 per unit.

Gallonage Charge \$3.81 per thousand gallons of individual meter
(6,000 gallon cap): readings.

MINIMUM CHARGE - Base Facility Charge per unit

TERMS OF PAYMENT- Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE - October 1, 2002

TYPE OF FILING - 2002 SARC

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE - Base Facility Charge
All meter sizes \$10.74

Gallonge Charge
Per 1,000 gallons (6,000 gallon Cap) \$3.81

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT- Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE - October 1, 2002

TYPE OF FILING - 2002 SARC

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

IRRIGATION QUALITY REUSE SERVICE

RATE SCHEDULE

AVAILABILITY - Available to customers within those areas of the utility's certificated service territory which are connected to the utility's reuse system.

APPLICABILITY - To the extent of its capacity and wastewater flows, the utility shall provide irrigation quality water using treated wastewater effluent.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

<u>Gallonage Charge</u>	
Per 1,000 gallons	\$1.15

MINIMUM CHARGE - N/A

TERMS OF PAYMENT- **Bills** are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

EFFECTIVE DATE - October 1, 2002

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Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering wastewater service, the Company may require an Applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the Customer from complying with the Company's rules for prompt payment. Credit will be deemed so established if the Customer complies with the requirements of Rule 25-30.311, Florida Administrative Code.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	<u>Residential</u>	<u>General Service</u>
5/8" x 3/4"	\$47.00	\$47.00
All Over 5/8" x 3/4"	<u>2 x Average Bill</u>	<u>2 x Average Bill</u>

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided.

INTEREST ON DEPOSIT - The Company shall pay interest on Customer deposits pursuant to Rule 25-30.311(4) and (4a). The Company will pay or credit accrued interest to the Customers account during the month of JANUARY each year.

REFUND OF DEPOSIT - After a residential Customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the Customer's deposit provided the Customer has met the requirements of Rule 25-30.311(5), Florida Administrative Code. The Company may hold the deposit of a non-residential Customer after a continuous service period of 23 months and shall pay interest on the non-residential Customer's deposit pursuant to Rule 25-30.311(4) and (5), Florida Administrative Code.

Nothing in this rule shall prohibit the Company from refunding a Customer's deposit in less than 23 months.

EFFECTIVE DATE - October 1, 2002

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Robert Munro
Utilities Director

NAME OF COMPANY - **CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES**

WASTEWATER TARIFF

INDEX OF STANDARD FORMS

	<u>Sheet Number</u>
CUSTOMERS GUARANTEE DEPOSIT RECEIPT.....	19.0
APPLICATION FOR SEWER SERVICE	20.0
COPY OF CUSTOMER'S BILL.....	21.0

Robert Munro
Utilities Director

NAME OF COMPANY: CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

ORIGINAL SHEET NO.19.0

WASTEWATER TARIFF

CONSUMER'S GUARANTEE DEPOSIT RECEIPT

NOT APPLICABLE AT THIS TIME

Robert Munro
Utilities Director

NAME OF COMPANY: CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

ORIGINAL SHEET NO. 20.0

WASTEWATER TARIFF

APPLICATION FOR SEWER SERVICE

NOT APPLICABLE AT THIS TIME

Robert Munro
Utilities Director

NAME OF COMPANY: CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

CUSTOMER'S BILL

Palm Valley Utilities
407-365-6651

Account Number	Homesite	Due Date	Amount Due	Amount Paid

Palm Valley
3700 Palm Valley Circle
Oviedo, FL 32765

Please Return This Portion With Your Payment. Make Checks Payable to Palm Valley Utilities

ACCOUNT SUMMARY :

Service	Amount	Service Dates		Meter Readings		Diff	Multiplier	Usage	Units	Previous Month	
		From	To	Previous	Current					Usage	Amount
Sewer											
Water											
Prev Bal											
Total Due											

UTILITY DETAIL

Water	Usage/Vol	Rate	Total
Base Facility Charge (Res Svc)			
Gallorage Charge (Res Svc)			
Subtotal			
Water Tax 4%			
Total			

Sewer	Flow Volume	Rate	Total
Base Facility Charge (Res Svc)			
Gallorage Charge (Res Svc)			
Sewer (over 6000 Gal)			
Subtotal			
Total			

WATER AND WASTEWATER RATES ARE DUE AND PAYABLE WHEN RENDERED AND BECOME DELINQUENT IF NOT PAID WITHIN TWENTY DAYS OF THE DATE OF THIS BILL.

Robert Munro
 Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
WASTEWATER TARIFF

INDEX OF SERVICE AVAILABILITY

	<u>Sheet Number</u>
Service Availability Policy	23.0
Schedule of Fees and Charges	24.0

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

SERVICE AVAILABILITY POLICY

The utility provides water and sewer service to a mobile home park and an adjacent subdivision. The mobile home park is master-metered, and is the only general service customer.

(D)

A developer agreement made with the former owner of the utility (Alafaya Palm Valley Associates, Ltd.) at the time of transfer states that if plant expansion is necessary to permit development of land still owned by Alafaya Palm Valley Associates, Ltd, then Alafaya Palm Valley Associates, Ltd. will provide funds for such expansion.

Robert Munro
Utilities Director

NAME OF COMPANY CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES
 WASTEWATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>DESCRIPTION</u>	<u>REFERTO SERVICE AVAILABILITY POLICY</u> <u>AMOUNT</u>	<u>SHEET NO/RULE NO.</u>
<u>Customer Connection (Tap-in) Charge</u>		
5/8" x 3/4" metered service.....	\$	
1" metered service.....	\$	
1 1/2" metered service.....	\$	
2" metered service.....	\$	
Over 2" metered service.....	\$ ¹	
<u>Guaranteed Revenue Charge</u>		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month ()GPD.....	\$	
All others-per gallon/month.....	\$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month ()GPD.....	\$	
All others-per gallon/month.....	\$	
Inspection Fee.....	\$ ¹	
<u>Main Extension Charge</u>		
Residential-per ERC ()GPD.....	\$364	
All others-per gallon.....	\$	
or		
Residential-per lot ()foot frontage).....	\$	
All others-per front foot.....	\$	
<u>Meter Installation Fee</u>		
Reuse Meters.....	\$177	
<u>Plan Review Charge</u>	\$ ¹	
<u>Plant Capacity Charge</u>		
Residential-per ERC ()GPD.....	\$433	
All others-per gallon.....	\$	
<u>System Capacity Charge</u>		
Residential-per ERC (GPD).....	\$	
All others-per gallon.....	\$	

Actual Cost is equal to the total cost incurred for services rendered.

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 Utilities Director