

**Pinecrest Ranches**

Post Office Box 192  
Winter Haven, FL 33882  
(813) 299-6651

POST OFFICE REC. DATE

October 15, 1996

OCT 17 '96

DIRECTOR, DIVISION OF RECORDS AND REPORTING  
FLORIDA PUBLIC SERVICE COMMISSION  
2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FL 32399-0850

*96/253-WU*

Re: Application for Grandfather Certificate  
Private Water System, Polk County, Florida

Dear Sir:

Enclosed are the documents required for subject application,  
completed to the best of our ability. These documents are:

Original and Five Copies of Application w/Exhibits,  
Including Original and Two Copies of Tariff and One  
Copy of Each Territory or Section Map.

If additional information is needed, please advise.

Yours very truly,

  
James O. Vaughn

JOV:gl  
Encls.

95 OCT 17 AM 7:32

DECEMBER 1996

11099 OCT 17 '96

FPSC RECORDS/REPORTING

**APPLICATION FOR GRANDFATHER CERTIFICATE**

(Pursuant to Section 367.171, Florida Statutes)

To: Director, Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

The undersigned hereby makes application for original certificate(s) to operate a water   x   and/or wastewater   N/A   utility in   Polk   County, Florida, and submits the following information:

**PART I    APPLICANT INFORMATION**

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

  Pinecrest Ranches  

  Name of utility  

  ( 941 ) 299-6651  

  Phone No.  

  ( 941 ) 293-4211  

  Fax No.  

  277 Magnolia Avenue, S.W. - Suite 101  

  Office street address  

  Winter Haven, FL 33880  

  City  

  State  

  Zip Code  

  P. O. Box 192, Winter Haven, FL 33882-0192  

  Mailing address if different from street address  

  N/A  

  Internet address if applicable  

B) The name, address and telephone number of the person to contact concerning this application:

  James O. Vaughn  

  Name  

  (941) 299-6651  

  Phone No.  

  277 Magnolia Ave., S.W. - Suite 101  

  Street address  

  Winter Haven, FL 33880  

  City  

  State  

  Zip Code

(3) Exhibit B - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(4) Indicate permit numbers and dates of approval of water treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

This utility received approved from standard water testing reports over a period of years dating from mid-1987 to present. No DEP number has been assigned. Our Public Water System number is 6535079; SWFWMD number is 209182.00

(5) Indicate when the water utility system was established. Early to mid-1987

(6) Exhibit C - Evidence that the utility owns the land where the water treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

**B) WASTEWATER**

(1) Provide a description of the types of customers served (i.e., single family homes, mobile homes, duplexes, commercial, etc.).

N/A

(2) Exhibit N/A - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(3) Indicate permit numbers and dates of approval of wastewater treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

N/A

C) **SYSTEM MAPS**

Exhibit   H   - One copy of detailed map(s) showing existing lines and facilities and the territory proposed to be served. Any requested territory not served at the time of application shall be specifically identified. Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory to be served. Provide separate maps for water and wastewater systems.

**PART V**

**FILING FEE**

Indicate the filing fee enclosed with the application:

\$ 200.00 (for water) and/or \$ N/A (for wastewater).

**Note:** Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

- (1) For applications in which the utility has the capacity to serve up to 100 ERC's, the filing fee shall be \$100.
- (2) For applications in which the utility has the capacity to serve from 101 to 200 ERC's the filing fee shall be \$200.
- (3) For applications in which the utility has the capacity to serve from 201 ERC's to 500 ERC's the filing fee shall be \$500.
- (4) For applications in which the utility has the capacity to serve 501 to 2,000 ERC's the filing fee shall be \$1,000.
- (5) For applications in which the utility has the capacity to serve from 2,001 to 4,000 ERC's the filing fee shall be \$1,750.
- (6) For applications in which the utility has the capacity to serve more than 4,000 ERC's the filing fee shall be \$2,250.

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Phone No.                                      Fax No.  
  277 Magnolia Avenue, S.W. - Suite 101    
Office street address  
  Winter Haven, FL 33880    
City                                      State                                      Zip Code  
  P. O. Box 192, Winter Haven, FL 33882-0192    
Mailing address if different from street address  
  N/A    
Internet address if applicable

- B) The name, address and telephone number of the person to contact concerning this application:

  James O. Vaughn                                          (941) 299-6651    
Name    Phone No.  
  277 Magnolia Ave., S.W. - Suite 101    
Street address  
  Winter Haven, FL 33880    
City                                      State                                      Zip Code

C) Indicate the organizational character of the applicant:  
(circle one)

Corporation      (Partnership )      Sole Proprietorship

Other     N/A      
(Specify)

D) If the applicant is a corporation, list names, titles and addresses of corporate officers and directors.  
(Use additional sheet if necessary).

    N/A    

E) If the applicant is not a corporation, list names and addresses of all persons or entities owning an interest in the organization. (Use additional sheet if necessary.)

James O. Vaughn, P. O. Box 192, Winter Haven, FL 33882-0192

Margaret S. Hankin, 1606 North Lake Shipp Drive, Winter Haven  
FL 33880

**PART II      SYSTEM INFORMATION**

**A)      WATER**

(1) Exhibit     A     - A statement describing the proposed type(s) of water service to be provided (i.e. potable, non-potable or both).

(2) Provide a description of the types of customers served (i.e., single family homes, mobile homes, duplexes, commercial, etc.).

Mobile/Manufactured Homes and Single Family Homes

Most of the living units are mobile or manufactured homes:

There are a few single family homes.

(3) Exhibit     B     - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(4) Indicate permit numbers and dates of approval of water treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

This utility received approved from standard water testing reports over a period of years dating from mid 1987 to present. No DEP number has been assigned. Our Public Water System number is 6535079; SWFWMD number is 209182.00

(5) Indicate when the water utility system was established. Early to mid- 1987

(6) Exhibit     C     - Evidence that the utility owns the land where the water treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

**B) WASTEWATER**

(1) Provide a description of the types of customers served (i.e., single family homes, mobile homes, duplexes, commercial, etc.).

N/A

(2) Exhibit     N/A     - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(3) Indicate permit numbers and dates of approval of wastewater treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

N/A

- (4) Indicate when the wastewater utility system was established. N/A
- (5) Exhibit N/A - Evidence that the utility owns the land where the wastewater treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

**PART III RATES AND TARIFFS**

- A) Exhibit D - A statement specifying on what date and under what authority the current rates and charges were established.
- B) Exhibit E - The original and two copies of water and/or wastewater tariff(s) containing all rates, classifications, charges, rules and regulations. Sample tariffs are enclosed with the application package.

**PART IV TERRITORY DESCRIPTION AND MAPS**

A) **TERRITORY DESCRIPTION**

Exhibit F - An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code, of the territory the utility was serving or was authorized to serve on the day Chapter 367, Florida Statutes, became applicable. If the water and wastewater service territories are different, provide separate descriptions.

B) **TERRITORY MAPS**

Exhibit G - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater service territories are different, provide separate maps.



c) **SYSTEM MAPS**

Exhibit   H   - One copy of detailed map(s) showing existing lines and facilities and the territory proposed to be served. Any requested territory not served at the time of application shall be specifically identified. Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory to be served. Provide separate maps for water and wastewater systems.

**PART V**      **FILING FEE**

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- (5) For applications in which the utility has the capacity to serve from 2,001 to 4,000 ERC's the filing fee shall be \$1,750.
- (6) For applications in which the utility has the capacity to serve more than 4,000 ERC's the filing fee shall be \$2,250.

**PART VI AFFIDAVIT**

I James O. Vaughn, Partner, Citrus Highlands (applicant) do solemnly swear or affirm that the facts stated in the foregoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

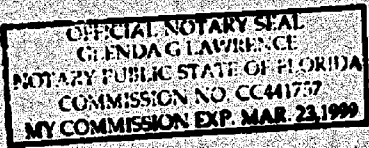
BY:

*James O. Vaughn*  
Applicant's Signature

James O. Vaughn  
Applicant's Name (Typed)

Partner  
Applicant's Title \*

Subscribed and sworn to before me this 30<sup>th</sup> day  
of September 19 96.



*Glenda G. Lawrence*  
Notary Public

**GLENDA G. LAWRENCE**

\* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

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Post Office Box 192  
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**Exhibit "A"**

**This partnership will provide potable water for a residential subdivision.**

67 Aldridge)  
 149 Aldridge)  
 90 Aleman, R.  
 36 Allday  
 129 Allison  
 148 Alvarez  
 4 Anderson  
 109 Ashman  
 130 Atkinson)  
 131 Atkinson)  
 50 Aultman, G.  
 106 B N V W (unoccupied)  
 42 Sabbitt, Jr.  
 96 Baldwin (No Personal Checks)  
 136 Barber (Russo)  
 61 Barton & Chambers  
 120 Bean  
 59 Bobbitt-Gross  
 82 Boatright  
 31 Boutwell  
 93 Branch  
 23 Bragg  
 66 Briggs  
 85 Briley  
 79 Cannon  
 M-7 Carter)  
 8 Carter)  
 69 Cartwright  
 76 Cochran  
 117 Dansby  
 118 Davila)  
 139 Davila)  
 133 Delk  
 75 Dellling  
 88 DeVoss (Williams)  
 49 Downey  
 137 Duffey  
 37 Dukes)  
 38 Dukes)  
 84 Earnest (No Personal Checks)  
 55 Estrada  
 73 Subanks  
 2 Feliciano (Musselman)  
 144 Finley  
 15 Fox)  
 16 Fox)  
 19 Franklin, James  
 92 Franklin, Linda  
 53 Freeman, D.  
 74 Freeman, V (No Personal Checks)  
 140 Griner (No Personal Checks)  
 116 Guajardo & Flores  
 78 Hall  
 26 Hammer  
 89 Hancock-Gilbert  
 91 Hanson  
 22 Hardiman  
 10 Harrison  
 60 Healy  
 122 Holcomb)  
 123 Holcomb)  
 64 Horn  
 56 Huddleston  
 48 Humes  
 1 Igartus  
 72 Julius  
 100 Kauffman  
 28 Keefer  
 95 Lankford (No Personal Checks)  
 6 LaPlant)  
 8-7 LaPlant)  
 145 Lavan  
 124 Lisle  
 94 Lovery  
 45 Luna  
 126 McCall  
 68 McCartt  
 34 Maddox  
 62 Madrid, Remigio  
 43 Mahurin  
 20 Martin, Jerri  
 120 Moyer (No Personal Checks)  
 101 Mills (Aust)  
 105 Nixon

46 Moats  
 17 Morgan  
 71 O'Neal  
 40 Oliveira  
 18 Orcasitas  
 119 Owens, A.  
 134 Owens, J.  
 25 Parker )  
 51 Parker )  
 113 Parker )  
 56 Parrish  
 33 Polk  
 99 Powell (No Personal Checks)  
 3 Rickenbacher  
 5 Rogan )  
 21 Rogan )  
 70 Salazar  
 100 Satterfield  
 39 Shaw, Sr.  
 132 Shrider  
 67 Singleton  
 112 Slomba  
 27 Spencer  
 98 Stratton  
 24 Sturgill  
 83 Sulfridge  
 110 Swallows (Hillis)  
 52 Taylor  
 141 Tenorio-Grice)  
 142 Tenorio-Grice)  
 111 Thomas  
 61 Tillman  
 30 Trussell-Thompson  
 107 Tunstall  
 32 Twomey (No Personal Checks)  
 97 Waters  
 65 Watson  
 121 Weathers  
 86 Wells  
 104 White  
 87 Wooten  
 147 Wright  
 116 Young

Adjacent Locations:

Howard  
 King  
 Sexton

Unsold Lots:

63 Vacant Mobile Home (Martin)  
 64 Vacant Mobile Home (Martin)  
 77 Open  
 81 Vacant Mobile Home (Strawser)  
 102 Open  
 103 Open  
 115 Vacant Mobile Home (McJunkin)  
 125 Open  
 127 Open  
 138 Open  
 143 Open  
 146 Open

Sold, But No Water:

150 Aldridge (N/A)  
 135 Barber (N/A)  
 14 Gagnon (N/A)  
 13 Gagnon (N/A)  
 29 Green Trees (Vacant Mobile Home)  
 9 Hernandez (N/A)  
 11 Luther (N/A)  
 12 Luther (N/A)  
 80 Lyles (N/A)  
 35 Owen (N/A)  
 57 Shaw, Jr. (N/A)  
 58 Shaw, Jr. (N/A)

Water usage is not metered. Flat fee billing system. On 10/14/96, there were 122 water hookups, including the three adjacent locations.

This Warranty Deed Made and executed the 3rd day of January A.D. 1986 by

CHARLES E. BAILEY and JOAN MARIE BAILEY, his wife

hereinafter called the grantor, to

JAMES O. VAUGHN, as to an undivided 1/2 interest and JAMES W. HANFORD, as to an undivided 1/2 interest, whose postoffice address is 277 Magnolia Avenue, SW, Winter Haven, Florida 33880

hereinafter called the grantee:

Witness and before the eyes "grantor" and "grantee" before all the parties to the instrument and the laws, legal representatives and heirs of individuals, and the families and heirs of corporations

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, recited hereinafter to hereby acknowledged, by these presents does grant bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Polk County, Florida, to:

Tract 1: The West 1/4 of U. S. Government Lot 2 in the NE1/4 of Section 6, Township 30 South, Range 26 East, also described as the NE1/4 of NE1/4 of said Section 6: LESS AND EXCEPT that portion in Borrow Pit, as shown by Final Judgment dated and filed Oct. 30, 1963, recorded in Official Record Book 756, page 705, Public Records of Polk County, Florida.

SUBJECT TO restrictions and easements of record, taxes for the year 1986 and subsequent years, and all zoning ordinances.

Together, with all the covenants, limitations and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1985.

Documentary Tax Pd. \$ 1100.00

15  
51  
004 1027 1000/HE  
004 1027 5PB

Intangible Tax Pd. FILED, RECORDED AND RECORD VERIFIED  
E. D. Dixon, Clerk, Polk County  
By: *James A. Jule* Deputy Clerk, Polk County, Fla.  
D. DIXON, CLERK  
POLK COUNTY, FLA.  
BY *JR* D.S.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*Joni Kay Widup*  
*Tom E. Scherer*

*Charles E. Bailey*  
Charles E. Bailey  
*Joan Marie Bailey*  
Joan Marie Bailey

STATE OF FLORIDA  
COUNTY OF POLK

I HEREBY CERTIFY that on this day, before me, an

officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared

CHARLES E. BAILEY and JOAN MARIE BAILEY, his wife

to me known to be the grantor described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal to the County and State last aforesaid the 3rd day of January A.D. 1986.

This instrument was prepared by: GEORGIA RUMRIG  
CENTRAL FLORIDA TITLE CO. OF LAKELAND, INC.  
P. O. Box 6743  
Lakeland, Florida 33803  
C-4173

*Joni Kay Widup*  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: 9-22-89

1986 JAN -6 PM 2:15  
001350

A  
5/1/86

EXHIBIT "C"

IN THE CIRCUIT COURT FOR POLK COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

JAMES W. HANKIN,

File Number *90CP-0649*

Deceased.

Division

LETTERS OF ADMINISTRATION  
(Single Personal Representative)

TO ALL WHOM IT MAY CONCERN:

WHEREAS, JAMES W. HANKIN, a resident of Polk County, Florida, died on June 4, 1995, owning assets in the State of Florida, and

WHEREAS, MARGARET S. HANKIN has been appointed Personal Representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

NOW THEREFORE, I, the undersigned Circuit Judge, declare MARGARET S. HANKIN duly qualified under the laws of the State of Florida to act as Personal Representative of the estate of JAMES W. HANKIN, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

Ordered on May 10, 1996.

151 CHARLES A. DAVIS, JR.  
Circuit Judge

CIRCUIT COURT SEAL

EXHIBIT "C"

LAST WILL AND TESTAMENT

OF

JAMES W. HANKIN

STATE OF FLORIDA

COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS: That I, JAMES W. HANKIN, a resident of said State and County, do make, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills made by me.

FIRST: I direct the payment of my just debts, funeral and administration expenses and taxes, if any, as soon after my death as shall be practicable.

SECOND: All of the rest, residue and remainder of my property, of every kind and wherever situated, I give, devise and bequeath to my wife, MARGARET S. HANKIN.

THIRD: In the event my said wife, MARGARET S. HANKIN, shall have predeceased me or that our deaths shall occur as the result of a common disaster, then I give, devise and bequeath my estate as follows:

A. I specifically devise the sum of Five Thousand Dollars (\$5,000.00) each to ROBERT ROSELL HANKIN, DAVID PHILLIP HANKIN and SUSAN AMANDA HANKIN. If either of my above named children should predecease me, the \$5,000.00 bequest to that child shall lapse.

B. I specifically devise and bequeath to those persons whose names appear on the written statement or list attached to this Will the items of tangible personal property named on said list for each person to receive. In the event any person named on said statement or list shall predecease me, the devise of personal property to that person shall lapse. This bequest is made pursuant to Chapter 732.51 of the Florida Statutes.

C. All of the rest, residue and remainder of my estate, of every kind and wherever situated, I give, devise and bequeath

## EXHIBIT "C"

ROBERT ROSSELL HANKIN, IN TRUST, be held pursuant to the terms and conditions of the trust set forth in paragraph FOURTH below.

**FOURTH:** My Trustee, ROBERT ROSSELL HANKIN, shall hold all of the rest, residue and remainder of my property IN TRUST, for the purpose of providing for the care and maintenance of my son, JAMES W. HANKIN, JR. and for the purpose of providing a four-year college education for any child of mine who has not attained twenty-six (26) years of age, subject to the following terms and conditions:

1. My Trustee shall use the principal and income of this trust for the proper health, education, maintenance and support of my son, JAMES W. HANKIN, JR., and for the purpose of providing a four-year college education to any child of mine who has not attained twenty-six (26) years of age. It is my intention that my Trustee pay from this trust the cost of a four-year college education for any child of mine, such costs to include tuition, books, room and board for each year of college that each child shall complete. Provided, however, that for a child to receive his college expenses described above, he must be under the age of twenty-six (26). In no event, however, shall any child receive more than four years of college education expenses from this trust.
2. The term "proper health" shall be construed to include medical, dental, hospital, drug and nursing costs as well as all expenses of invalidism and costs of medically prescribed equipment and travel. The term "proper maintenance and support" shall mean the maintenance and support of JAMES W. HANKIN, JR. in accordance with his accustomed manner of living. The term "proper education" shall be construed to mean any education deemed necessary for his physical and mental health.
3. In addition to the powers named herein, I give, without leave or order of Court or other judicial proceedings and without bond, to my Trustee, the powers and authorities granted to Trustees pursuant to Chapter 737, Florida Statutes, as amended. So much of the net income and corpus from this trust as my Trustee deems necessary and proper may be used by my Trustee in the event of illness or other emergency affecting JAMES W. HANKIN, JR. and for his care, maintenance, medical and dental expenses, travel, recreation, clothing, education and other expenses and may be paid directly to him, to the persons with whom he resides or to any individual, school, corporation, or governmental agency for his benefit.
4. No beneficiary hereunder shall anticipate, assign, encumber or alienate his or her interest, nor shall



EXHIBIT "C"

the same be subject to the claims of creditors of any beneficiary.

5. Upon the death of JAMES W. HANKIN, JR., the balance of the principal and income remaining in this trust shall be divided equally among my other three children, ROBERT ROSSELL HANKIN, DAVID PHILLIP HANKIN and SUSAN AMANDA HANKIN. In the event any of them shall not be living, and shall leave a child or children surviving, whether natural issue or adoptive child or children, said child or children equally shall take the share its or their parent would have taken if living. If any of my three children named above shall have died, leaving no child, either natural or adoptive surviving them, the share of the one so dying childless, shall go to my remaining children equally or per stirpes to the children of either who may have died.
6. In the event my Trustee named above shall not be living or shall fail to qualify as my Trustee or having been appointed shall die or resign before the trust terminates, then I constitute and appoint the EXCHANGE BANK OF POLK COUNTY, Winter Haven, Florida, as my Successor Trustee, with all the powers herein conferred upon my Trustee. No bond shall be required of any individual Trustee named herein.

FIFTH: I nominate, constitute and appoint my wife, MARGARET S. HANKIN, to be the Personal Representative of this, my Last Will and Testament. In the event she shall not be living, or shall fail to qualify as my Personal Representative or having been appointed shall die or resign before administration of my estate has been completed, then I nominate, constitute and appoint ROBERT ROSSELL HANKIN as my Personal Representative. I confer upon either of them complete power to sell, at public or private sale, for such prices and upon such terms as either of them shall deem best, any or all of my property. I request that no bond be required of any individual Personal Representative named herein.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of June, 19 79.

  
JAMES W. HANKIN (SEAL)

Signed, sealed, published and declared by the above-named, JAMES W. HANKIN, as and for his Last Will and Testament, in the presence of us, who, at his request, in his presence and

EXHIBIT "C"

the presence of each other, have unto subscribed our names as attesting witnesses, this 29th day of June

19 79

NAMES

ADDRESSES

Diana B Cartwright, residing in Winter Haven, Florida

Ann Ann Rose, residing in Winter Haven, Florida

Melissa Jane Kuchta, residing in Winter Haven, Florida

EACH

Age, of

SECRET

DATE  
BY  
OFFICE

EXHIBIT "C"

STATE OF FLORIDA

COUNTY OF POLK

We, JAMES W. HANKIN, DIANE B. CARTWRIGHT,

AVA ANN CASE, MELISSA JANE MARCHA', the testator

and the witnesses respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby declare to the undersigned officer that the testator signed the instrument as his last will and that he signed voluntarily and that each of the witnesses in the presence of the testator, at his request, and in the presence of each other signed the will as a witness and that to the best of the knowledge of each witness the testator was at that time 18 or more years of age, of sound mind and under no constraint or undue influence.

*James W. Hankin*  
JAMES W. HANKIN  
*Diane B. Cartwright*  
DIANE B. CARTWRIGHT  
*Ava Ann Case*  
AVA ANN CASE  
*Melissa Jane Marcha'*  
MELISSA JANE MARCHA'

Subscribed and acknowledged before me by JAMES W. HANKIN, the testator, and subscribed and sworn to before me by DIANE B. CARTWRIGHT, AVA ANN CASE, and MELISSA JANE MARCHA', the witnesses, on this 29th day of June, 1979.

*James E. Dale*  
James E. Dale  
Notary Public, State of Florida  
My Commission Expires: 8-17-83

**Pinecrest Ranches**

Post Office Box 192  
Winter Haven, FL 33882  
(813) 299-6651

VD

The system never received officially approved rates from Polk County.

See attached schedule of rates and fees.

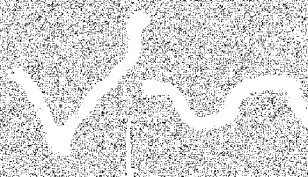
EXHIBIT "D"

# PINECREST RANCHES

Post Office Box 192  
Winter Haven, FL 33882-0192  
Phone: 941/299-6651

Payments received after the 28th will be credited on next month's bill.

Date:  
Lot(s):



Remember: Your water meter must be visible, free of dirt or grass.

TERMS: Payment in full must be received by 10th of month.  
LATE FEE of \$2.57 will be assessed on past-due accounts.  
No CASH payments accepted.

Cut-off/Collection Fee of \$25.63 will be assessed on any account that is 60 days in arrears. (Example: If you owe May and June, payment in full must be received by July 10 to avoid \$25.63 assessment for collection or cut off of service).

POLK COUNTY FRANCHISE FEE of 2.5% is due on all charges except repairs:

Water Service	\$12.50	+	Franchise Fee	\$ .31 = \$12.81
Late Fee	2.50	+	Franchise Fee	.07 = 2.57
Cut-off/Collection Fee	25.00	+	Franchise Fee	.63 = 25.63
NSF Fee	15.00	+	Franchise Fee	.38 = 15.38
Accounting Surcharge	5.00	+	Franchise Fee	.13 = 5.13
Customer Removal or Damage to Meter Lock	50.00	+	Franchise Fee	1.15 + 51.25

MAIL water payment to:  
PINECREST RANCHES  
Post Office Box 192  
Winter Haven, FL 33882-0192

**DO NOT INCLUDE WATER PAYMENT  
WITH LAND PAYMENT!**

**WATER TARIFF**



**PINECREST RANCHES**  
**NAME OF COMPANY**

**FILED WITH**

**FLORIDA PUBLIC SERVICE COMMISSION**

**WATER TARIFF**

**PINECREST RANCHES**  
**NAME OF COMPANY**

**P. O. Box 192**

**Winter Haven, FL 33882-0192**  
**(ADDRESS OF COMPANY)**

**Business: 941/299-6851 Emergency: 941-299-2261**  
**(Business & Emergency Telephone Numbers)**

**FILED WITH**  
**FLORIDA PUBLIC SERVICE COMMISSION**

**JAMES O. VAUGHN**  
**ISSUING OFFICER**

**PARTNER**  
**TITLE**

NAME OF COMPANY PINECREST RANCHES

**WATER TARIFF**

**Table of Contents**

	Sheet Number
Communities Served Listing .....	N/A
Description of Territory Served .....	3.1
Index of	
Rates and Charges Schedules .....	11.0
Rules and Regulations .....	6.0
Service Availability Policy .....	23.0
Standard Forms .....	18.0
Technical Terms and Abbreviations .....	5-5.1
Territory Served .....	3.0

**JAMES O. VAUGHN**  
**ISSUING OFFICER**

**PARTNER**  
**TITLE**



NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER -

COUNTY - POLK

COMMISSION ORDER(S) APPROVING TERRITORY SERVED -

Order Number

Date Issued

Docket Number

Filing Type

(Continued to Sheet No. 3.1)

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

The West 1/2 of U.S. Government Lot 2 in the NE-1/4 of Section 6, Township 30 South, Range 26 East, also described as the NW-1/4 of Section 6: LESS AND EXCEPT That portion in Borrow Pit, as shown by Final Judgment dated and filed October 30, 1903, recorded in O.R. Book 756, Page 705, Public Records of Polk County, Florida (Citrus Highlands Phase I, unrecorded, Citrus Highlands Phase II, Plat Book 83, Page 23, Citrus Highlands Phase III, Plat Book 87, Page 13, Citrus Highlands Phase IV, Plat Book 88, Page 45). Said Phase I (unrecorded) contains 20 residential lots fronting on Hankin Road. Said Phase II (Plat Book 83, Page 23) contains 30 residential lots and water plant). Said Phase III (Plat Book 87, Page 13) contains 40 residential lots. Said Phase IV (Plat Book 88, Page 45) contains 60 residential lots. (A total of 150 residential lots.)

In addition, Pinecrest Ranches Water System furnishes water service (on same terms and conditions) to three adjacent, contiguous homesites that are not a part of Citrus Highlands proper. One lot also fronts on Hankin Road and two lots front on Jessie Drive, just north of Citrus Highlands.

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

ORIGINAL SHEET NO.

N/A

*[Handwritten signature]*

**JAMES O VAUGHN**  
**ISSUING OFFICER**

**PARTNER**  
**TITLE**

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 **"BFC"** - "BFC" is the abbreviation for "Base Facility Charge" which is the minimum amount the utility may charge to the Company's customers and is separate from the amount billed for water consumption on the utility's bills to its customers.
- 2.0 **"CERTIFICATE"** - A document issued by the Commission authorizing the Company to provide water service in a specific territory.
- 3.0 **"COMMISSION"** - "Commission" refers to the Florida Public Service Commission.
- 4.0 **"COMMUNITIES SERVED"** - The group of customers who receive water service from the Company and who's service location is within a specific area or locality that is uniquely separate from another.
- 5.0 **"COMPANY"** - James O. Vaughn and Margaret S. Hankin d/b/a Citrus Highlands operating the water system for the Citrus Highlands Subdivision under the name "PINECREST RANCHES."
- 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 water service.
- 7.0 **"CUSTOMER'S INSTALLATION"** - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature which are located on the customer's side of the "Point of Delivery" and used in connection with or forming a part of the installation necessary for rendering water service to the customer's premises regardless of whether such installation is owned by the customer or used by the consumer under lease or other agreement.
- 8.0 **"MAIN"** - A pipe, conduit, or facility used for conveying water service through individual services or through other mains.
- 9.0 **"POINT OF DELIVERY"** - For water systems, "point of delivery" shall mean the outlet connection of the meter for metered service or the point at which the company's piping, fittings and valves connect with the customer's piping, fittings and valves for non-metered service.
- 10.0 **"RATE"** - Amount which the utility may charge for water service which is applied to the customer's actual consumption.
- 11.0 **"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.

(Continued on Page 5.1)

**JAMES O. VAUGHN**  
ISSUING OFFICER

**PARTNER**  
TITLE

NAME OF COMPANY PINECREST RANCHES

## WATER TARIFF

(Continued from Sheet No. 5.0)

- 12.0 **"SERVICE"** - Service, as mentioned in this tariff and in agreement with customers, 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.
- 13.0 **"SERVICE LINES"** - The pipe between the Company's mains and the point of delivery and shall include all of the pipe, fittings and valves necessary to make the connection to the customer's premises excluding the meter.
- 14.0 **"TERRITORY"** - The geographical area described by metes and bounds 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.

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

**INDEX OF RULES AND REGULATIONS**

	<u>Sheet Number</u>	<u>Rule Number</u>
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Adjustment of Bills .....	10.0	23.0
Adjustment of Bills for Meter Error .....	10.0	24.0
All Water Through Meter .....	10.0	22.0
Applications .....	7.0	3.0
Applications by Agents .....	7.0	4.0
Change of Customer's Installation .....	8.0	10.0
Continuity of Service .....	8.0	8.0
Customer Billing .....	9.0	15.0
Delinquent Bills .....	9.0	16.0
Extensions .....	8.0	6.0
Filing of Contracts .....	10.0	26.0
General Information .....	7.0	1.0
Inspection of Customer's Installation .....	8.0	11.0
Limitation of Use .....	7.0	7.0
Meters .....	10.0	21.0

(Continued to Sheet No. 6.1)

**JAMES O. VAUGHN**  
ISSUING OFFICER

**PARTNER**  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

(Continued from Sheet No. 6.0)

	Sheet Number	Rule Number
Meter Accuracy Requirements .....	10.0	25.0
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Policy Dispute .....	7.0	2.0
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Refusal or Discontinuance of Service.....	7.0	5.0
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Termination of Service .....	9.0	18.0
Type and Maintenance .....	8.0	9.0
Unauthorized Connections - Water .....	10.0	20.0

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

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.

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 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 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 in full is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections.

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE



NAME OF COMPANY PINECREST RANCHES

## WATER TARIFF

(Continued from Sheet No. 7.0)

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 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.

9.0 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.

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 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.

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 utility property or refuses to correct any problems reported by the utility, service may be discontinued in accordance with Rule 25-30.320, Florida Administrative Code.

**JAMES O. VAUGHN**  
ISSUING OFFICER

**PARTNER**  
TITLE

NAME OF COMPANY PINECREST RANCHES

## WATER TARIFF

(Continued from Sheet No. 8.0)

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.

13.0 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.

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 water service.

15.0 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 utility may not consider a customer delinquent in paying his or her bill until the twenty-first day after the utility 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 utility'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 utility shall bill the customer the base facility charge regardless of whether there is any usage.

16.0 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.

17.0 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.

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

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

(Continued from Sheet No. 9.0)

- 20.0 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.
- 21.0 ~~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.
- 22.0 ~~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 splices are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.
- 23.0 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 billed to the customer as the case may be pursuant to Rule 25-30.350, Florida Administrative Code.
- 24.0 ~~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 25-30.202, 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.
- 25.0 ~~METER ACCURACY REQUIREMENTS~~ - All meters used by the company should conform to the provisions of Rule 25-30.262, Florida Administrative Code.
- 26.0 ~~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.

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

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Meter Test Deposit .....	N/A
Miscellaneous Service Charges .....	16.0
Residential Service, RS .....	13.0
Service Availability Fees and Charges .....	17.0

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

N/A

*Handwritten signature or scribble*

**JAMES O. VAUGHN**  
**ISSUING OFFICER**

**PARTNER**  
**TITLE**

NAME OF COMPANY PINECREST RANCHES

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 - Period begins 29th of each month; ends 28th of following month

RATE - \$12.50 flat rate per month

MINIMUM CHARGE - \$12.50 flat rate per month.

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 -

TYPE OF FILING - GRANDFATHER

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

N/A

*Wm*

**JAMES O. VAUGHN**  
**ISSUING OFFICER**

**PARTNER**  
**TITLE**

N/A

*VM*

**JAMES O. VAUGHN**  
**ISSUING OFFICER**

**PARTNER**  
**TITLE**



NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

**MISCELLANEOUS SERVICE CHARGES**

The Company may charge the following miscellaneous service charges in accordance with the terms state herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company requires multiple actions.

**INITIAL CONNECTION** - This charge would be levied for service initiation at a location where service did not exist previously.

**NORMAL RECONNECTION** - This charge would be levied for transfer of service to a new customer account at a previously served location or reconnection of service subsequent to a customer requested disconnection.

**VIOLATION RECONNECTION** - This charge would be levied prior to reconnection of an existing customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

**PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION)** - This charge would be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

**LATE FEE** - This charge is levied when payment is received after 21st of month following service.

**NSF FEE** - This charge is levied when payment is made with check that fails to clear customer's bank account.

**ACCOUNTING SURCHARGE** - This charge is levied when customer pays an incorrect amount (different than water bill rendered).

**LOCK TAMPERING** - This charge is levied when customer removes and/or damages lock placed on water line by Company representative due to non-payment of water bill.

(Continued on Page 16.1)

**JAMES O. VAUGHN**  
ISSUING OFFICER

**PARTNER**  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

(Continued from Original Page 16.0)

Schedule of Miscellaneous Service Charges

Initial Connection Fee	\$ <u>15.00</u>
Normal Reconnection Fee	\$ <u>15.00</u>
Violation Reconnection Fee	\$ <u>15.00</u>
Premises Visit Fee (in lieu of disconnection)	\$ <u>10.00</u>
Late Fee	\$ <u>3.00</u>
Accounting Surcharge	\$ <u>5.00</u>
Lock Tampering	\$ <u>50.00</u>
NSF Check Fee	\$ <u>15.00</u>

EFFECTIVE DATE -

TYPE OF FILING - GRANDFATHER

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

**SERVICE AVAILABILITY SCHEDULE OF FEES AND CHARGES**

REFER TO SERVICE  
AVAIL. POLICY  
SHEET NO./RULE NO.

DESCRIPTION	AMOUNT	REFER TO SERVICE AVAIL. POLICY SHEET NO./RULE NO.
<b>Back-Flow Preventor Installation Fee</b>		
5/8" x 3/4" .....	\$	
1" .....	\$	
1 1/2" .....	\$	
2" .....	\$	
Over 2" .....	Actual Cost [1]	
<b>Customer Connection (Tap-in) Charge</b>		
5/8" x 3/4" metered service .....	\$350.00	
1" metered service .....	\$	
1 1/2" metered service .....	\$	
2" metered service .....	\$	
Over 2" metered service .....	Actual Cost [1]	
<b>Guaranteed Revenue Charge</b>		
<b>With Prepayment of Service Availability Charges:</b>		
Residential-per ERC/month ( __ GPD) .....	\$	
All others-per gallon/month .....	\$	
<b>Without Prepayment of Service Availability Charges:</b>		
Residential-per ERC/month ( __ GPD) .....	\$	
All others-per gallon/month .....	\$	
Inspection Fee .....	Actual Cost [1]	
<b>Main Extension Charge</b>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	
or		
Residential-per lot ( __ foot frontage) .....	\$	
All others-per front foot .....	\$	
<b>Meter Installation Fee</b>		
5/8" x 3/4" .....	\$	
1" .....	\$	
1 1/2" .....	\$	
2" .....	\$	
Over 2" .....	Actual Cost [1]	
Plan Review Charge .....	Actual Cost [1]	
<b>Plant Capacity Charge</b>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	
<b>System Capacity Charge</b>		
Residential-per ERC ( __ GPD) .....	\$	
All others-per gallon .....	\$	

[1] Actual Cost is equal to the total cost incurred for services rendered by a customer.  
EFFECTIVE DATE -

TYPE OF FILING - GRANDFATHER

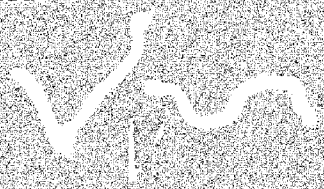
**JAMES O. VAUGHN**  
ISSUING OFFICER  
  
**PARTNER**  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

INDEX OF STANDARD FORMS

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APPLICATION FOR WATER SERVICE .....	20.0
COPY OF CUSTOMER'S BILL .....	22.0
CUSTOMER'S GUARANTEE DEPOSIT RECEIPT	N/A



**JAMES O. VAUGHN**  
ISSUING OFFICER

**PARTNER**  
TITLE

N/A

*[Handwritten signature]*

**JAMES O. VAUGHN**  
**ISSUING OFFICER**

**PARTNER**  
**TITLE**

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

APPLICATION FOR WATER SERVICE

(See Next Page)

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

**Application Form**

Name \_\_\_\_\_

Telephone Number \_\_\_\_\_

Billing Address \_\_\_\_\_

City State Zip

Service Address \_\_\_\_\_

City State Zip

Date service should begin \_\_\_\_\_

Service requested: Water

By signing this agreement, the customer agrees to the following:

1. The Company shall not be responsible for the maintenance and operation of the customer's pipes and facilities. The customer 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.
2. The Company may refuse or discontinue water service rendered under application made by any member or agent of a household, organization, or business for any of the reasons contained in Rule 25-30.320, Florida Administrative Code. 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.
3. The customer agrees to abide by all existing Company rules and regulations as contained in the tariff.
4. Bills for water service will be rendered Monthly, as stated in the rate schedule. Bills must be paid within 20 days of mailing bills. If payment is not made after five working days' written notice, service may be discontinued.
5. When a customer wishes to terminate service on any premises where water service is supplied by the Company, the Company may require (oral, written) notice within 10 days prior to the date the customer desires to terminate service.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**JAMES O. VAUGHN**  
ISSUING OFFICER

**PARTNER**  
TITLE

N/A

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE



NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

COPY OF CUSTOMER'S BILL

Attached Schedule "D"

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

	<u>Sheet Number</u>
Schedule of Fees and Charges.....	Go to Sheet No. 17.0
Service Availability Policy.....	24.0

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

NAME OF COMPANY PINECREST RANCHES

WATER TARIFF

SERVICE AVAILABILITY POLICY

N/A

JAMES O. VAUGHN  
ISSUING OFFICER

PARTNER  
TITLE

**Pinecrest Ranches**

Post Office Box 192  
Winter Haven, FL 33882  
(813) 299-6651

EXHIBIT 'F'

Citrus Highlands (Pinecrest Ranches) Water Plant & Well Site in Section 6, Township 30 South, Range 26 East, Polk County, Florida, described as:

Tract "A" according to the plat of Citrus Highlands, Phase II, as recorded in Plat Book 83, Page 23, Public Records of Polk County, Florida.

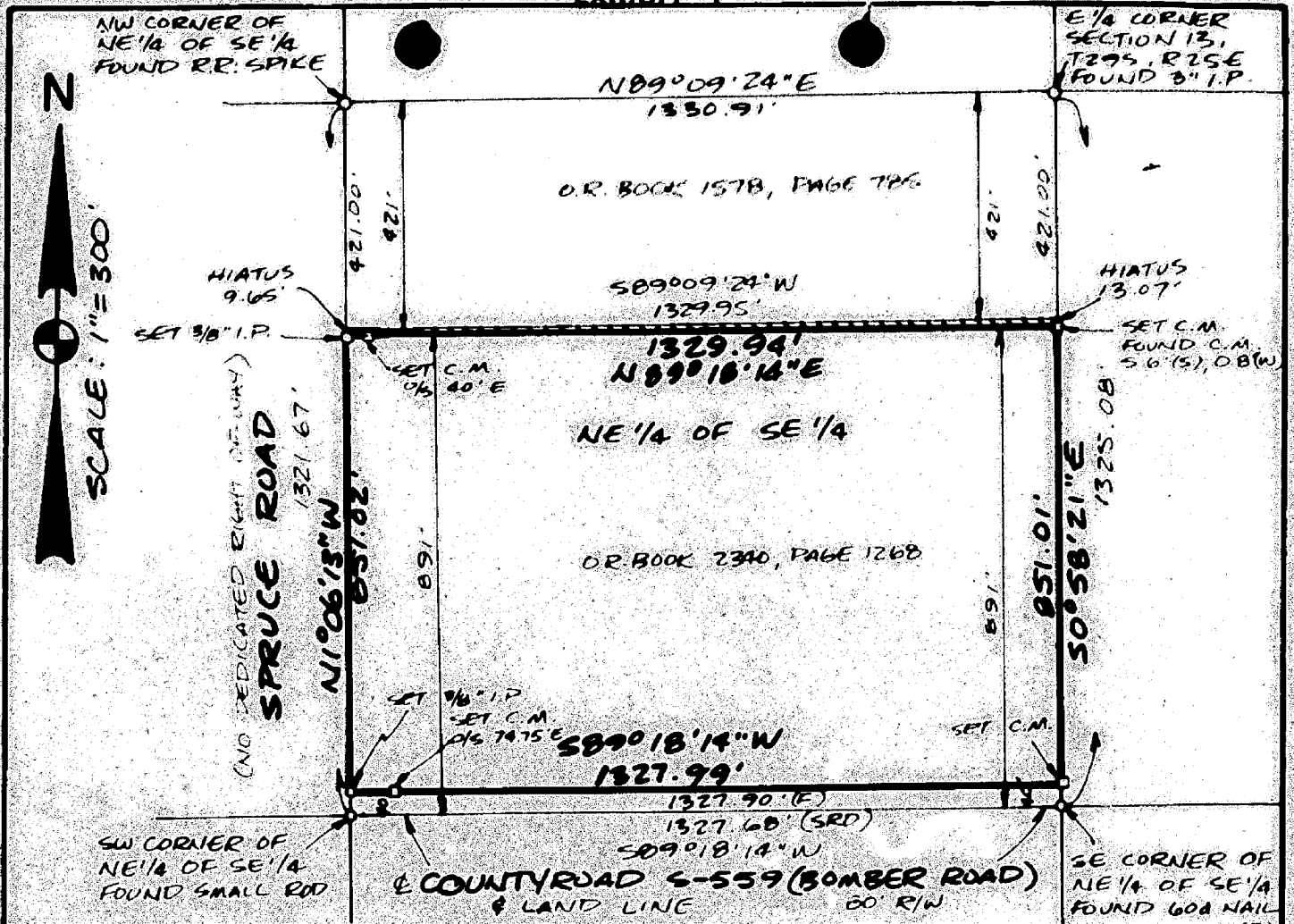
This Water Plant & Well are serving the following described area:

Original tract description:

The West ½ of U.S. Government Lot 2 in the NE-1/4 of Section 6, Township 30 South, Range 26 East, also described as the NW-1/4 of said Section 6: LESS AND EXCEPT That portion in Borrow Pit, as shown by Final Judgment dated and filed October 30, 1993, recorded in O.R. Book 756, Page 705, Public Records of Polk County, Florida. (Citrus Highlands Phase I, unrecorded; Citrus Highlands Phase II, Plat Book 83, Page 23; Citrus Highlands Phase II, Plat Book 87, Page 13; Citrus Highlands Phase IV, Plat Book 88, Page 45). Said Phase I (unrecorded) contains 20 residential lots fronting on Hankin Road. Said Phase II (Plat Book 83, Page 23) contains 30 residential lots and water plant). Said Phase III (Plat Book 87, Page 13) contains 40 residential lots. Said Phase IV (Plat Book 88, Page 45) contains 60 residential lots. (A total of 150 residential lots.)

In addition, Pinecrest Ranches Water System furnishes water service (on same terms and conditions) to three adjacent, contiguous homesites that are not a part of Citrus Highlands.

EXHIBIT "E"



DESCRIPTION:

The South 891 feet of the NE 1/4 of the SE 1/4 Section 13, Township 29 South, Range 25 East, Polk County, Florida, LESS the South 40 feet thereof for Bomber Road. Said Parcel of land contains 25.963 acres more or less.

DESCRIPTION OF HIATUS:

The NE 1/4 of the SE 1/4 Section 13, Township 29 South, Range 25 East, Polk County, Florida LESS the North 421 feet and the South 891 feet thereof. Said Parcel of land contains 0.347 acres more or less.

I hereby certify that this map is a true and correct representation of the hereon described land, which was this date surveyed by me. This Survey meets the Minimum Technical Standards of Chapter 21111-6, Florida Administrative Code.

NOTES:

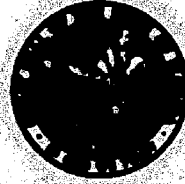
- Small circles denote 3/8" iron pipes.
- Small squares denote concrete monuments.
- Basis of bearings assumes the North boundary of Bomber Road to bear N 89° 18' 14" E.
- This land does not lie in a Flood Hazard Area according to Flood Insurance Rate Map Community Parcel Number 120261 0525 B, and lies in Zone C.

REVISED 8/26/91 ADDED R.R SPIKE (SET) & FOUND C.M. -- JPT

J. O. VAUGHN Winter Haven, Florida		
BOUNDARY SURVEY Part of SE 1/4 Section 13, T 29 S, R 25 E Polk County, Florida		
W. A. READ, JR. & ASSOCIATES CIVIL ENGINEERING—SURVEYING 310 SOUTH CENTRAL AVENUE BARTOW, FLORIDA		
SCALE: 1"=300'	DATE: 8/12/91	DRAWN BY: JPT
 Fla. Registered Surveyor No. 1311		

**State of Florida**

**Commissioners:**  
**SUSAN F. CLARK, CHAIRMAN**  
**J. TERRY DEASON**  
**JULIA L. JOHNSON**  
**DIANE K. KIESLING**  
**JOE GARCIA**



**DIVISION OF RECORDS &  
REPORTING**  
**BLANCA S. BAYO**  
**DIRECTOR**  
**(904) 413-6770**

**Public Service Commission**

**October 18, 1996**

**James O. Vaughn**  
**c/o Pinecrest Ranches**  
**277 Magnolia Avenue, S.W., Suite 101**  
**Winter Haven, Florida 33880**

**RE: Docket No. 961253-WU**

**Dear Mr. Vaughn:**

**This will acknowledge receipt of an application for certificate to provide water service in Polk County by Pinecrest Ranches, which was filed in this office on October 17, 1996 and assigned the above-referenced docket number. Appropriate staff members will be advised.**

**Division of Records and Reporting**  
**Florida Public Service Commission**

**Pinecrest Ranches**

Post Office Box 192  
Winter Haven, FL 33882  
(813) 299-6651

DEPOSIT TREAS REC. DATE

October 15, 1996 <sup>D386</sup>

OCI 17 96

DIRECTOR, DIVISION OF RECORDS AND REPORTING  
FLORIDA PUBLIC SERVICE COMMISSION  
2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FL 32399-0850

961253-WH

Re: Application for Grandfather Certificate  
Private Water System, Polk County, Florida

Dear Sir:

Enclosed are the documents required for subject application,  
completed to the best of our ability. These documents are:

Original and Five Copies of Application w/Exhibits,  
Including Original and Two Copies of Tariff and One  
Copy of Each Territory or Section Map.

If additional information is needed, please advise.

Yours very truly,

  
James O. Vaughn

TOV.01

**PINECREST RANCHES** 09-08

PH. 293-1141  
P.O. BOX 192  
WINTER HAVEN, FL 33882

0900

09-08-96  
BRANCH 00

PAY TO THE ORDER OF Florida Public Service Commission

Oct 14 1996

\$ 200.00

Two Hundred & no/100

DOLPARE



Sun First National Bank  
of Polk County  
Winter Haven Office 639  
639 Crystal Gardens Blvd., Winter Haven, FL 33880

FOR

G/F App Fee

