B1 (Official Form 1)(04/13)

	United States Bankruptcy Court Middle District of Florida				Voluntary	Petition		
Name of Debtor (if individual, enter Last, First, Villas at Spring Hill, Ltd.	Middle):		Name	of Joint De	ebtor (Spouse	e) (Last, First, 1	Middle):	
All Other Names used by the Debtor in the last 8 years (include married, maiden, and trade names):					Joint Debtor in trade names):	n the last 8 years		
FKA Creative Choice Homes XXXIII, Spring Hill Apartments	, Ltd.; AKA Villas	s at						
Last four digits of Soc. Sec. or Individual-Taxpa (if more than one, state all) 56-2306376	yer I.D. (ITIN)/Comp	lete EIN	Last fo	our digits of than one, state	f Soc. Sec. or all)	r Individual-Ta	axpayer I.D. (ITIN) No	o./Complete EIN
Street Address of Debtor (No. and Street, City, a 14352 Pablo Blvd. Spring Hill, FL	nd State):		Street	Address of	Joint Debtor	r (No. and Stre	eet, City, and State):	
	3	ZIP Code 4609	-					ZIP Code
County of Residence or of the Principal Place of Hernando			Count	y of Reside	ence or of the	Principal Plac	ce of Business:	
Mailing Address of Debtor (if different from stre	eet address):		Mailin	g Address	of Joint Debt	tor (if differen	t from street address):	
	Г	ZIP Code	_					ZIP Code
Location of Principal Assets of Business Debtor (if different from street address above):			•					
Type of Debtor		f Business			-	-	tcy Code Under Whic	ch
 (Form of Organization) (Check one box) Individual (includes Joint Debtors) See Exhibit D on page 2 of this form. Corporation (includes LLC and LLP) Partnership Other (If debtor is not one of the above entities, check this box and state type of entity below.) 	Check (Health Care Bus Single Asset Rea in 11 U.S.C. § 10 Railroad Stockbroker Commodity Brol Clearing Bank	al Estate as d 01 (51B)	efined	 Chapt Chapt Chapt Chapt Chapt Chapt 	er 7 er 9 er 11 er 12	Cha of a Cha	ed (Check one box) apter 15 Petition for R a Foreign Main Procee apter 15 Petition for R a Foreign Nonmain Pro	ding ecognition
Chapter 15 Debtors	Other						of Debts	
Country of debtor's center of main interests: Each country in which a foreign proceeding by, regarding, or against debtor is pending:		he United State	es	defined "incurr	1 in 11 U.S.C. § ed by an indivi	onsumer debts,	busine	are primarily ess debts.
Filing Fee (Check one box)	Check on		1	-	oter 11 Debto		
 Full Filing Fee attached Filing Fee to be paid in installments (applicable to attach signed application for the court's considerati debtor is unable to pay fee except in installments. If Form 3A. Filing Fee waiver requested (applicable to chapter attach signed application for the court's considerati 	on certifying that the Rule 1006(b). See Officia 7 individuals only). Mus	al \square De Check if: \square De \square de Check all Check all \square A p Action Action Action \square Action Action \square Action \square Action Ac	btor is not btor's aggi less than s applicable olan is bein ceptances	a small busin regate nonco \$2,490,925 (boxes: ng filed with of the plan w	ness debtor as o ntingent liquida <i>amount subject</i> this petition.	lated debts (exclute to adjustment of the other sector of the othe	. § 101(51D). S.C. § 101(51D). uding debts owed to insid on 4/01/16 and every thre one or more classes of creating the second	e years thereafter).
Statistical/Administrative Information ■ Debtor estimates that funds will be available □ Debtor estimates that, after any exempt prop- there will be no funds available for distributi	erty is excluded and a	secured cred	itors.				SPACE IS FOR COURT	USE ONLY
Estimated Number of Creditors		D D D D D D D D D D] 5,001- 0,000	□ 50,001- 100,000	OVER 100,000			
\$0 to \$50,001 to \$100,001 to \$500,001 \$50,000 \$100,000 \$500,000 to \$1	\$1,000,001 \$10,000,001 to \$10 to \$50 million million	to \$100 to] 100,000,001 5 \$500 nillion	\$500,000,001 to \$1 billion	More than \$1 billion			
\$0 to \$50,001 to \$100,001 to \$500,001 \$50,000 \$100,000 \$500,000 to \$1		to \$100 to		\$500,000,001 to \$1 billion				

Case 8:14-bk-06684 Doc 1 Filed 06/09/14 Page 2 of 8

Voluntary Petition		Name of Debtor(s):		
·	ast be completed and filed in every case)	Villas at Spring Hill, Ltd.		
(1nis page ma	All Prior Bankruptcy Cases Filed Within Last	1 t 8 Years (If more than two, attach ac	lditional sheet)	
Location Where Filed:		Case Number:	Date Filed:	
Location Where Filed:		Case Number:	Date Filed:	
Pe	nding Bankruptcy Case Filed by any Spouse, Partner, or	Affiliate of this Debtor (If more that	n one, attach additional sheet)	
Name of Debt - None -	or:	Case Number:	Date Filed:	
District:		Relationship:	Judge:	
forms 10K a pursuant to S and is reques	Exhibit A bleted if debtor is required to file periodic reports (e.g., nd 10Q) with the Securities and Exchange Commission Section 13 or 15(d) of the Securities Exchange Act of 1934 sting relief under chapter 11.) A is attached and made a part of this petition.	(To be completed if debtor is an individua I, the attorney for the petitioner named have informed the petitioner that [he of 12, or 13 of title 11, United States Co	hibit B whose debts are primarily consumer debts.) d in the foregoing petition, declare that I or she] may proceed under chapter 7, 11, de, and have explained the relief available ify that I delivered to the debtor the notice	
	Exh or own or have possession of any property that poses or is alleged to Exhibit C is attached and made a part of this petition.	ibit C pose a threat of imminent and identifiable	e harm to public health or safety?	
☐ Exhibit If this is a joi	leted by every individual debtor. If a joint petition is filed, ea D completed and signed by the debtor is attached and made	a part of this petition.	a separate Exhibit D.)	
	Information Regardin	-		
•	(Check any ap Debtor has been domiciled or has had a residence, principa days immediately preceding the date of this petition or for	al place of business, or principal asse		
	There is a bankruptcy case concerning debtor's affiliate, ge	eneral partner, or partnership pending	in this District.	
	Debtor is a debtor in a foreign proceeding and has its print this District, or has no principal place of business or assets proceeding [in a federal or state court] in this District, or th sought in this District.	in the United States but is a defenda	nt in an action or	
	Certification by a Debtor Who Reside (Check all app		rty	
	Landlord has a judgment against the debtor for possession	,	complete the following.)	
	(Name of landlord that obtained judgment) (Address of landlord)			
	Debtor claims that under applicable nonbankruptcy law, the			
	the entire monetary default that gave rise to the judgment f Debtor has included with this petition the deposit with the after the filing of the petition.		-	

Debtor certifies that he/she has served the Landlord with this certification. (11 U.S.C. § 362(l)).

B1 (Official Form 1)(04/13)	Page 3
Voluntary Petition	Name of Debtor(s):
(This page must be completed and filed in every case)	Villas at Spring Hill, Ltd.
	natures
Signature(s) of Debtor(s) (Individual/Joint)	Signature of a Foreign Representative
I declare under penalty of perjury that the information provided in this petition is true and correct. [If petitioner is an individual whose debts are primarily consumer debts and has chosen to file under chapter 7] I am aware that I may proceed under chapter 7, 11, 12, or 13 of title 11, United States Code, understand the relief available under each such chapter, and choose to proceed under chapter 7. [If no attorney represents me and no bankruptcy petition preparer signs the	I declare under penalty of perjury that the information provided in this petition is true and correct, that I am the foreign representative of a debtor in a foreign proceeding, and that I am authorized to file this petition. (Check only one box.) □ I request relief in accordance with chapter 15 of title 11. United States Code. Certified copies of the documents required by 11 U.S.C. §1515 are attached.
petition] I have obtained and read the notice required by 11 U.S.C. §342(b). I request relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Pursuant to 11 U.S.C. §1511, I request relief in accordance with the chapter of title 11 specified in this petition. A certified copy of the order granting recognition of the foreign main proceeding is attached.
X	X
X	Signature of Foreign Representative
	Drinted Name of Foreign Depresentative
X	Printed Name of Foreign Representative
Signature of Joint Debior	Date
Telephone Number (If not represented by attorney)	
relephone runnoer (in not represented by automey)	Signature of Non-Attorney Bankruptcy Petition Preparer
Date	I declare under penalty of perjury that: (1) I am a bankruptcy petition preparer as defined in 11 U.S.C. § 110; (2) I prepared this document for
Signature of Attorney*	compensation and have provided the debtor with a copy of this document and the notices and information required under 11 U.S.C. §§ 110(b),
	110(h), and 342(b); and, (3) if rules or guidelines have been promulgated pursuant to 11 U.S.C. § 110(h) setting a maximum fee for services
X <u>/s/ David S. Jennis</u> Signature of Attorney for Debtor(s)	chargeable by bankruptcy petition preparers, I have given the debtor notice
	of the maximum amount before preparing any document for filing for a debtor or accepting any fee from the debtor, as required in that section.
David S. Jennis Fla. Bar. #775940 Printed Name of Attorney for Debtor(s)	Official Form 19 is attached.
Jennis & Bowen, P.L.	Printed Name and title, if any, of Bankruptcy Petition Preparer
Firm Name 400 North Ashley Drive	
Suite 2540	Social-Security number (If the bankrutpcy petition preparer is not
Tampa, FL 33602	an individual, state the Social Security number of the officer, principal, responsible person or partner of the bankruptcy petition
Address	preparer.)(Required by 11 U.S.C. § 110.)
(813) 229-1700 Fax: (813) 229-1707	
Telephone Number	
	Address
*In a case in which § 707(b)(4)(D) applies, this signature also constitutes a certification that the attorney has no knowledge after an inquiry that the information in the schedules is incorrect.	X
	Date
Signature of Debtor (Corporation/Partnership)	
I declare under penalty of perjury that the information provided in this petition is true and correct, and that I have been authorized to file this petition	Signature of bankruptcy petition preparer or officer, principal, responsible person, or partner whose Social Security number is provided above.
on behalf of the debtor. The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.	Names and Social-Security numbers of all other individuals who prepared or assisted in preparing this document unless the bankruptcy petition preparer is not an individual:
X /s/ Shailesh Patel Signature of Authorized Individual	
Signature of Authorized Individual Shailesh Patel	If more than one person prepared this desumant attack additional short-
Printed Name of Authorized Individual	If more than one person prepared this document, attach additional sheets conforming to the appropriate official form for each person.
President of General Partner, The Villas at Spring Hill Inc	
Title of Authorized Individual	A bankruptcy petition preparer's failure to comply with the provisions of title 11 and the Federal Rules of Bankruptcy Procedure may result in
June 9, 2014	fines or imprisonment or both. 11 U.S.C. §110; 18 U.S.C. §156.
Date	
Dail	

B4 (Official Form 4) (12/07)

United States Bankruptcy Court Middle District of Florida

In re Villas at Spring Hill, Ltd.

Debtor(s)

Case No. Chapter 11

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

Following is the list of the debtor's creditors holding the 20 largest unsecured claims. The list is prepared in accordance with Fed. R. Bankr. P. 1007(d) for filing in this chapter 11 [*or* chapter 9] case. The list does not include (1) persons who come within the definition of "insider" set forth in 11 U.S.C. § 101, or (2) secured creditors unless the value of the collateral is such that the unsecured deficiency places the creditor among the holders of the 20 largest unsecured claims. If a minor child is one of the creditors holding the 20 largest unsecured claims, state the child's initials and the name and address of the child's parent or guardian, such as "A.B., a minor child, by John Doe, guardian." Do not disclose the child's name. See 11 U.S.C. § 112; Fed. R. Bankr. P. 1007(m).

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Portal Capital LLC 507 NW 9th Avenue Crystal River, FL 34428	Portal Capital LLC 507 NW 9th Avenue Crystal River, FL 34428	Loan		825,000.00
Wimax Broadband 1, LLC 121 C Division Street Clermont, FL 34711	Wimax Broadband 1, LLC 121 C Division Street Clermont, FL 34711	Internet service provider		14,500.00
Total Scapes, Inc. 19806 Ellendale Drive Land O Lakes, FL 34638	Total Scapes, Inc. 19806 Ellendale Drive Land O Lakes, FL 34638	Services provided		3,761.50
Remson Aquaties, LLC 11207 Remson Lane Riverview, FL 33579	Remson Aquaties, LLC 11207 Remson Lane Riverview, FL 33579	Services provided		3,295.00
Habif, Arogeti & Wynne, LLP 5 Concourse Parkway Suite 100 Atlanta, GA 30328	Habif, Arogeti & Wynne, LLP 5 Concourse Parkway Suite 100 Atlanta, GA 30328	Accounting services		2,750.00
WGUL FM, Inc. 13825 US Hwy 19 Hudson, FL 34667	WGUL FM, Inc. 13825 US Hwy 19 Hudson, FL 34667	Marketing		2,470.00
Lifestyle Carpets 5723 Benjamin Center Drive Tampa, FL 33634	Lifestyle Carpets 5723 Benjamin Center Drive Tampa, FL 33634	Services provided		2,326.22
Seal of Excellence P.O. Box 292 Tarpon Springs, FL 34688	Seal of Excellence P.O. Box 292 Tarpon Springs, FL 34688	Services provided		2,017.00
For Rent Media Solutions P.O. Box 209066 Dallas, TX 75320-9066	For Rent Media Solutions P.O. Box 209066 Dallas, TX 75320-9066	Marketing		1,628.00
Accurate Pest Control, Inc. 300 S. State Road 7 Plantation, FL 33317-3737	Accurate Pest Control, Inc. 300 S. State Road 7 Plantation, FL 33317-3737	Services provided		1,389.00
Suncoast Fire Safety P.O. Box 1290 New Port Richey, FL 34656	Suncoast Fire Safety P.O. Box 1290 New Port Richey, FL 34656	Services provided		1,174.86
Welcome Home America P.O. Box 246 Holly Springs, GA 30142	Welcome Home America P.O. Box 246 Holly Springs, GA 30142	Services provided		891.44

B4 (Official Form 4) (12/07) - Cont. In re Villas at Spring Hill, Ltd.

Debtor(s)

Case No.

LIST OF CREDITORS HOLDING 20 LARGEST UNSECURED CLAIMS

(Continuation Sheet)

(1)	(2)	(3)	(4)	(5)
Name of creditor and complete mailing address including zip code	Name, telephone number and complete mailing address, including zip code, of employee, agent, or department of creditor familiar with claim who may be contacted	Nature of claim (trade debt, bank loan, government contract, etc.)	Indicate if claim is contingent, unliquidated, disputed, or subject to setoff	Amount of claim [if secured, also state value of security]
Bay Area Air Conditioning & Appliance, Inc. 8021 W. Gulf to Lake Hwy Crystal River, FL 34429	Bay Area Air Conditioning & Appliance, Inc. 8021 W. Gulf to Lake Hwy Crystal River, FL 34429	Services provided		850.00
Central Florida Roofing P.O. Box 1297 Trilby, FL 33593	Central Florida Roofing P.O. Box 1297 Trilby, FL 33593	Services provided		775.00
AT&T P.O. Box 105773 Atlanta, GA 30348	AT&T P.O. Box 105773 Atlanta, GA 30348	Telephone services		761.06
Color Wheel Paints & Coatings, Inc. 2814 Silver Star Road Orlando, FL 32808	Color Wheel Paints & Coatings, Inc. 2814 Silver Star Road Orlando, FL 32808	Services provided		664.63
Fitness Logic, Inc. 3011 Alt. 19 Palm Harbor, FL 34683	Fitness Logic, Inc. 3011 Alt. 19 Palm Harbor, FL 34683	Services provided		529.92
Apartments.com 2563 Collection Center Drive Chicago, IL 60693	Apartments.com 2563 Collection Center Drive Chicago, IL 60693	Marketing		471.25
Spring Hill Glass & Mirror Co., Inc. 3452 Deltona Blvd., Ste A Spring Hill, FL 34606	Spring Hill Glass & Mirror Co., Inc. 3452 Deltona Blvd., Ste A Spring Hill, FL 34606	Services provided		297.14
Hernando County Chamber of Commerce 101 E. Fort Dade Ave Brooksville, FL 34601	Hernando County Chamber of Commerce 101 E. Fort Dade Ave Brooksville, FL 34601 DECLARATION UNDER PENA			260.00

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF A CORPORATION OR PARTNERSHIP

I, the President of General Partner, The Villas at Spring Hill Inc of the partnership named as the debtor in this case, declare under penalty of perjury that I have read the foregoing list and that it is true and correct to the best of my information and belief.

Date June 9, 2014

Signature /s/ Shailesh Patel

Shailesh Patel President of General Partner, The Villas at Spring Hill Inc

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C. §§ 152 and 3571.

United States Bankruptcy Court Middle District of Florida

In	re
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Villas at Spring Hill, Ltd.

Debtor

Case No.		
Chapter	11	

LIST OF EQUITY SECURITY HOLDERS

Following is the list of the Debtor's equity security holders which is prepared in accordance with Rule 1007(a)(3) for filing in this chapter 11 case.

Name and last known address or place of business of holder	Security Class	Number of Securities	Kind of Interest
S&A Structurals Private Ltd 163, Darkamai Tower Bhagat Lane, Mahim Mumbai Maharashtra India		99%	Ownership Interest
The Villas at Spring Hill, Inc. 14352 Pablo Blvd Spring Hill, FL 34609		1%	Ownership Interest

DECLARATION UNDER PENALTY OF PERJURY ON BEHALF OF CORPORATION OR PARTNERSHIP

I, the President of General Partner, The Villas at Spring Hill Inc of the partnership named as the debtor in this case, declare under penalty of perjury that I have read the foregoing List of Equity Security Holders and that it is true and correct to the best of my information and belief.

Date June 9, 2014

Signature /s/ Shailesh Patel Shailesh Patel President of General Partner, The Villas at Spring Hill Inc

Penalty for making a false statement or concealing property: Fine of up to \$500,000 or imprisonment for up to 5 years or both. 18 U.S.C §§ 152 and 3571. Villas at Spring Hill. Ltd. Case 8:14-bk-066684wheeCplaintsFiled 06/09/14 PageMainteRance Supply Coatings, Inc. 14352 Pablo Blvd. Spring Hill, FL 34609 2814 Silver Star Road

David S. Jennis Jennis & Bowen, P.L. 400 North Ashley Drive Suite 2540 Tampa, FL 33602

Accurate Pest Control, Inc. 300 S. State Road 7 Plantation, FL 33317-3737

ADT Security Services, Inc. P.O. Box 371967 Pittsburgh, PA 15250

Apartments.com 2563 Collection Center Drive Chicago, IL 60693

AT&T P.O. Box 105773 Atlanta, GA 30348

Bank of America c/o Mark D. Solov Stearns, Weaver, et al. 150 W. Flagler Street, #2200 Miami, FL 33130

Bay Area Air Conditioning & Appliance, Inc. 8021 W. Gulf to Lake Hwy Crystal River, FL 34429

Brighthouse Networks, LLC P.O. Box 30765 Tampa, FL 33630-3765

Central Florida Roofing P.O. Box 1297 Trilby, FL 33593

Orlando, FL 32808

Comerica Bank Attn: Ralph W. Babb, Jr. CEO 1717 Main Street MC 6400 Dallas, TX 75201

David Russel, Inc. 11171 Spring Hill Suite D Spring Hill, FL 34809

Fitness Logic, Inc. 3011 Alt. 19 Palm Harbor, FL 34683

For Rent Media Solutions P.O. Box 209066 Dallas, TX 75320-9066

Habif, Arogeti & Wynne, LLP 5 Concourse Parkway Suite 100 Atlanta, GA 30328

Hernando County Chamber of Commerce 101 E. Fort Dade Ave Brooksville, FL 34601

Hernando County Utilities P.O. Box 30384 Tampa, FL 33630-3384

JP Morgan Chase Bank, N.A. Attn: James Dimon, CEO 1111 Polaris Parkway Columbus, OH 43240

Lifestyle Carpets 5723 Benjamin Center Drive Tampa, FL 33634

Headquarters P.O. Box 203601 Houston, TX 77216-3601

> Met Life 1200 S. Pine Island Drive Suite 770 Plantation, FL 33324

Portal Capital LLC 507 NW 9th Avenue Crystal River, FL 34428

Remson Aquaties, LLC 11207 Remson Lane Riverview, FL 33579

Seal of Excellence P.O. Box 292 Tarpon Springs, FL 34688

Spring Hill Glass & Mirror Co., Inc. 3452 Deltona Blvd., Ste A Spring Hill, FL 34606

Suncoast Fire Safety P.O. Box 1290 New Port Richey, FL 34656

Superior Site Development, Inc. d/b/a PC Miller 3035 Anderson Snow Road Spring Hill, FL 34609

Total Scapes, Inc. 19806 Ellendale Drive Land O Lakes, FL 34638

Welcome Home America P.O. Box 246 Holly Springs, GA 30142

WGUL FM, Inc. 13825 US Hwy 19 Hudson, FL 34667

Wilmar Quality Products P.O. Box 404284 Atlanta, GA 30384-4284

Wimax Broadband 1, LLC 121 C Division Street Clermont, FL 34711

Withlacoochee River Electric Coop. P.O. Box 278 Dade City, FL 33526