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FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY STRITLER, ALBA

PREPARED BY AND RETURN TO:
Julius J. Zschau, Esq.
Johnson, Blakely, Pope, Bokor,
Ruppel & Burns, P.A.
911 Chestnut Street
Clearwater FL 34616

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VERIFIED BY:
SG D.C.

**AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
OF THE MOORINGS AT POINT O'WOODS**

THIS AMENDMENT is made this 13th day of October, 1997, by THE MOORINGS AT POINT O'WOODS HOMEOWNERS ASSOCIATION, INC, a Florida not-for-profit corporation, hereinafter referred to as the "Association", whose mailing address is 9735 E. Pebble Creek Court, Inverness, FL 34450

WITNESSETH:

WHEREAS, there were heretofore imposed certain covenants, conditions and restrictions upon real property in Citrus County, Florida, by virtue of that certain Declaration of Covenants, Conditions and Restrictions of The Moorings at Point O'Woods as recorded in O.R. Book 756, Page 238, Public Records of Citrus County, Florida (herein, together with any amendments thereto, collectively called the "Declaration"); and

WHEREAS, as provided in Article VIII, Section 4 of the Declaration, the Association has the right to amend the Declaration by a majority vote of the members entitled to vote, in person or by proxy ("Voting Members"), at a meeting called for such purpose; and

WHEREAS, the amendments contained herein received the majority vote of the Voting Members at a special meeting of the Association held on October 13, 1997, and, as a result of the foregoing, and proper notice having been given, the amendments have been duly adopted pursuant to Article VIII, Section 4 of the Declaration;

NOW, THEREFORE, the Association hereby amends the Declaration as follows:

Words in the text which are lined through (-----) indicate deletions from the present text; words in the text which are underlined indicate additions to the present text).

1. The recitals set forth above are true and correct and are incorporated herein by reference.

Handwritten notes:
JAN 6 MOORINGS
7655 W Gulf to LE 4400
(12457AL ALBERT, E. 30029)

Handwritten initials: **BR**

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- 13: 2. The Declaration is hereby amended to add the following to Article I as Section

Section 13. "Developer" shall mean and refer to Gary F. Queen, as Trustee under Land Trust Agreement dated March 19, 1997, and known as Trust Number 737, his successors and assigns. It shall not include any person or party who purchases a Lot from Gary F. Queen, as Trustee under Land Trust Agreement dated March 19, 1997, and known as Trust Number 737, unless, however, such purchaser is specifically assigned as to such property by separate recorded instrument, some or all of the rights held by Gary F. Queen, as Trustee under Land Trust Agreement dated March 19, 1997, and known as Trust Number 737 as Developer hereunder with regard thereto.

- 10: 3. The Declaration is hereby amended to add the following to Article IV as Section

Section 10. Developer's Assessments. For each Lot Developer owns which is subject to the operation of this Declaration, Developer shall be assessed an amount of \$15.00 per month per Lot to cover the mowing of each Lot. Developer shall not be responsible for any reserve for replacements, operating reserves, depreciation reserves, capital expenditures or special assessments. Upon transfer of title of a Lot owned by Developer, the Lot shall be assessed in the amount established for Lots owned by Owners other than the Developer prorated as of and commencing with the month following the date of transfer of title.

- 13(f): 4. The Declaration is hereby amended to add the following to Article VI, Section

Any amendment to this Declaration which would affect the surface water management system must have the prior written approval of the Southwest Florida Water Management District.

5. Article VI, Section 15 of the Declaration is hereby amended to read as follows:

Section 15. Rights of Developer and Association Association. Notwithstanding anything in Article VI to the contrary, Developer and the Association shall have the right to use the Property and public roadways and Common Areas for ingress and egress thereover, including but not limited to, the use of construction machinery, aquatic weed control machines and trailers and trucks thereon, and no person shall in any way impede or interfere with the Developer and the Association, its employees or agents, in the exercise of this right herein reserved, or interfere with the completion of the contemplated improvements or sale of Building Units, dwellings or portions of Lots and

improvements thereon. Furthermore, the Developer and the Association may make such use of Property free from the interference of Owners or contract purchasers as may be reasonably necessary to facilitate the completion and sale of Lots and improvements thereon, including but not limited to, the maintenance of a sales office and model area, the showing of Property, the display of signs, and the right to construct or place sales and construction offices of a temporary nature on the Property.

- 4: 6. The Declaration is hereby amended to add the following to Article VIII, Section

Notwithstanding any provision of this Article to the contrary, the Developer shall have the right to amend this Declaration, from time to time, so long as Developer owns a Lot within the Properties, to make such changes, modifications and additions therein and thereto as may be requested or required by HUD, FHA, VA, FNMA, GNMA, or any other governmental agency or body as a condition to, or in connection with such agency's or body's agreement to make, purchase, accept, insure, guaranty or otherwise approve loans secured by mortgages on Lots or any other amendment which Developer deems necessary provided such amendment does not destroy or substantially alter the general plan or scheme of development of the Properties. Any such amendment shall be executed by the Developer and shall be effective upon its recording in the Public Records of Citrus County, Florida. No approval or joinder of the Association, other Owners, or any other party shall be required or necessary to such amendment.

7. The Declaration is hereby amended to add the following to Article VIII as Section 5:

Section 5: Annexation.

(a) Additions to Properties and General Plan

(1) Additions to the Properties. Additional land, which is described on Exhibit "A" attached hereto and incorporated herein by reference, may be brought within the jurisdiction and control of the Association in the manner specified in this Section 5 and made subject to all the terms of this Declaration as if part of the Properties initially included within the terms hereof, provided such is done within twelve (12) years from the date this instrument is recorded and provided further that if FHA or VA approval is sought by Developer, the VA or FHA approves such action. Notwithstanding the foregoing, however, under no circumstances shall the Developer be required to make such additions, and until such time as such additions are made to the Properties in the manner hereinafter set forth, no other real property owned by the Developer or any other person or party whomsoever, other than the Properties, shall in any way be affected by or become subject to the Declaration. All additional land which

pursuant to this Article is brought within the jurisdiction and control of the Association and made subject to the Declaration shall thereupon and thereafter be included within the term "Properties" as used in this Declaration.

Notwithstanding anything contained in this Section and in said Master Plan, the Developer neither commits to, nor warrants or represents, that any such additional development shall occur.

(2) Procedure for Making Additions to the Properties. The Developer shall have the right from time to time in its discretion and without need for consent or approval by either the Association or its members, to bring within the jurisdiction and control of the Association and make subject to the scheme of this Declaration additional land, provided such land is contained within the properties described on Exhibit "A" attached hereto. The additions authorized under this section shall be made by the Developer filing of record a Supplement to Declaration of Covenants, Conditions and Restrictions with respect to the additional land extending the scheme of the covenants and restrictions of this Declaration to such land. Such Supplement need only be executed by the Developer and shall not require the joinder or consent of the Association or its members. Such Supplement may contain such complimentary additions and modifications of the covenants and restrictions contained in this Declaration as may be necessary to reflect the different character, if any, of the added land or permitted use thereof. In no event, however, shall such Supplement revoke, modify or add to the covenants established by this Declaration as such affect the land described in the Declaration. Regardless of which of the foregoing methods is used to add additional land to that subject to the terms and provision of this Declaration, no addition shall revoke or diminish the rights of the Owners of the Properties to the utilization of the Common Area as established hereunder except to grant to the owners of the lands being added to the Properties the right to use the Common Area according to the terms and conditions as established hereunder, and the right to vote and be assessed as hereinafter provided. Nothing contained in this Article shall obligate the Developer to make any additions to the Properties.

(3) Deed Restrictions. In addition to this Declaration, the Developer may record for parts of the Properties additional deed restrictions applicable thereto either by master instrument or individually recorded instruments; provided, however, such addition deed restrictions shall be made only on the properties described on Exhibit "A" attached hereto. Such deed restrictions may vary as to different parts of the Properties in accordance with the Developer's development plan and the location, topography and intended use of the land made subject thereto. To the extent that part of the Properties is made subject to such additional deed restrictions, such land shall be subject to additional deed restrictions and this Declaration. The Association shall have the duty and power to enforce such deed restrictions if expressly provided for therein, and to exercise any authority granted to it by them. Nothing contained in this Section

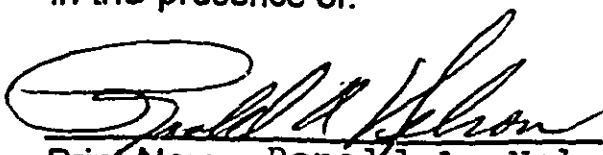
shall require the Developer to impose uniform deed restrictions or to impose additional deed restrictions of any kind on all or any part of the Properties.

8. The Declaration, as amended, is hereby incorporated by reference as though fully set forth herein and, except as specifically amended hereinabove, is hereby ratified and confirmed in its entirety.


9. This Amendment shall be effective immediately upon its recorded in Citrus County, Florida.

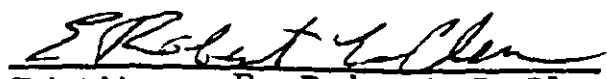
IN WITNESS WHEREOF, the undersigned has caused this Amendment to Declaration of Covenants, Conditions and Restrictions of The Moorings at Point O'Woods to be executed by its duly authorized officers and affixed its corporate seal the day and year first above written.

Signed, sealed and delivered
in the presence of:



Print Name: Ronald A. Nelson

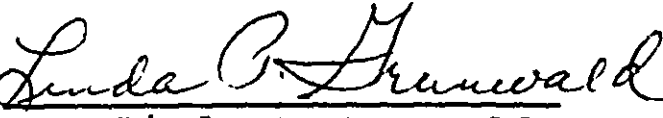

Print Name: Arlene T. Morrison


Print Name: Maurice J. W. Chiswell

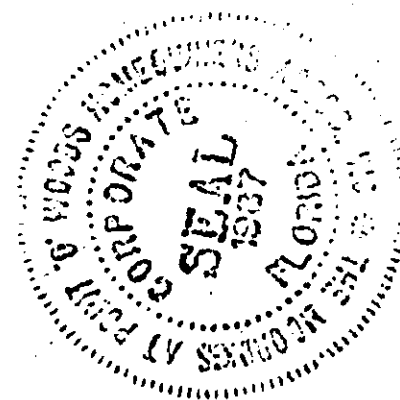

Print Name: E. Robert LeClear

THE MOORINGS AT POINT O'WOODS
HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

By: 
Print Name: Susan B. Stewart
Its: President

Attest: 
Print Name: Linda P. Grunwald
Secretary

(Corporate Seal)



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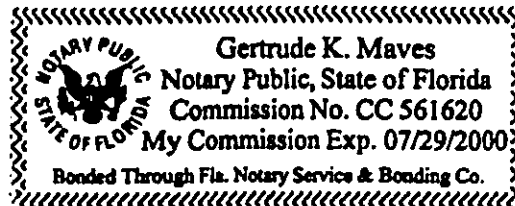
STATE OF FLORIDA)

COUNTY OF CITRUS)

The foregoing instrument was acknowledged before me this 4th day of November, 1997, by Susan B. Stewart and Linda P. Grunwald, as _____ President and Secretary, respectively, of THE MOORINGS AT POINT O'WOODS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, on behalf of the corporation. They [are personally known to me] [~~have produced~~ _____ ~~as identification~~].

Gertrude K. Maves
Notary Public
Print Name: Gertrude K. Maves
My commission expires: 07/29/2000

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PARCEL J

All of Tracts A and B lying within the below described Parcel D, and all of lots 1, 5, 13 through 34, 36, 38, 41, 42, 43, 44, 45, N1/2 of lot 46, all of lots 49 through 50, 60, 70 through 72, 75 through 77, in Block F of The Moorings At Point O' Woods Phase 2, as recorded in Plat Book 14, pages 127 through 130, public records of Citrus County, Florida.

PARCEL D-E-F

Beginning at the Northwest corner of Lot 27, Village Green Unit No. 1 as recorded in Plat Book 8, page 80, of the public records of Citrus County, Florida, run N 01° 31' 30" W 17.26 feet along the West line of the Southeast 1/4 of Section 2, Township 19 South, Range 20 East; thence run N 89° 07' 53" E 660.04 feet; thence run N 01° 31' 30" W 420.03 feet; thence run N 89° 07' 53" E 665.03 feet along the North line of the Southeast 1/4 of said Section 2; thence run N 01° 37' 50" W 1315.52 feet along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 2; thence run N 88° 53' 39" E 1322.53 feet along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 2; thence run S 01° 44' 19" E 1321.03 feet along the East line of the Northeast 1/4 of said Section 2; thence run S 01° 43' 59" E 700.00 feet along the East line of the Southeast 1/4 of said Section 2; thence run S 83° 00' 00" W 900.00 feet; thence run N 71° 00' 00" W 261.00 feet; thence S 60° 00' 00" W 386.83 feet; thence run S 30° 00' 00" W 165.00 feet; thence run along the Northerly boundary of said Village Green Unit No. 1 the following four courses N 74° 34' 19" W 69.34 feet, N 16° 53' 14" W 51.09 feet; Northerly 652.92 feet along the arc of a curve concave Southwesterly having a radius of 345.00 feet, a central angle of 108° 25' 58" and a chord of 559.75 feet that bears N 63° 19' 00" W; N 63° 00' 20" W 583.36 feet to the Point of Beginning; LESS AND EXCEPT ALL OF THE MOORINGS AT POINT O' WOODS PHASE 2, AS RECORDED IN PLAT BOOK 14, PAGES 127 THROUGH 130, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AND LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: Commence at the Northwest corner of the Southeast 1/4 of Section 2, Township 19 South, Range 20 East, Citrus County, Florida; run N 89° 07' 53" E 660.04 feet along the North line of the Southeast 1/4 of said Section 2 to the Point of Beginning; thence continue N 89° 07' 53" E 107.18 feet along the North line of the Southeast 1/4 of said Section 2; thence run S 11° 24' 42" E 574.33 feet; thence run N 75° 44' 17" W 554.12 feet to a point on the South line of the North 420 feet of the Southeast 1/4 of said Section 2; thence run N 89° 07' 53" E 327.45 feet along the South line of the North 420 feet of the Southeast 1/4 of said Section 2; thence run N 01° 31' 30" W 420.03 feet along the East line of the West 660 feet of the Southeast 1/4 of said Section 2 to a Point of Beginning; AND LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

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Begin at the Northwest corner of Village Green Unit no. 1, recorded in Plat Book 8, page 80 in the public records of Citrus County, Florida; run N 01° 31' 30" W 17.26 feet along the West line of Southeast 1/4 of Section 2, Township 19 South, Range 20 East, thence run N 89° 07' 53" E 85.91 feet along the South line of the North 420 feet of the Southeast 1/4 of said Section 2; thence run S 26° 59' 40" W 55.32 feet to a point on the Northerly line of lot 27 of said Village Green Unit No. 1; thence run N 63° 00' 20" W 67.72 feet along the Northerly line of said lot 27 to the Point of Beginning; AND LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: Begin at the Southeast corner of Lot 16, Village Green Unit No. 1, recorded in Plat Book 8, page 80 in the public records of Citrus County, Florida; run N 84° 59' 40" E 53.96 feet along an Easterly extension of the South line of said Lot 16; thence run N 32° 30' 45" E 183.22 feet; thence run N 61° 03' 20" E 402.29 feet; thence run S 73° 01' 10" E 152.91 feet to a point on the arc of a curve concave Easterly having a radius of 177.14 feet, a central angle of 18° 00' 46" and a chord that bears S 15° 59' 53" E run Southerly 55.69 feet along the arc of said curve to the Point of Tangency; thence run S 06° 59' 30" W 33.46 feet to a point on the Northerly line of The Moorings At Point O' Woods recorded in Plat Book 13, pages 81-84, public records of Citrus County, Florida; thence run N 71° 00' 00" W 25.56 feet along said Northerly line; thence run N 06° 59' 30" E 28.14 feet to the P. C. of a curve, run Northerly 34.97 feet along the arc of a curve concave Easterly having a radius of 202.14 feet, a central angle of 9° 54' 40" and a chord that bears N 11° 56' 50" E; thence departing said curve run N 73° 01' 10" W 115.59 feet; thence run S 61° 03' 20" W 386.22 feet; thence run S 32° 30' 45" W 221.59 feet, thence run S 84° 59' 40" W 36.57 feet to a point on the Easterly line of said Village Green Unit No. 1; thence run N 16° 53' 14" W 51.00 feet along said line to the Point of Beginning.

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AGREEMENT

THIS AGREEMENT is made and entered into this 13 day of October, 1997, between GARY F. QUEEN, AS TRUSTEE UNDER LAND TRUST AGREEMENT DATED March 19, 1997, AND KNOWN AS TRUST NUMBER 737 (the "Developer"), and THE MOORINGS AT POINT O'WOODS HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation (the "Association").

WITNESSETH:

WHEREAS, Developer has entered into a contract to purchase certain real property in Citrus County, Florida, more particularly described on Exhibit "A" attached hereto and made a part hereof ("Developer's Property"), a portion of which is situated in that certain subdivision commonly known as "The Moorings at Point O'Woods" (the "Development"); and

WHEREAS, the Development is under the jurisdiction of the Association pursuant to that certain Declaration of Covenants, Conditions and Restrictions of The Moorings at Point O'Woods, recorded in O.R. Book 756, Page 238, Public Records of Citrus County, Florida, as amended from time to time (collectively, the "Declaration"); and

WHEREAS, in order to develop that portion of Developer's Property shown as Tract E on the Master Plan for Point O'Woods ("Tract E"), Developer will require fill to meet the requirements of the Southwest Florida Water Management District ("SWFWMD"), and the Association is willing to allow Developer to use fill from that portion of the Development under the control of the Association shown as Tract C on the Master Plan for Point O'Woods ("Tract C"), under the terms and conditions hereinafter set forth; and

WHEREAS, Developer may be required by SWFWMD to make, or may wish to make, certain changes in the existing surface water management system for the Development, and the Association has agreed to allow such changes subject to the terms and conditions hereinafter set forth; and

WHEREAS, Developer has agreed to contribute the sum of Ten Thousand and no/100 Dollars (\$10,000.00) to the Association to be used for any purposes for which the Association in its sole discretion shall decide; and

WHEREAS, the Association has agreed that the Developer shall not be subject to architectural control or review by the Association for development of Developer's Property provided certain requirements are met as hereinafter set forth.

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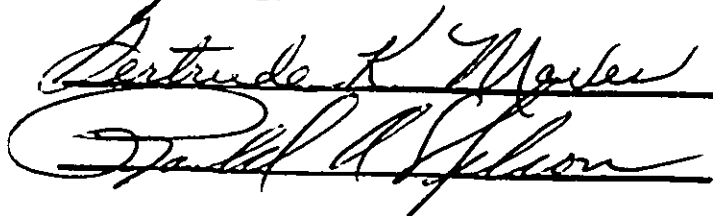
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NOW, THEREFORE, the parties hereto hereby agree as follows:

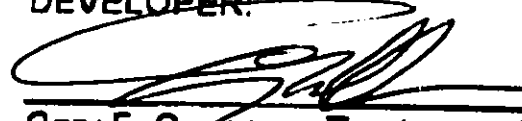
1. Recitals. The above recitals are true and correct and are incorporated herein by reference.
2. Developer's Use of Fill. Developer shall have the right to utilize soil from areas of Tract C for fill on Tract E in order to comply with SWFWMD requirements, as more specifically shown on Exhibit "B" attached hereto and made a part hereof.
3. Surface Water Management System. Developer may make such changes to the existing surface water management system as are necessary or required for the development of Developer's Property, provided that any such changes shall be at the sole cost and expense of Developer.
4. Developer's Contribution to Association. Within thirty (30) days after closing of title on Developer's Property, Developer shall contribute Ten Thousand and no/100 Dollars (\$10,000.00) to the Association, to be used for any purposes which the Association, in its sole discretion, shall decide.
5. Developer's Exemption from Architectural Control. Notwithstanding anything in the Declaration set forth to the contrary, the Association hereby agrees that Developer shall be exempt from any architectural control or review by the Association on Developer's Property, provided, however, that construction of dwellings on Developer's Property shall be subject to the architectural standards set forth on Exhibit "C" attached hereto and by reference incorporated herein.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

WITNESSES:



DEVELOPER:



Gary F. Queen, as Trustee under Land Trust Agreement dated March 19, 1997 and known as Trust Number 737

ASSOCIATION:

THE MOORINGS AT POINT O'WOODS
HOMEOWNERS ASSOCIATION, a
Florida not-for-profit corporation

[Handwritten signatures]

By: Susan B. Stewart
Print Name: Susan B. Stewart

As: President
Moorings at Point O'Woods
(Corporate Seal) Homeowners Association
Inc.

35506.97245
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PARCEL J

All of Tracts A and B lying within the below described Parcel D, and all of lots 1, 5, 13 through 34, 36, 38, 41, 42, 43, 44, 45, N1/2 of Lot 46, all of Lots 49 through 58, 60, 70 through 72, 75 through 77, in Block F of The Moorings At Point O' Woods Phase 2, as recorded in Plat Book 14, pages 127 through 130, public records of Citrus County, Florida.

PARCEL D-E-F

Beginning at the Northwest corner of Lot 27, Village Green Unit No. 1 as recorded in Plat Book 6, page 60, of the public records of Citrus County, Florida, run N 01° 31' 30" W 17.26 feet along the West line of the Southeast 1/4 of Section 2, Township 19 South, Range 20 East; thence run N 89° 07' 53" E 660.04 feet; thence run N 01° 31' 30" W 420.03 feet; thence run N 89° 07' 53" E 665.03 feet along the North line of the Southeast 1/4 of said Section 2; thence run N 01° 37' 50" W 1325.52 feet along the West line of the Southeast 1/4 of the Northeast 1/4 of said Section 2; thence run N 89° 53' 39" E 1322.53 feet along the North line of the Southeast 1/4 of the Northeast 1/4 of said Section 2; thence run S 01° 44' 19" E 1321.03 feet along the East line of the Northeast 1/4 of said Section 2; thence run S 01° 43' 59" E 700.00 feet along the East line of the Southeast 1/4 of said Section 2; thence run S 83° 00' 00" W 900.00 feet; thence run N 71° 00' 00" W 261.09 feet; thence run S 60° 00' 00" W 386.83 feet; thence run S 30° 00' 00" W 165.00 feet; thence run along the Northerly boundary of said Village Green Unit No. 1 the following four courses N 74° 34' 19" W 69.34 feet, N 16° 53' 14" W 51.09 feet; Northerly 652.92 feet along the arc of a curve concave Southwesterly having a radius of 345.00 feet, a central angle of 108° 25' 58" and a chord of 559.75 feet that bears N 63° 19' 00" W; N 63° 00' 20" W 583.36 feet to the Point of Beginning; LESS AND EXCEPT ALL OF THE MOORINGS AT POINT O' WOODS PHASE 2, AS RECORDED IN PLAT BOOK 14, PAGES 127 THROUGH 130, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; AND LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: Commence at the Northwest corner of the Southeast 1/4 of Section 2, Township 19 South, Range 20 East, Citrus County, Florida; run N 89° 07' 53" E 660.04 feet along the North line of the Southeast 1/4 of said Section 2 to the Point of Beginning; thence continue N 89° 07' 53" E 107.18 feet along the North line of the Southeast 1/4 of said Section 2; thence run S 11° 24' 42" E 574.33 feet; thence run N 75° 44' 17" W 554.12 feet to a point on the South line of the North 420 feet of the Southeast 1/4 of said Section 2; thence run N 89° 07' 53" E 327.45 feet along the South line of the North 420 feet of the Southeast 1/4 of said Section 2; thence run N 01° 31' 30" W 420.03 feet along the East line of the West 660 feet of the Southeast 1/4 of said Section 2 to a Point of Beginning; AND LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

Begin at the Northwest corner of Village Green Unit no. 1, recorded in Plat Book 8, page 80 in the public records of Citrus County, Florida; run N 01° 31' 30" W 17.26 feet along the West line of Southeast 1/4 of Section 2, Township 19 South, Range 20 East, thence run N 89° 07' 53" E 85.91 feet along the South line of the North 1/2 of the Southeast 1/4 of said Section 2; thence run S 26° 59' 40" W 55.32 feet to a point on the Northerly line of Lot 27 of said Village Green Unit No. 1; thence run N 63° 00' 20" W 67.71 feet along the Northerly line of said Lot 27 to the Point of Beginning; AND LESS AND EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: Begin at the Southeast corner of Lot 16, Village Green Unit No. 1, recorded in Plat Book 8, page 80 in the public records of Citrus County, Florida; run N 84° 59' 40" E 53.96 feet along an Easterly extension of the South line of said Lot 16; thence run N 32° 30' 45" E 183.22 feet; thence run N 61° 03' 20" E 402.29 feet; thence run S 73° 01' 10" E 152.91 feet to a point on the arc of a curve concave Easterly having a radius of 177.14 feet, a central angle of 18° 00' 46" and a chord that bears S 15° 59' 53" E run Southerly 55.69 feet along the arc of said curve to the Point of Tangency; thence run S 06° 59' 30" W 33.46 feet to a point on the Northerly line of The Moorings At Point O' Woods recorded in Plat Book 11, pages 81-84, public records of Citrus County, Florida; thence run N 71° 00' 00" W 25.56 feet along said Northerly line; thence run N 06° 59' 30" E 28.14 feet to the P. C. of a curve, run Northerly 34.97 feet along the arc of a curve concave Easterly having a radius of 202.14 feet, a central angle of 9° 54' 40" and a chord that bears N 11° 56' 50" E; thence departing said curve run N 73° 01' 10" W 115.59 feet; thence run S 61° 03' 20" W 386.22 feet; thence run S 22° 30' 45" W 221.59 feet, thence run S 84° 59' 40" W 36.57 feet to a point on the Easterly line of said Village Green Unit No. 1; thence run N 16° 53' 14" W 51.00 feet along said line to the Point of Beginning.

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ARCHITECTURAL STANDARDS
FOR
THE MOORINGS AT POINTE O'WOODS

1. Minimum air conditioned living area shall be 1,000 square feet for Villa units and 1,200 square feet for detached units (Patio Homes).

Each type of home shall have a minimum of 2 bedrooms and an attached one car garage.

2. Setback requirements as established by Citrus County Building Department.

3. MATERIALS AND COLORS:

- a) Home can be of block or frame construction
- b) Stucco or siding can be used on exterior of the home
- c) Stone, brick, wood, etc. can be used as trim or accent materials
- d) Exterior colors will conform with the natural color scheme of the Moorings
- e) Detached homes will consist of one story. Villas can be up to two stories
- f) Roof materials shall be tile or fiberglass dimensional shingles.
Roofs may be pitched or varying in heights

4. WINDOWS AND DOORS:

Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the Architectural Committee.

5. DRIVEWAYS AND SIDEWALKS:

No curb side parking areas may be created by extending any portion of the street pavement.

Use of black top is prohibited. Finished, patterned, concrete or interlocking color pavers shall be used.

6. DOCKS:

Docks will be allowed subject to Architectural Committee approval, which will not be unreasonably withheld.

EXHIBIT C

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