

114.7 rec'd  
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CITRUS COUNTY Florida  
SHEILA STRIFLER, CLERK

1211421

VERIFIED BY:

*[Signature]* D.C.

This document was prepared by and after recording should be returned to:

Berry J. Walker, Jr., Esquire  
Florida Bar Number 0742960  
WALKER & TUDHOPE, P.A.  
235 Maitland Avenue South, Suite 216  
Maitland, Florida 32751  
Phone: (407) 644-6535  
Fax: (407) 644-8369

**AMENDMENT TO DECLARATION OF CONDOMINIUM OF  
RIVER COVE LANDINGS CONDOMINIUM II**

This Amendment to the Declaration of Condominium of RIVER COVE LANDINGS CONDOMINIUM II, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1268, Page 694, et seq., of the public records of Citrus County, Florida, (this "Amendment"), was approved by an affirmative vote of no less than 2/3rds of the Board of Directors and by an affirmative vote of no less than seventy five percent (75.5%) of the condominium units at a Special Meeting of the Directors and of the Membership thereof duly conducted on August 9, 2001.

**RECITALS**

**WHEREAS**, the Declaration of Condominium of River Cove Landings Condominium II, a Condominium, was duly recorded in Official Records Book 1268 Pages 694, et seq., of the public records of Citrus County, Florida (the "Declaration"); and

**WHEREAS**, Exhibit "A" to the said Declaration of Condominium, which is found at Official Records Book 1268, Pages 748, 749, 750 and 751 of the public records of Citrus County, Florida, provides as follows:

See the attached Exhibit "1"

and

**WHEREAS**, a portion of Exhibit "B" to the said Declaration of Condominium, as recorded in Official Records Book 1268, Pages 752, 759, 760 and 761, of the public records of Citrus County, Florida, provides as follows:

See the attached Exhibit "2"

and

**WHEREAS**, Exhibit "E" to the said Declaration of Condominium, as recorded in Official Records Book 1268, Pages 831, 832, 833, 834 and 835, of the public records of Citrus County, Florida, provides

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as follows:

See the attached Exhibit "3"

and

**WHEREAS**, Article 3, Section C, to said Declaration of Condominium, which is found at Official Records Book 1268, Page 696 of the public records of Citrus County, Florida, provides as follows:

See the attached Exhibit "4"

and

**WHEREAS**, the Directors and Unit Owners of River Cove Landings Condominium II Condominium Association (the "Association"), at a Special Meeting of the Unit Owners held on August 9, 2001, voted to amend the Declaration by deleting in its entirety Exhibit "A" to the said Declaration of Condominium, which is found at Official Records Book 1268, Pages 748, 749, 750 and 751 of the public records of Citrus County, Florida, and replacing the said Exhibit "A" with the following amended Exhibit "A":

See the attached Exhibit "1A"

and

**WHEREAS**, the Directors and Unit Owners of River Cove Landings Condominium II Condominium Association (the "Association"), at a Special Meeting of the Unit Owners held on August 9, 2001, voted to amend the Declaration by deleting in its entirety that portion of Exhibit "B" to the said Declaration of Condominium, as recorded in Official Records Book 1268, Pages 752, 759, 760 and 761, of the public records of Citrus County, Florida, and replacing the aforesaid portions of Exhibit "B" with the following amended portions of Exhibit "B":

See the attached Exhibit "2A"

**WHEREAS**, the Directors and Unit Owners of River Cove Landings Condominium II Condominium Association (the "Association"), at a Special Meeting of the Unit Owners held on August 9, 2001, voted to amend the Declaration by deleting in its entirety Exhibit "E" to the said Declaration of Condominium, as recorded in Official Records Book 1268, Pages 831, 832, 833, 834 and 835, of the public records of Citrus County, Florida, and replacing the said Exhibit "E" with the following amended Exhibit "E":

See the attached Exhibit "3A"

and

**WHEREAS**, the Directors and Unit Owners of River Cove Landings Condominium II Condominium Association (the "Association"), at a Special Meeting of the Unit Owners held on August 9 2001, voted to amend the Declaration by deleting in its entirety Article 3, Section C, to said Declaration of Condominium, which is found at Official Records Book 1268, Page 696 of the public records of Citrus County, Florida, and replacing said provision with the following amended Article 3, Section C:

See the attached Exhibit "4A"

and

**WHEREAS**, the Directors and Unit Owners of River Cove Landings Condominium II Condominium Association (the "Association"), at a Special Meeting of the Unit Owners held on August 9, 2001, in order to give effect to the amendments to the Declaration set forth herein, voted to execute and deliver that certain Quit Claim Deed to River Cove Landing, LC, a Florida limited liability company, a copy of which is attached hereto as Exhibit "5"; and

**WHEREAS**, pursuant to the provisions of Chapter 718, Florida Statutes, the Declaration, and the By-Laws of the Association, this Amendment was approved by an affirmative vote of no less than 2/3rds of the Board of Directors and by an affirmative vote of no less than seventy five percent (75.5%) of the condominium units at a Special Meeting of the Directors and of the Membership thereof duly conducted on August 9, 2001;

**NOW THEREFORE**, in consideration of the foregoing, the Declaration is hereby amended as follows:

1. The Declaration is hereby amended by deleting in its entirety Exhibit "A" to the said Declaration of Condominium, which is found at Official Records Book 1268, Pages 748, 749, 750 and 751 of the public records of Citrus County, Florida, and replacing the said Exhibit "A" with the following amended Exhibit "A":

See the attached Exhibit "1A"

2. The Declaration is hereby amended by deleting in its entirety that portion of Exhibit "B" to the said Declaration of Condominium, as recorded in Official Records Book 1268, Pages 752, 759, 760 and 761, of the public records of Citrus County, Florida, and replacing the aforesaid portions of Exhibit "B" with the following amended portions of Exhibit "B":

See the attached Exhibit "2A"

3. The Declaration is hereby amended by deleting in its entirety Exhibit "E" to the said Declaration of Condominium, as recorded in Official Records Book 1268, Pages 831, 832, 833, 834

and 835, of the public records of Citrus County, Florida, and replacing the said Exhibit "E" with the following amended Exhibit "E":

See the attached Exhibit "3A"

4. The Declaration is hereby amended by deleting in its entirety Article 3, Section C, to said Declaration of Condominium, which is found at Official Records Book 1268, Page 696 of the public records of Citrus County, Florida, and replacing said provision with the following amended Article 3, Section C:

See the attached Exhibit "4A"

5. The President of the Association is hereby directed and empowered to execute and deliver that certain Quit Claim Deed, a copy of which is attached hereto as Exhibit "5", to River Cove Landing, LC, a Florida limited liability company, immediately and forthwith.

Dated this 9 day of August, 2001.

River Cove Landings Condominium II Association, Inc.:

By: [Signature]  
R. H. Akkerman President

Attest: [Signature]  
R. LEDUC, Secretary

Witnesses:

[Signature]  
ALICIA B. WALMER  
Print Name of Witness

[Signature]  
Shelly Mcmillen  
Print Name of Witness

STATE OF FLORIDA  
COUNTY OF CITRUS

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 9 day of August, 2001, by Rudd Akkerman, secretary of River Cove Landings Condominium II Condominium Association, Inc., who did take an oath.

Check One:

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\_\_\_ He/she is personally known to me; or  
\_\_\_ He/she has produced \_\_\_\_\_ as identification.



Alicia B Walmer  
My Commission CC888885  
Expires November 16 2003

*Alicia B. Walmer*  
NOTARY PUBLIC

ALICIA B. WALMER  
(typed-printed or stamped name of Notary)  
My Commission Expires:

BK 1450PG 1896


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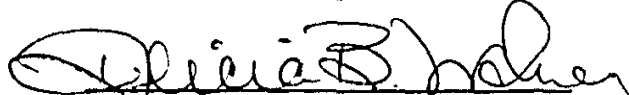
STATE OF FLORIDA  
COUNTY OF CITRUS

Before me, the undersigned notary public, the foregoing instrument was sworn to, acknowledged and subscribed to before me this 9 day of August, 2001, by R. Leavel, president of River Cove Landings Condominium II Condominium Association, Inc., who did take an oath.

Check One:

He/she is personally known to me; or  
 He/she has produced \_\_\_\_\_ as identification.

 Alicia B Walmer  
My Commission CC88885  
Expires November 18, 2003



NOTARY PUBLIC  
ALICIA B. WALMER

(typed-printed or stamped name of Notary)  
My Commission Expires:

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EXHIBIT "1"

3. **Development Plans:**

The Condominium is described and established as follows:

C. The Condominium consists of fifty two (52) ranch style/townhouse units which are subject to private ownership. The buildings, dwelling units and other improvements, and their locations are shown on the Plot Plan in Exhibit "B" and are described in detail in Exhibit "B". Where there is attached to the building a balcony, loggia, terrace, canopy, stairway, or other portion of the building serving the unit being bounded, the boundary of such units shall be deemed to include all of such structures and any fixtures thereon. Each such unit is and shall continue to be identified by number as shown on said Exhibit "E" so that no unit bears the same designation as does any other unit.

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EXHIBIT 2  
LEGAL DESCRIPTION  
OF  
RIVER COVE LANDINGS CONDOMINIUM II

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## EXHIBIT 2

### RIVER COVE LANDINGS CONDOMINIUM II

#### LEGAL DESCRIPTION

#### PARCEL "A"

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM I, AS RECORDED IN CONDOMINIUM BOOK "1", PAGES 37 - 47, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N 57°43'00" W, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A", 122.82 FEET, TO THE NORTHERNMOST CORNER THEREOF; THENCE N 57°19'56" W, 117.08 FEET, TO THE MEAN HIGH WATER LINE OF CRYSTAL RIVER; THENCE N 34°52'32" E, ALONG SAID MEAN HIGH WATER LINE, 105.98 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N 60°59'15" E, 45.09 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N 73°23'37" E, 44.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N 25°52'26" E, 29.00 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N 09°14'59" W, 50.80 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N 52°28'26" E, 20.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N 63°20'21" E, 50.20 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 89°49'02" E, 96.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 89°57'04" E, 98.90 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 82°23'43" E, 112.91 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 20°32'59" E, 16.78 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 62°18'16" E, 60.29 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 13°55'35" E, 129.47 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 20°29'34" E, 61.52 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 01°28'33" E, 111.47 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 37°19'14" E, 38.38 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 21°27'04" E, 96.72 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 06°38'18" E, 86.84 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 27°06'34" W, 44.40 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 09°48'55" E, 35.22 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S 36°08'57" W, 33.51 FEET; THENCE S 37°07'55" W, 102.43 FEET, TO THE WESTERLY LINE OF THE CONSERVATION AND PRESERVATION AREA (MEAN HIGH WATER LINE); THENCE S 28°01'57" W, ALONG SAID WESTERLY LINE, 29.17 FEET; THENCE CONTINUE ALONG WESTERLY LINE, S 64°39'54" W, 59.19 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S 07°20'57" W, 33.91 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S 29°26'42" E, 24.64 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S 12°55'22" E, 21.13 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S 68°00'17" E, 41.58 FEET; THENCE S 04°32'56" E, 61.34 FEET; THENCE S 49°50'35" W, 70.35 FEET; THENCE N 84°51'45" W, 95.29 FEET; THENCE N 54°56'45" W, 150.84 FEET; THENCE N 35°03'15" E, 27.12 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 170.68 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 76.11 FEET, THROUGH A CENTRAL ANGLE OF 25°32'59" AND A CHORD BEARING AND DISTANCE OF N 47°49'45" E, 75.48 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 281.07 FEET, THROUGH A CENTRAL ANGLE OF 71°34'28" AND A CHORD BEARING AND DISTANCE OF N 24°49'00" E, 263.15 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N 10°58'14" W, 143.25 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE, 74.34 FEET, THROUGH A CENTRAL ANGLE OF 23°01'24" AND A CHORD BEARING AND DISTANCE OF N 00°32'28" E, 73.84 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE WESTERLY, ALONG SAID CURVE, 342.13 FEET, THROUGH A CENTRAL ANGLE OF 163°21'13" AND A CHORD BEARING AND DISTANCE OF N 69°37'27" W, 237.47 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S 28°41'57" W, 69.71 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 14.13 FEET, THROUGH A CENTRAL ANGLE OF 04°09'11" AND A CHORD BEARING AND DISTANCE OF S 30°46'33" W, 14.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6.17 ACRES, MORE OR LESS.

EXHIBIT 2

PARCEL "B"

DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST CORNER OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM 1, AS RECORDED IN CONDOMINIUM BOOK "1", PAGES 37 - 47, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S 57°43'00" E, ALONG THE SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID PARCEL "A", 30.00 FEET, TO THE POINT OF BEGINNING AND A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 16.01 FEET, THROUGH A CENTRAL ANGLE OF 04°04'38" AND A CHORD BEARING AND DISTANCE OF N 30°44'17" E, 16.01 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N 28°41'57" E, 69.71 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE EASTERLY, ALONG SAID CURVE, 256.60 FEET, THROUGH A CENTRAL ANGLE OF 163°21'13" AND A CHORD BEARING AND DISTANCE OF S 69°37'27" E, 178.10 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, 86.39 FEET, THROUGH A CENTRAL ANGLE OF 23°01'24" AND A CHORD BEARING AND DISTANCE OF S 00°32'28" W, 85.81 FEET; THENCE S 79°01'46" W, 89.61 FEET; THENCE N 49°20'17" W, 129.84 FEET; THENCE N 18°24'54" W, 153.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.30 ACRES, MORE OR LESS.

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**EXHIBIT "3"**

**UNDIVIDED SHARES IN COMMON ELEMENTS  
COMMON SHARES AND COMMON SURPLUS  
RESIDENTIAL UNITS**

BUILDING	UNIT	UNIT TYPE	% OF OWNERSHIP
200	201	RANCH	1.923%
	202	MANOR	1.923%
	203	MANOR	1.923%
	204	MANOR	1.923%
	205	MANOR	1.923%
	206	RANCH	1.923%
210	211	RANCH	1.923%
	212	MANOR	1.923%
	213	MANOR	1.923%
	214	RANCH	1.923%
215	216	RANCH	1.923%
	217	MANOR	1.923%
	218	MANOR	1.923%
	219	RANCH	1.923%
220	221	RANCH	1.923%
	222	MANOR	1.923%
	223	MANOR	1.923%
	224	RANCH	1.923%
225	226	RANCH	1.923%
	227	MANOR	1.923%
	228	MANOR	1.923%
	229	RANCH	1.923%
230	231	RANCH	1.923%
	232	MANOR	1.923%
	233	MANOR	1.923%
	234	RANCH	1.923%
235	236	RANCH	1.923%
	237	MANOR	1.923%
	238	MANOR	1.923%
	239	RANCH	1.923%
240	241	RANCH	1.923%
	242	MANOR	1.923%
	243	MANOR	1.923%
	244	RANCH	1.923%

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UNDIVIDED SHARES IN COMMON ELEMENTS

COMMON SHARES AND COMMON SURPLUS

RESIDENTIAL UNITS

BUILDING	UNIT	UNIT TYPE	% OF OWNERSHIP
250	251	RANCH	1.923%
	252	MANOR	1.923%
	253	MANOR	1.923%
	254	MANOR	1.923%
	255	MANOR	1.923%
	256	RANCH	1.923%
260	261	RANCH	1.923%
	262	MANOR	1.923%
	263	MANOR	1.923%
	264	RANCH	1.923%
265	266	RANCH	1.923%
	267	MANOR	1.923%
	268	MANOR	1.923%
	269	RANCH	1.923%
270	271	RANCH	1.923%
	272	MANOR	1.923%
	273	MANOR	1.923%
	274	RANCH	1.923%
12 Bldgs.	52 Units		<hr/> 100%

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## EXHIBIT "4"

### 3. Development Plans:

C. The Condominium consists of fifty two (52) ranch style/townhouse units which are subject to private ownership. The buildings, dwelling units and other improvements, and their locations are shown on the Plot Plan in Exhibit "B" and are described in detail in Exhibit "B". Where there is attached to the building a balcony, loggia, terrace, canopy, stairway, or other portion of the building serving the unit being bounded, the boundary of such units shall be deemed to include all of such structures and any fixtures thereon. Each such unit is and shall continue to be identified by number as shown on said Exhibit "E" so that no unit bears the same designation as does any other unit

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EXHIBIT "1A"

3. **Development Plans:**

The Condominium is described and established as follows:

C. The Condominium consists of ten (10) ranch style/townhouse units which are subject to private ownership. The buildings, dwelling units and other improvements, and their locations are shown on the Plot Plan in Exhibit "B", as amended, and are described in detail in Exhibit "B", as amended. Where there is attached to the building a balcony, loggia, terrace, canopy, stairway, or other portion of the building serving the unit being bounded, the boundary of such units shall be deemed to include all of such structures and any fixtures thereon. Each such unit is and shall continue to be identified by number as shown on said Exhibit "E", as amended, so that no unit bears the same designation as does any other unit.

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EXHIBIT 2A  
LEGAL DESCRIPTION  
OF  
RIVER COVE LANDINGS CONDOMINIUM II

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**LEGEND:**

Δ = DESCRIPTIVE POINT  
 PC = POINT OF CURVATURE  
 PT = POINT OF TANGENCY  
 FB/PG = FIELD BOOK / PAGE  
 P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
 L.B. = LICENSED BUSINESS

Δ = DELTA / CENTRAL ANGLE  
 R = RADIUS / RADIAL  
 L = ARC LENGTH  
 CB = CHORD BEARING  
 CH = CHORD LENGTH

**NOTES:**

1. BEARINGS ARE BASED ON THE NORTHEASTERLY LINE OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM 1, AS RECORDED IN CONDOMINIUM BOOK "1", PAGES 37-47, OF THE PUBLIC RECORDS OF CITRUS COUNTY. BEARING N 57°43'00" W.
2. THIS DRAWING REPRESENTS A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A CURRENT OR COMPLETE BOUNDARY SURVEY BY THIS FIRM.
3. THIS SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND MAY NOT INDICATE CURRENT OWNERSHIP, ENCUMBRANCES, OR OTHER MATTERS OF RECORD.
4. COPIES OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER LISTED HEREON.

**DESCRIPTION:**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

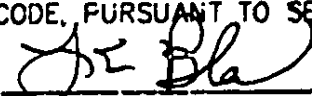
BEGINNING AT THE EASTERNMOST CORNER OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM 1, AS RECORDED IN CONDOMINIUM BOOK "1", PAGES 37 - 47, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N57°43'00"W, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A", 122.82 FEET, TO THE NORTHERNMOST CORNER THEREOF; THENCE N57°19'56"W, 117.08 FEET, TO THE MEAN HIGH WATER LINE OF CRYSTAL RIVER; THENCE N34°52'32"E, ALONG SAID MEAN HIGH WATER LINE, 105.98 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N60°59'15"E, 45.09 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N73°23'37"E, 44.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N25°52'26"E, 29.00 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N09°14'59"W, 50.80 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N52°28'26"E, 20.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N63°20'21"E, 50.20 FEET; THENCE S42°05'37"E, 183.81 FEET; THENCE S28°55'32"W, 52.62 FEET; THENCE S14°27'53"E, 48.88 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 98.09 FEET, THROUGH A CENTRAL ANGLE OF 46°50'09" AND A CHORD BEARING AND DISTANCE OF S52°07'01"W, 95.38 FEET, TO A POINT OF TANGENCY THEREOF; THENCE S28°41'57"W, 69.71 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE, 14.13 FEET, THROUGH A CENTRAL ANGLE OF 04°09'11" AND A CHORD BEARING AND DISTANCE OF S30°46'33"W, 14.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.42 ACRES, MORE OR LESS.

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF AND THAT IT CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE SIGNED: 12-22-00

  
 LAWRENCE E. BLAND  
 P.S.M. NO. 4834  
 STATE OF FLORIDA

**SKETCH OF DESCRIPTION**  
**FOR**  
**RIVER COVE LANDINGS**



(L.B. # 6895)  
 1414 S.W. MARTIN LUTHER KING AVE.  
 OCALA, FLORIDA 34474-3129 (352) 368-5055

SECTION 19, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA

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**EXHIBIT "3A"**

**UNDIVIDED SHARES IN COMMON ELEMENTS**

**COMMON SHARES AND COMMON SURPLUS**

**RESIDENTIAL UNITS**

<b>BUILDING</b>	<b>UNIT</b>	<b>UNIT TYPE</b>	<b>% OF OWNERSHIP</b>
200	201	RANCH	10 %
	202	MANOR	10 %
	203	MANOR	10 %
	204	MANOR	10 %
	205	MANOR	10 %
	206	RANCH	10 %
210	211	RANCH	10 %
	212	MANOR	10 %
	213	MANOR	10 %
	214	RANCH	10 %
2 Bldgs.	10 Units		<u>100%</u>

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**EXHIBIT "4A"**

**3. Development Plans:**

C. The Condominium consists of ten (10) ranch style/townhouse units which are subject to private ownership. The buildings, dwelling units and other improvements, and their locations are shown on the Plot Plan in Exhibit "B" as amended, and are described in detail in Exhibit "B" as amended. Where there is attached to the building a balcony, loggia, terrace, canopy, stairway, or other portion of the building serving the unit being bounded, the boundary of such units shall be deemed to include all of such structures and any fixtures thereon. Each such unit is and shall continue to be identified by number as shown on said Exhibit "E" as amended, so that no unit bears the same designation as does any other unit

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EXHIBIT "5"  
QUIT CLAIM DEED

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Parcel Identification No: SEE THE ATTACHED EXHIBIT "A"

This Instrument Prepared By  
and Return to:

BERRY J. WALKER, JR., ESQ  
WALKER & TUDHOPE, P.A.  
235 S. MAITLAND AVE., SUITE 216  
MAITLAND, FLORIDA 32751

Grantee S.S. Number:  
Name: RIVER COVE LANDING, LC

**QUITCLAIM DEED**

This Quitclaim Deed, Made this 15th day of June, A.D. 2001, Between, RIVER COVE LANDINGS CONDOMINIUM II ASSOCIATION, INC., GRANTOR and RIVER COVE LANDING, LC, A FLORIDA LIMITED LIABILITY CO., whose address is 235 SOUTH MAITLAND AVENUE, SUITE 216, MAITLAND, FLORIDA 32751, Grantee.

Witnesseth, that the Grantor, for and in consideration of the sum of -----TEN & NO/100 (\$10.00)----- DOLLARS, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and quitclaimed to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in the County of CITRUS, State of Florida, to-wit:

SEE THE ATTACHED EXHIBIT "A"

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, the Grantor has hereunto set it hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

RIVER COVE LANDINGS  
CONDOMINIUM II ASSOCIATION, INC.

\_\_\_\_\_  
L.S.

\_\_\_\_\_  
President

235 SOUTH MAITLAND AVENUE, SUITE 216, MAITLAND, FLORIDA

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Signature

STATE OF FLORIDA  
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 15th day of June, 2001, by \_\_\_\_\_, President of RIVER COVE LANDINGS CONDOMINIUM II ASSOCIATION, INC. on behalf of the corporation. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

SEAL

\_\_\_\_\_  
Notary Signature

\_\_\_\_\_  
Printed Notary Signature

My Commission Expires:

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**DESCRIPTION:**

**PARCEL A**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM 1, AS RECORDED IN CONDOMINIUM BOOK "1", PAGES 37 - 47, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N57°43'00"W, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A", 122.82 FEET, TO THE NORTHERNMOST CORNER THEREOF; THENCE N57°19'56"W, 117.08 FEET, TO THE MEAN HIGH WATER LINE OF CRYSTAL RIVER; THENCE N34°52'32"E, ALONG SAID MEAN HIGH WATER LINE, 105.98 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N60°59'15"E, 45.09 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N73°23'37"E, 44.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N25°52'26"E, 29.00 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N09°14'59"W, 50.80 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N52°28'26"E, 20.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N63°20'21"E, 50.20 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S89°49'02"E, 96.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S89°57'04"E, 98.90 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S82°23'43"E, 112.91 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S20°32'59"E, 16.78 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S62°18'16"E, 60.29 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S13°55'35"E, 129.47 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S20°29'34"E, 61.52 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S01°28'33"E, 111.47 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S37°19'14"E, 38.38 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S21°27'04"E, 96.72 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S06°38'18"E, 86.84 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S27°06'34"W, 44.40 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S09°48'55"E, 35.22 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, S36°08'57"W, 33.51 FEET; THENCE S37°07'55"W, 102.43 FEET, TO THE WESTERLY LINE OF THE CONSERVATION AND PRESERVATION AREA (MEAN HIGH WATER LINE); THENCE S28°01'57"W, ALONG SAID WESTERLY LINE, 29.17 FEET; THENCE CONTINUE ALONG WESTERLY LINE, S64°39'54"W, 59.19 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S07°20'57"W, 33.91 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S29°26'42"E, 24.64 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S12°55'22"E, 21.13 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, S68°00'17"E, 41.58 FEET; THENCE S04°32'56"W, 61.34 FEET; THENCE S49°50'35"W, 70.35 FEET; THENCE N84°51'45"W, 95.29 FEET; THENCE N54°56'45"W, 150.84 FEET, TO THE EXTERIOR LINE OF PARCEL NUMBER 1 OF RIVER COVE LANDINGS CONDOMINIUM II, AS RECORDED IN CONDO BOOK 1, PAGES 60 - 68, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N35°03'15"E, ALONG SAID EXTERIOR LINE, 27.12

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FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 170.68 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE AND EXTERIOR LINE, 76.11 FEET, THROUGH A CENTRAL ANGLE OF 25°32'59" AND A CHORD BEARING AND DISTANCE OF N47°49'45"E, 75.48 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE AND EXTERIOR LINE, 281.07 FEET, THROUGH A CENTRAL ANGLE OF 71°34'28" AND A CHORD BEARING AND DISTANCE OF N24°49'00"E, 263.15 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N10°58'14"W, ALONG SAID EXTERIOR LINE, 143.25 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHERLY, ALONG SAID CURVE AND EXTERIOR LINE, 74.34 FEET, THROUGH A CENTRAL ANGLE OF 23°01'24" AND A CHORD BEARING AND DISTANCE OF N00°32'28"E, 73.84 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE WESTERLY, ALONG SAID CURVE AND EXTERIOR LINE, 342.13 FEET, THROUGH A CENTRAL ANGLE OF 163°21'13" AND A CHORD BEARING AND DISTANCE OF N69°37'27"W, 237.47 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S28°41'57"W, ALONG SAID EXTERIOR LINE, 69.71 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND EXTERIOR LINE, 14.13 FEET, THROUGH A CENTRAL ANGLE OF 04°09'11" AND A CHORD BEARING AND DISTANCE OF S30°46'33"W, 14.13 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM 1, AS RECORDED IN CONDOMINIUM BOOK "1", PAGES 37 - 47, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N57°43'00"W, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL "A", 122.82 FEET, TO THE NORTHERNMOST CORNER THEREOF; THENCE N57°19'56"W, 117.08 FEET, TO THE MEAN HIGH WATER LINE OF CRYSTAL RIVER; THENCE N34°52'32"E, ALONG SAID MEAN HIGH WATER LINE, 105.98 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N60°59'15"E, 45.09 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N73°23'37"E, 44.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N25°52'26"E, 29.00 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N09°14'59"W, 50.80 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N52°28'26"E, 20.57 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE, N63°20'21"E, 50.20 FEET, TO THE NORTHERNMOST CORNER OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM II, RECORDED IN CONDO BOOK 1, PAGES 60 - 68, OF THE PUBLIC RECORDS OF CITRUS COUNTY FLORIDA; THENCE S42°05'37"E, ALONG THE EASTERLY LINE OF SAID PARCEL "A", 183.81 FEET; THENCE S28°55'32"W,

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ALONG SAID EASTERLY LINE, 52.62 FEET; THENCE S14°27'53"E, ALONG SAID EASTERLY LINE, 48.88 FEET, TO A POINT ON THE EXTERIOR LINE OF PARCEL NUMBER 1 OF RIVER COVE LANDINGS CONDOMINIUM II, SAID POINT ALSO BEING A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 120.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND EXTERIOR LINE, 98.09 FEET, THROUGH A CENTRAL ANGLE OF 46°50'09" AND A CHORD BEARING AND DISTANCE OF S52°07'01"W, 95.38 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE S28°41'57"W, ALONG SAID EXTERIOR LINE, 69.71 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 195.00 FEET; THENCE SOUTHWESTERLY, ALONG SAID CURVE AND EXTERIOR LINE, 14.13 FEET, THROUGH A CENTRAL ANGLE OF 04°09'11" AND A CHORD BEARING AND DISTANCE OF S30°46'33"W, 14.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.75 ACRES, MORE OR LESS.

**PARCEL B**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERNMOST CORNER OF PARCEL "A" OF RIVER COVE LANDINGS CONDOMINIUM 1, AS RECORDED IN CONDOMINIUM BOOK "1", PAGES 37 - 47, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE S57°43'00"E, ALONG THE SOUTHEASTERLY PROJECTION OF THE NORTHEASTERLY LINE OF SAID PARCEL "A", 30.00 FEET, TO THE POINT OF BEGINNING AND A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 225.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, 16.01 FEET, THROUGH A CENTRAL ANGLE OF 04°04'38" AND A CHORD BEARING AND DISTANCE OF N30°44'17"E, 16.01 FEET, TO THE POINT OF TANGENCY THEREOF; THENCE N28°41'57"E, 69.71 FEET, TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 90.00 FEET; THENCE EASTERLY, ALONG SAID CURVE, 256.60 FEET, THROUGH A CENTRAL ANGLE OF 163°21'13" AND A CHORD BEARING AND DISTANCE OF S69°37'27"E, 178.10 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 215.00 FEET; THENCE SOUTHERLY, ALONG SAID CURVE, 86.39 FEET, THROUGH A CENTRAL ANGLE OF 23°01'24" AND A CHORD BEARING AND DISTANCE OF S00°32'28"W, 85.81 FEET; THENCE S10°58'14"E, 143.25 FEET; THENCE S79°01'46"W, 89.61 FEET; THENCE N49°20'17"W, 129.84 FEET; THENCE N18°24'54"W, 153.88 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.30 ACRES, MORE OR LESS.

SEE SKETCH OF DESCRIPTION PREPARED BY BERRYMAN & HENIGAR, INC. FOR RIVER COVE LANDINGS  
JOB NUMBER: 90746.02, FILE NUMBER: 1M/308, DATED 07-13-2001

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