

1248979

VERIFIED BY:

AK D.C.

24.09.02
SEC COPY ✓
R
This Instrument Prepared By:
William I. Livingston
1 Corporate Drive, Suite 3A
Palm Coast, FL 32137

SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS OF MASTER ASSOCIATION FOR SOUTHERN WOODS

THIS SUPPLEMENTAL DECLARATION OF COVENANTS, RESTRICTIONS
AND EASEMENTS OF MASTER ASSOCIATION FOR SOUTHERN WOODS
("Supplemental Declaration") is made this 12th day of January,
2002 by Florida Landmark Communities, Inc., a Florida
Corporation, successor by merger to Sugarmill Woods
Communities, Inc., ("Third Successor Grantor").

RECITALS

A. Southern Woods, Inc., a Florida Corporation ("Initial Grantor") caused to be created that certain subdivision known as Southern Woods at Sugarmill Woods ("Southern Woods").

B. The plat for Phase I of Southern Woods was recorded in Plat Book 15, at Pages 55 through 72 of the Public Records of Citrus County, Florida ("Phase I").

C. As finally planned, Southern Woods consists of Phase I and three additional phases known as Phase II, Phase III and Phase IV (respectively "Phase II", "Phase III", "Phase IV"). Phase II was further divided into subphases IIA and IIB for the purposes of platting and phasing the development.

D. Initial Grantor recorded that Declaration of Covenants, Restrictions and Easements of Master Association for Southern Woods in Official Record Book 0963, at Pages 2043 through 2061 of the Public Records of Citrus County, Florida ("Master Declaration").

E. The Master Declaration was amended by the Initial Grantor by the First Amendment to Declaration of Covenants, Restrictions and Easements of Master Association for Southern

BK 1495 PG 1279

2002 AP - 2 AM 11:14

Woods, recorded in Official Record Book 0996, at Pages 2098 through 2102 of the Public Records of Citrus County, Florida.

F. Phase IIA and Phase III were previously subjected to the Master Declaration by that Supplemental Declaration of Covenants, Restrictions and Easements of Master Association for Southern Woods made the 30th day of September 1998 and recorded in Official Record Book 1284, at Pages 498 through 500 of the Public Records of Citrus County, Florida.

G. Phase IIB was previously subjected to the Master Declaration by that Supplemental Declaration of Covenants, Restrictions and Easements of Master Association for Southern Woods made the 8th day of August, 2000 and recorded in Official Record Book 1377, at Pages 2044 through 2047 of the Public Records of Citrus County, Florida.

H. Third Successor Grantor completed the platting of Phase IV and Third Successor Grantor now desires to subject the property within Phase IV to the Master Declaration.

NOW THEREFORE, Grantor hereby declares that property described on Exhibit "A" hereto shall be held, sold and conveyed subject to the Master Declaration, as heretofore or hereafter from time to time amended. As a result thereof, the property described on Exhibit "A" hereto shall hereafter be part of the Properties, as defined in the Master Declaration, and shall be subject to the easements, restrictions, covenants and conditions contained in the Master Declaration which are for the purpose of protecting the value and desirability of and which shall run with the Properties or any part thereof, their heirs, successors, successors-in-title, and assigns, and shall enure to the benefit of each owner thereof. This Supplemental Declaration does not and is not intended to create a condominium within the meaning of the Florida Condominium Act, Florida Statute, Chapter 718.01, et seq.

IN WITNESS WHEREOF, Third Successor Grantor, through a

BK 1495PG 1280

2002 AP - 2 AM 11:14

duly authorized officer, has executed this Supplemental Declaration on the day and year first above written.

FLORIDA LANDMARK COMMUNITIES, INC.

BY:

Ron A. Price
Ron A. Price, Vice President

Signed, Sealed and Delivered
In the Presence Of:

Ralph Walker

Leanne Hadsell

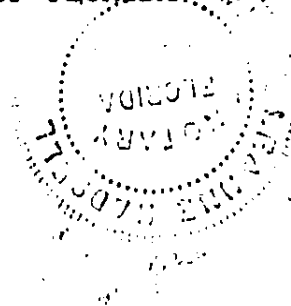
STATE OF FLORIDA
COUNTY OF CITRUS

The following Instrument was acknowledged before me this 16th day of January, 2002 by Ron A Price, Vice President of Florida Landmark Communities, Inc., a Florida Corporation, on behalf of the Corporation. He is personally known to me.

Leanne Hadsell
NOTARY PUBLIC, STATE OF FLORIDA



Leanne Hadsell
Commission # CC 839369
Expires May 23, 2002
Bonded Thru
Atlantic Bonding Co., Inc.



BK 1495PG 1281

2002 AP - 2 AM 11: 14

JUNE 19, 2000

DESCRIPTION
SOUTHERN WOODS PHASE IV

FUTURE DEVELOPMENT TRACT "J" OF SOUTHERN WOODS AT SUGARMILL WOODS (HEREINAFTER REFERRED TO AS PLAT), AS RECORDED IN PLAT BOOK "15", PAGES 55 - 72, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 20 SOUTH, RANGE 18 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WESTERNMOST CORNER OF SAID TRACT "J"; THENCE S 89°58'38" E (S 89°59'37" E, PER PLAT), ALONG A NORTH LINE OF SAID TRACT "J", 410.92 FEET (410.42 FEET, PER PLAT), TO A CORNER OF SAID TRACT "J" AND THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE N 00°10'34" W (N 00°10'27" W, PER PLAT), ALONG THE WEST LINE OF SAID TRACT "J", 1328.95 FEET (1328.64 FEET, PER PLAT), TO A NORTHWEST CORNER OF SAID TRACT "J"; THENCE N 89°59'33" E (S 89°58'47" E, PER PLAT), ALONG THE NORTH LINE OF SAID TRACT "J", 1064.69 FEET (1063.58 FEET, PER PLAT) TO THE NORTHEAST CORNER OF SAID TRACT "J"; THENCE S 28°05'57" E (S 28°02'49" E, PER PLAT), ALONG THE COMMON LINE BETWEEN SAID TRACT "J" AND GOLF COURSE TRACT "A", 135.40 FEET (135.02 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 11°04'57" W, 273.19 FEET (S 11°06'39" W, 273.21 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 81°00'09" W, 179.74 FEET (S 81°06'39" W, 179.71 FEET, PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 305.00 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, SOUTHERLY, 30.01 FEET (30.01 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 05°38'14" AND A CHORD BEARING AND DISTANCE OF S 09°13'36" E, 30.00 FEET (S 08°53'21" E, 30.00 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, N 81°01'01" E, 168.65 FEET (N 81°06'39" E, 168.79 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 11°04'57" W, 147.81 FEET (S 11°06'39" W, 147.82 FEET, PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE (POINT OF CURVATURE, PER PLAT), CONCAVE EASTERLY AND HAVING A RADIUS OF 1167.52 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, 271.99 FEET (271.82 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 13°20'53" (13°20'23", PER PLAT) AND A CHORD BEARING AND DISTANCE OF S 04°23'08" W, 271.38 FEET (S 04°26'27" W, 271.21 FEET, TO THE POINT OF TANGENCY THEREOF, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 02°15'08" E, 464.95 FEET (S 02°13'44" E, 465.00 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 44°51'38" E, 129.77 FEET (S 45°00'00" E, 130.00 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 09°50'25" W, 174.93 FEET (S 10°00'00" W, 175.00 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 49°28'40" W, 188.33 FEET (S 49°28'06" W, 188.28 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 79°58'38" W, 99.99 FEET (S 80°00'00" W, 100.00 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 50°15'44" W, 1036.36 FEET (S 50°16'16" W, 1036.17 FEET, PER PLAT) TO A NON-TANGENT INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF CORKWOOD BOULEVARD (100 FEET WIDE), SAID EASTERLY RIGHT-OF-WAY LINE BEING A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 850.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND CURVE, 406.03 FEET, THROUGH A CENTRAL ANGLE OF 27°22'09" AND A CHORD BEARING AND DISTANCE OF N 10°16'52" W, 402.18 FEET, TO THE COMMON LINE BETWEEN SAID TRACT "J" AND GOLF COURSE TRACT "B"; THENCE N 50°16'41" E, 838.67 FEET (N 50°16'16" E, 838.39 FEET, PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE (POINT OF CURVATURE, PER PLAT), CONCAVE

BK 1495PG 1282

2002 AP -2 AH11:14

NORTHWESTERLY AND HAVING A RADIUS OF 150.00 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, NORTHEASTERLY, 137.38 FEET (137.44 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 52°28'25" (52°30'00", PER PLAT) AND A CHORD BEARING AND DISTANCE OF N 23°59'58" E, 132.62 FEET (N 24°01'16" E, 132.69 FEET, TO THE POINT OF TANGENCY THEREOF, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE N 02°15'08" W, 464.95 FEET (N 02°13'44" W, 465.00 FEET, TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE (POINT OF CURVATURE, PER PLAT), CONCAVE EASTERLY AND HAVING A RADIUS OF 1517.52 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, NORTHERLY, 353.34 FEET (353.31 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 13°20'26" (13°20'23", PER PLAT) AND A CHORD BEARING AND DISTANCE OF N 04°25'02" E, 352.54 FEET (N 04°26'28" E, 352.51 FEET, PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE (POINT OF REVERSE CURVATURE, PER PLAT), CONCAVE WESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, NORTHERLY, 19.85 FEET (19.85 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 11°22'29" (11°22'23", PER PLAT) AND A CHORD BEARING AND DISTANCE OF N 05°22'17" E, 19.82 FEET (N 05°25'27" E, 19.82 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE N 81°06'15" E, 145.67 FEET (N 81°06'39" E, 145.67 FEET, PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 245.00 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, NORTHERLY, 30.06 FEET (30.02 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 07°01'51" (07°01'13", PER PLAT) AND A CHORD BEARING AND DISTANCE OF N 09°18'13" W, 30.05 FEET (N 08°53'21" W, 30.00 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE S 81°08'18" W, 145.38 FEET (S 81°06'39" W, 145.67 FEET, PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, NORTHWESTERLY, 107.07 FEET (107.12 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 61°20'48" (61°22'23", PER PLAT) AND A CHORD BEARING AND DISTANCE OF N 48°18'55" W, 102.03 FEET (N 48°12'10" W, 102.07 FEET TO THE POINT OF TANGENCY THEREOF, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, N 78°54'16" W, 99.95 FEET (N 78°53'21" W, 100.00 FEET, PER PLAT), TO A NON-TANGENT INTERSECTION WITH A CIRCULAR CURVE (POINT OF CURVATURE, PER PLAT), CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET; THENCE CONTINUE ALONG SAID COMMON LINE AND CURVE, SOUTHWESTERLY, 157.21 FEET (157.08 FEET, PER PLAT), THROUGH A CENTRAL ANGLE OF 90°04'27" (90°00'00", PER PLAT) AND A CHORD BEARING AND DISTANCE OF S 56°01'47" W, 141.51 FEET (S 56°06'39" W, 141.42 FEET, TO THE POINT OF TANGENCY THEREOF, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 11°10'32" W, 212.39 FEET (S 11°06'39" W, 212.54 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE, S 03°10'30" E, 614.89 FEET (S 03°09'37" E, 615.15 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE S 38°09'33" W, 389.24 FEET (S 38°08'27" W, 389.18 FEET, PER PLAT); THENCE CONTINUE ALONG SAID COMMON LINE S 57°31'47" W, 346.68 FEET (S 57°35'00" W, 346.60 FEET, PER PLAT), TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED CORKWOOD BOULEVARD; THENCE N 32°29'00" W (N 32°25'00" W, PER PLAT), ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 503.67 FEET, TO THE POINT OF BEGINNING.

CONTAINING 39.78 ACRES, MORE OR LESS.

BK 1495 PG 1283

2002 AP -2 AM 11:14