

Prepared by:
M.Burgos
Stewart Title Guaranty
3402 W. Cypress St.
Tampa, FL 33607

Record & return to:
BBG BURA FUND, LLC
6735 Conroy Rd,
Orlando, FL 32835 Suite 301

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 3rd day of January, 2025, by and between **CALIENTE CITRUS, LLC, a Florida limited liability company**, whose mailing address is **1201 S Orlando Avenue, Ste 370, Winter Park, FL 32789** (hereinafter referred to as the "**Grantor**"), and **BBG BURA FUND, LLC, a Florida limited liability company** whose mailing address is **6735 Conroy Rd, Orlando, FL 32835 Suite 301** (hereinafter referred to as the "**Grantee**").

W I T N E S S E T H:

The Grantor, for and in consideration of the sum of Ten and No/100ths Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, all that certain land situate in **Citrus County, Florida**, more fully described as follows (the "**Property**"):

See **Exhibit "A"** attached hereto and made a part hereof, which Property is subject to those matters set forth on **Exhibit "B"** attached hereto and hereby made a part hereof (the "Permitted Exceptions"); provided, however, that reference of the Permitted Exceptions is not intended to reimpose the same.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantor does hereby covenant that the Grantor, subject to the Permitted Exceptions, (i) is lawfully seized of the Property in fee simple, (ii) has good right and lawful authority to sell and convey the Property, and (iii) warrants and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor but against none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

SIGNED IN THE PRESENCE OF:

CALIENTE CITRUS, LLC, a Florida limited liability company

Komur
Printed Name: Kimberly Ouellette
Printed address: 1630 Chippewa Trl
Maitland, FL 32751

By: [Signature]
Benjamin Odom
Manager

Carson Hopkins
Printed Name: Carson Hopkins
Printed address: 2304 Indian Mound Trail
Kissimmee, FL 34746

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 19th day of December, 2024, by Benjamin Odom, as Manager of Caliente Citrus, LLC, a Florida limited liability company, on behalf of such entity. He/She is personally known to me or has produced a _____ as identification.

(Affix Notary Seal or Stamp)

NOTARY PUBLIC (Signature)

(Printed Name) Kym Cady

My Commission Expires:

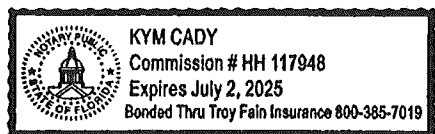


EXHIBIT "A"

Legal Description

PARCEL 1:

Lot 3, Block 270, Citrus Springs Unit 3, according to the map or plat thereof as recorded in Plat Book 5, Page 116, of the Public Records of Citrus County, Florida.

PARCEL 2:

Lot 6, Block 269, Citrus Springs Unit 3, according to the map or plat thereof as recorded in Plat Book 5, Page 116, of the Public Records of Citrus County, Florida.

PARCEL 3:

Lot 5, Block 258, Citrus Springs Unit 3, according to the map or plat thereof as recorded in Plat Book 5, Page 116, of the Public Records of Citrus County, Florida.

PARCEL 4:

Lot 15, in Block 1408 of Citrus Springs Unit 21, according to the map or plat thereof as recorded in Plat Book 7, Page 73, Public Records of Citrus County, Florida.

PARCEL 5:

Lot 2, Block 1410, Citrus Springs Unit 21, according to the map or plat thereof as recorded in Plat Book 7, Page 73, of the Public Records of Citrus County, Florida.

PARCEL 6:

Lot 7, in Block 1401 of Citrus Springs Unit 21, according to the map or plat thereof as recorded in Plat Book 7, Page 73, Public Records of Citrus County, Florida.

PARCEL 7:

Lot 7, in Block 1424 of Citrus Springs Unit 21, according to the map or plat thereof as recorded in Plat Book 7, Page 73, Public Records of Citrus County, Florida.

PARCEL 8:

Lot 11, in Block 53 of Citrus Springs Unit 1, according to the map or plat thereof as recorded in Plat Book 5, Page 89, Public Records of Citrus County, Florida.

PARCEL 9:

Lot 3, in Block 70 of Citrus Springs Unit 1, according to the map or plat thereof as recorded in Plat Book 5, Page 89, Public Records of Citrus County, Florida.

PARCEL 10:

Lot 2, in Block 646 of Citrus Springs Unit II, according to the map or plat thereof us recorded in Plat Book 6, Pages 80 through 86, Public Records of Citrus County, Florida.

PARCEL 11:

Lot 7, in Block 704, of Citrus Springs Unit 14, according to the map or plat thereof as recorded in Plat Book 6, Page 110, Public Records of Citrus County, Florida.

PARCEL 12:

Lot 1, in Block 780 of Citrus Springs Unit 7, according to the map or plat thereof as recorded in Plat

Book 6, Page 33, Public Records of Citrus County, Florida.

PARCEL 13:

Lot 2, in Block 780, of Citrus Springs Unit 7, according to the map or plat thereof as recorded in Plat Book 6, Page 33, Public Records of Citrus County, Florida.

PARCEL 14:

Lot 13, in Block 1609 of Citrus Springs Unit 22, according to the map or plat thereof as recorded in Plat Book 7, Page 93, Public Records Citrus County, Florida.

PARCEL 15:

Lot 12, in Block 1609 of Citrus Springs Unit 22, according to the map or plat thereof as recorded in Plat Book 7, Page 93, Public Records Citrus County, Florida.

PARCEL 16:

Lot 11, in Block 1678 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records Citrus County, Florida.

PARCEL 17:

Lot 12, in Block 772 of Citrus Springs Unit 8, according to the map or plat thereof as recorded in Plat Book 6, Page 43, Public Records Citrus County, Florida.

PARCEL 18:

Lot 13, in Block 772 of Citrus Springs Unit 8, according to the map or plat thereof as recorded In Plat Book 6, Page 43, Public Records Citrus County, Florida.

PARCEL19:

Lot 28, in Block 1668 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida.

PARCEL 20:

Lot 27, in Block 1668 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 21:

Lot 3, Block 1666, Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida.

PARCEL 22:

Lot 18, in Block 941 of Citrus Springs Unit 13, according to the map or plat thereof as recorded in Plat Book 6, Page 98, Public Records of Citrus County, Florida.

PARCEL 23:

Lot 3, Block 1597, Citrus Springs Unit 22, according to the map or plat thereof as recorded In Plat Book 7, Page 93, Public Records of Citrus County, Florida.

PARCEL 24:

Lot 9, In Block 1777 of Citrus Springs Unit 25, according to the map or plot thereof as recorded In Plat Book 8, Page 19, Public Records Citrus County, Florida.

PARCEL 25:

Lots 17 and 18, in Block 1690 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records Citrus County, Florida.

PARCEL 26:

Lot 21, in Block 1777, of Citrus Springs Unit 25, according to the map or plat thereof, as recorded in Plat Book 8, Page 19, Public Records Citrus County, Florida.

PARCEL 27:

Lot 24, in Block 1777 of Citrus Springs Unit 25, according to the map or plat thereof, as recorded in Plat Book 8, Page 19, Public Records Citrus County, Florida.

PARCEL 28:

Lot 29, in Block 1698 of Citrus Springs Unit 25, according to the map or plat thereof as recorded in Plat Book 8, Page 19, Public Records of Citrus County, Florida.

PARCEL 29:

Lot 2, in Block 1701 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 30:

Lot 6, in Block 1730 of Citrus Springs Unit 23, according to the map or plat thereof as recorded In Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 31:

Lot 11, Block 1721, Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida.

PARCEL 32:

Lot 12, in Block 1721 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 33:

Lot 53, in Block 1698 of Citrus Springs Unit 25, according to the map or plat thereof as recorded in Plat Book 8, Page 19, Public Records of Citrus County, Florida.

PARCEL 34:

Lot 1, in Block 1749 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 35:

Lot 13, in Block 1748 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 36:

Lot 12, in Block 988 of Citrus Springs Unit 16, according to the map or plat thereof as recorded in Plat Book 6, Page 145, Public Records of Citrus County, Florida.

PARCEL 37:

Lot 3, Block 977, Citrus Springs Unit 16, according to the map or plat thereof as recorded in Plat Book 6,

Page 145, of the Public Records of Citrus County, Florida.

PARCEL 38:

Lot 4, in Block 977 of Citrus Springs Unit 16, according to the map or plat thereof as recorded in Plat Book 6, Page 145, of the Public Records of Citrus County, Florida.

PARCEL 39:

Lot 1, in Block 1740 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

Parcel 40:

Lot 2, in Block 1740 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 41:

Lot 2, in Block 1772 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 42:

Lot 9, in Block 1755 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 43:

Lot 2, in Block 1771 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 44:

Lot 3, in Block 1771 of Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, Public Records of Citrus County, Florida.

PARCEL 45:

Lot 17, Block 1742, Citrus Springs Unit 23, according to the map or plat thereof as recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida.

PARCEL 46:

Lot 7, in Block 1257 of Citrus Springs Unit 19, according to the map or plat thereof as recorded in Plat Book 7, Page 40, Public Records of Citrus County, Florida.

PARCEL 47:

Lot 3, in Block 1652 of Citrus Springs Unit 26, according to the map or plat thereof as recorded in Phil Book 9, Page 7, Public Records of Citrus County, Florida.

PARCEL 48:

Lot 19, in Block 1155 of Citrus Springs Unit 15, according to the map or plat thereof as recorded in Plat Book 6, Page 123, Public Records of Citrus County, Florida.

PARCEL 49:

Lot 1, in Block 1214 of Citrus Springs Unit 17, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Citrus County, Florida.

PARCEL 50:

Lot 7, in Block 1217 of Citrus Springs Unit 17, according to the map or plat thereof as recorded in Plat Book 7, Page 1, Public Records of Citrus County, Florida.

PARCEL 51:

Lot 10, in Block 1219 of Citrus Springs Unit 17, according to the map or plat thereof as recorded In Plat Book 7, Page 1, Public Records of Citrus County, Florida.

PARCEL 52:

Lot 9, in Block 1026 of Citrus Springs Unit 18, according to the map or plat thereof as recorded in Plat Book 7, Page 34, Public Records of Citrus County, Florida.

PARCEL 53:

Lot 14, in Block 999 of Citrus Springs Unit 13, according to the map or plat thereof as recorded in Plat Book 6, Pages 98 through 108, Public Records of Citrus County, Florida.

EXHIBIT "B"

Permitted Exceptions

1. Taxes and assessments for the year **2025** and subsequent years.
2. Zoning and other governmental laws, rules and regulations.
3. All matters shown on the plat recorded in Plat Book 5, Page 116, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
4. Assignment of Authority recorded in Official Records Book 1104, Page 1877, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
5. Assignment of Authority recorded in Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
6. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
7. Resolution recorded in Official Records Book 2367, Page 279, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
8. Assignment including terms and conditions thereof as recorded in Official Records Book 551, Page 1527, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
9. Resolution recorded in Official Records Book 2234, Page 753, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
10. Agreement recorded in Official Records Book 2243, Page 2133, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
11. Covenants, conditions, easements and restrictions recorded in Official Records Book 255, Page 43, and amended in Official Records Book 258, Page 722 and Official Records Book 1344, Page 141; and Third Amendment and Restatement of Deed Restrictions recorded in Official Records Book 2892, Page 2459 and re-recorded in Official Records Book 2897, Page 74, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 1, 2 AND 3)
12. Covenants, conditions, easements and restrictions recorded in Official Records Book 540, Page 2070, as amended in Official Records Book 744, Page 1802, Official Records Book 2276, Page 907, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to

purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 1, 2 AND 3)

13. Easement to United Florida Utilities Corporation recorded in Official Records Book 834, Page 924, Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435, Certificate recorded in Official Records Book 1167, Page 584, Certificate recorded in Official Records Book 1167, Page 587, Amended and Restated Agreement recorded in Official Records Book 1399, Page 486 and Official Records Book 1408, Page 1353, Assignment recorded in Official Records Book 1675, Page 859, Assignment and Assumption recorded in Official Records Book 1675, Page 865, and Assignment recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
14. Permanent Reassignment of Development Rights Agreement recorded in Official Records Book 2357, Page 57, of the Public Records of Citrus County, Florida. (AS TO PARCEL 1, 2 AND 3)
15. All matters shown on the plat recorded in Plat Book 7, Page 73, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
16. Covenants, conditions, easements and restrictions recorded in Official Records Book A25, Page 381, as amended in Official Records Book 744, Page 1802, Official Records Book 1344, Page 141, Official Records Book 2276, Page 907 and Official Records Book 2892, Page 2459, as amended in Official Records Book 2897, Page 74, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 4, 5, 6 AND 7)
17. Deed of Non-Exclusive Easement recorded in Official Records Book 834, Page 924 and Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
18. Ingress and Egress Easement Agreement recorded in Official Records Book 1515, Page 1566, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
19. Assignment of Authority under Declaration of Restrictions recorded in Official Records Book 1104, Page 1877 and Official Records Book 1344, Page 25 and amended in Official Records Book 2892, Page 2460, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
20. Articles of Amendment to Articles of Incorporation recorded in Official Records Book 1167, Page 584 and Official Records Book 1167, Page 587, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
21. Amended and Restated Interlocal Agreement recorded in Official Records Book 1399, Page 486, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)

22. Interlocal Agreement in Official Records Book 1408, Page 1353, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
23. Assignment of Easements recorded in Official Records Book 1675, Page 859, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
24. Assignment and Assumption of Developer Agreements recorded in Official Records Book 1675, Page 865, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
25. Assignment and Assumption of Developer Agreements recorded in Official Records Book 1675, Page 865 through 871 and recorded in Official Records Book 1675, Page 859, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
26. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
27. Resolution recorded in Official Records Book 2234, Page 753, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
28. Covenants, conditions, easements and restrictions recorded in Official Records Book 2276, Page 907, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 4, 5, 6 AND 7)
29. Resolution Official Records Book 2367, Page 279, of the Public Records of Citrus County, Florida. (AS TO PARCEL 4, 5, 6 AND 7)
30. Easement granted to Withlacoochee River Electric Cooperative, Inc. recorded in Official Records Book 354, Page 737, of the Public Records of Citrus County, Florida. (AS TO PARCEL 7)
31. All matters shown on the plat recorded in Plat Book 5, Page 89, of the Public Records of Citrus County, Florida. (AS TO PARCEL 8 AND 9)
32. Covenants, conditions, easements and restrictions recorded in Official Records Book 254, Page 274 Assignment of Authority under restrictions recorded in Official Records Book 1104, Page 1877, Official Records Book 1344, Page 25, as amended in Official Records Book 1344, Page 141 and Official Records Book 2897, Page 74, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 8 AND 9)

33. Covenants, conditions, easements and restrictions recorded in Official Records Book 259, Page 719, Official Records Book 261, Page 10, Official Records Book 744, Page 1802, Official Records Book 1355, Page 180, Official Records Book 2276, Page 907 and Official Records Book 2892, Page 2459, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 8 AND 9)
34. Easement to Florida Utilities Corporation recorded in Official Records Book 834, Page 924, corrected in Official Records Book 955, Page 1435, Official Records Book 1167, Page 584 and Official Records Book 1167, Page 587, Assignment recorded in Official Records Book 1675, Page 859, Assumption and Assignment recorded in Official Records Book 1675, Page 865 and Official Records Book 1675, Page 871, Public Records of Citrus County, Florida. (AS TO PARCEL 8 AND 9)
35. First Amended and Restated Interlocal Agreement recorded in Official Records Book 1399, Page 486, of the Public Records of Citrus County, Florida. (AS TO PARCEL 8 AND 9)
36. Agreement recorded in Official Records Book 1408, Page 1353, of the Public Records of Citrus County, Florida. (AS TO PARCEL 8 AND 9)
37. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 8 AND 9)
38. All matters shown on the plat recorded in Plat Book 6, Page 80, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
39. Deed of Non-Exclusive Easement recorded in Official Records Book 834, Page 924, Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
40. Resolution as recorded in Official Records Book 2367, Page 279, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
41. Certificate as recorded in Official Records Book 1167, Page 584, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
42. Certificate as recorded in Official Records Book 1167, Page 587, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
43. Amended and Restated Agreement as recorded in Official Records Book 1399, Page 486, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
44. Assignment of Easement recorded in Official Records Book 1675, Page 859, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)

45. Assignment and Assumption of Developer Agreements as recorded in Official Records Book 1675, Page 865, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
46. Assignment of Rights under Service Agreements as recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
47. Resolution recorded in Official Records Book 2234, Page 753, as affected by that certain release recorded in Official Records Book 3339, Page 1522, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
48. Assignment of Authority under Declaration of Restrictions recorded in Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
49. Covenants, conditions, easements and restrictions recorded in Official Records Book 265, Page 643, as amended in Official Records Book 744, Page 1802, and Official Records Book 2276, Page 907, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 10)
50. Assignment of Authority as recorded in Official Records Book 1104, Page 1877, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
51. Interlocal Agreement recorded in Official Records Book 1408, Page 1353, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
52. Trail Encroachment Agreement recorded in Official Records Book 2740, Page 1969, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
53. Resolution as recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 10)
54. All matters shown on the plat recorded in Plat Book 6, Page 110, of the Public Records of Citrus County, Florida. (AS TO PARCEL 11)
55. Covenants, conditions, easements and restrictions recorded in Official Records Book 266, Page 561, as amended in Official Records Book 1344, Page 141, Official Records Book 2276, Page 907, Official Records Book 2892, Page 2459, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 11)

56. Deed of Non-Exclusive Easement recorded in Official Records Book 834, Page 924 and Corrective Deed recorded in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 11)
57. Assignment recorded in Official Records Book 1104, Page 1877, of the Public Records of Citrus County, Florida. (AS TO PARCEL 11)
58. Assignment recorded in Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida. (AS TO PARCEL 11)
59. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 11)
60. All matters shown on the plat recorded in Plat Book 6, Page 33, of the Public Records of Citrus County, Florida. (AS TO PARCEL 12 AND 13)
61. Covenants, conditions, easements and restrictions recorded in Official Records Book 262, Page 470, as amended in Official Records Book 1344, Page 141, Official Records Book 2276, Page 907, Official Records Book 2892, Page 2459, as affected by Assignment of Authority recorded in Official Records Book 1104, Page 1877 and Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 12 AND 13)
62. Right-of-Way Easement recorded in Official Records Book 834, Page 924 and Corrected in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 12 AND 13)
63. Resolutions recorded in Official Records Book 2194, Page 824 of the Public Records of Citrus County, Florida. (AS TO PARCEL 12 AND 13)
64. All matters shown on the plat recorded in Plat Book 7, Page 93, of the Public Records of Citrus County, Florida. (AS TO PARCEL 14, 15 AND 23)
65. Deed of Non-Exclusive Easement recorded in Official Records Book 834, Page 924 and Corrected in Official Records Book 955, Page 1435, Certificate recorded in Official Records Book 1167, Page 584, and Official Records Book 1167, Page 587, Amended and Restated Interlocal Agreement recorded in Official Records Book 1399, Page 486, Interlocal Agreement recorded in Official Records Book 1408, Page 1353, Assignment of Easements recorded in Official Records Book 1675, Page 859, Assignment and Assumption of Developer Agreements recorded in Official Records Book 1675, Page 865, Assignment of Rights under Service Agreements recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 14, 15 AND 23)
66. Covenants, conditions, easements and restrictions recorded in Official Records Book A31, Page 746, as amended in Official Records Book 1344, Page 141, Official Records Book 2276, Page

- 907 and Official Records Book 2892, Page 2459, Assignment of Authority under Declaration of Restrictions recorded in Official Records Book 1104, Page 1877 and Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 14, 15 AND 23)
67. Easement recorded in Official Records Book 2695, Page 1767, of the Public Records of Citrus County, Florida. (AS TO PARCEL 14, 15 AND 23)
68. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 14, 15 AND 23)
69. Resolution as recorded in Official Records Book 3079, Page 220, of the Public Records of Citrus County, Florida. (AS TO PARCEL 14, 15 AND 23)
70. Resolution recorded in Official Records Book 2234, Page 753, of the Public Records of Citrus County, Florida. (AS TO PARCEL 14, 15 AND 23)
71. Resolution recorded in Official Records Book 2993, Page 707, of the Public Records of Citrus County, Florida. (AS TO PARCEL 14, 15 AND 23)
72. All matters shown on the plat recorded in Plat Book 7, Page 115, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
73. Resolution recorded in Official Records Book 2234, Page 753, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
74. Assignment of Authority under Declaration of Restrictions, as recorded in Official Records Book 1104, Page 1877, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
75. Resolution recorded in Official Records Book 2367, Page 279, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
76. Covenants, conditions, easements and restrictions recorded in Official Records Book A33, Page 594, as amended in Official Records Book 744, Page 1802, Official Records Book 1344, Page 25, Official Records Book 1344, Page 141, Official Records Book 1355, Page 180 and Official Records Book 2276, Page 907, as amended in Official Records Book 2892, Page 2459, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation,

- marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
77. Grant of Easement recorded in Official Records Book 2695, Page 1767, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
 78. Easement recorded in Official Records Book 834, Page 924 and corrective in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
 79. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
 80. Resolution recorded in Official Records Book 3190, Page 876, of the Public Records of Citrus County, Florida. (AS TO PARCEL 16, 19, 20, 21, 25, 29, 30, 31, 32, 34, 35, 39, 40, 41, 42, 43, 44 AND 45)
 81. All matters shown on the plat recorded in Plat Book 6, Page 43, of the Public Records of Citrus County, Florida. (AS TO PARCEL 17 AND 18)
 82. Covenants, conditions, easements and restrictions recorded in Official Records Book 262, Page 460, as amended in Official Records Book 1344, Page 141, Official Records Book 2276, Page 907, Official Records Book 2892, Page 2459, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 17 AND 18) [EAM: 2892, page 2460 should be 2892, Page 2459]
 83. Assignment as recorded in Official Records Book 1104, Page 1877 and Official Records Book 1344, Page 25, as amended in Official Records Book 2892, Page 2459, of the Public Records of Citrus County, Florida. (AS TO PARCEL 17 AND 18)
 84. Deed of Non-Exclusive Easement recorded in Official Records Book 834, Page 924 and Corrective Deed recorded in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 17 AND 18)
 85. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 17 AND 18)
 86. All matters shown on the plat recorded in Plat Book 6, Page 98, of the Public Records of Citrus County, Florida. (AS TO PARCEL 22 AND 53)
 87. Covenants, conditions, easements and restrictions recorded in Official Records Book 266, Page 326, in Official Records Book A47, Page 693, in Official Records Book A47, Page 702, in Official Records Book 744, Page 1802, in Official Records Book 1344, Page 141, in Official

Records Book 2276, Page 907, in Official Records Book 2897, Page 74, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 22 AND 53)

88. Deed of Non-Exclusive Easement recorded in Official Records Book 834, Page 924, and Corrective Deed of Non- Exclusive Easement recorded in Official Records Book 955, Page 1435, Articles of Amendment recorded in Official Records Book 1167, Page 584, Official Records Book 1167, Page 587, Amended and Restated Agreement recorded in Official Records Book 1399, Page 486, Official Records Book 1408, Page 1353, Assignment recorded in Official Records Book 1675, Page 859, Assignment and Assumption recorded in Official Records Book 1675, Page 865, and Assignment recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 22 AND 53)
89. Assignment of Authority under Declaration of Restrictions recorded in Official Records Book 1104, Page 1877, and Official Records Book 1344, Page 25, amended and restated in Official Records Book 2892, Page 2459, of the Public Records of Citrus County, Florida. (AS TO PARCEL 22 AND 53)
90. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 22 AND 53)
91. Special Assessments as reflected in Resolution No. 2008-167 recorded in Official Records Book 2234, Page 753, of the Public Records of Citrus County, Florida. (AS TO PARCEL 22 AND 53)
92. All matters shown on the plat recorded in Plat Book 8, Page 19, of the Public Records of Citrus County, Florida. (AS TO PARCEL 24, 26, 27, 28 AND 33)
93. Covenants, conditions, easements and restrictions recorded in Official Records Book 264, Page 132, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 24, 26, 27, 28 AND 33)
94. Covenants, conditions, easements and restrictions recorded in Official Records Book A33, Page 603, amendment recorded in Official Records Book 744, Page 1802, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 24, 26, 27, 28 AND 33)

95. Deed of Non Exclusive Easement recorded in Official Records Book 834, Page 924 and corrected in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 24, 26, 27, 28 AND 33)
96. Covenants, conditions, easements and restrictions recorded in Official Records Book A37, Page 144, as amended in Official Record Book 1344, Page 141 and Official record Book 2276, Page 907, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 24, 26, 27, 28 AND 33)
97. Assignment of Authority Under Declaration of Restrictions recorded in Official Records Book 1104, Page 1877, of the Public Records of Citrus County, Florida. (AS TO PARCEL 24, 26, 27, 28 AND 33)
98. Assignment of Authority Under Declaration of Restrictions - Citrus Springs Subdivision recorded in Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida. (AS TO PARCEL 24, 26, 27, 28 AND 33)
99. Resolution No. 08-044 recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 24, 26, 27, 28 AND 33)
100. All matters shown on the plat recorded in Plat Book 6, Page 145, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
101. Covenants, conditions, easements and restrictions recorded in Official Records Book A1, Page 106, as amended in Official Records Book 744, Page 1802, Official Records Book 1344, Page 141, Official Records Book 2276, Page 907, Official Records Book 2892, Page 2459, as affected by Assignment of Authority Declaration of Restrictions recorded in Official Records Book 1104, Page 1877 and Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 36, 37 AND 38)
102. Easement to United Florida Utilities Corporation, a Florida corporation, recorded in Official Records Book 834, Page 924 and Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
103. First Amended and Restated Interlocal Agreement recorded in Official Records Book 1399, Page 486 and Official Records Book 1408, Page 1353, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)

104. Assignment and Assumption of Developer Agreements recorded in Official Records Book 1675, Page 865, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
105. Assignment of Rights Under Service Agreements recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
106. Assignment of Easements recorded in Official Records Book 1675, Page 859, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
107. Articles of Incorporation recorded in Official Records Book 1167, Page 584 and Official Records Book 1167, Page 587, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
108. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
109. Resolution recorded in Official Records Book 2234, Page 753, of the Public Records of Citrus County, Florida. (AS TO PARCEL 36, 37 AND 38)
110. All matters shown on the plat recorded in Plat Book 7, Page 40, of the Public Records of Citrus County, Florida. (AS TO PARCEL 46)
111. Covenants, conditions, easements and restrictions recorded in Official Records Book A22, Page 710, amended in Official Records Book 1344, Page 141, Official Records Book 2276, Page 907, and Official Records Book 744, Page 1802, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 46)
112. Easement to United Florida Utilities Corporation, a Florida corporation, recorded November 1, 1989 and recorded in Official Records Book 834, Page 924, and Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435, Certificate recorded in Official Records Book 1167, Page 584, Certificate Recorded in Official Records Book 1167, Page 587, Amended and Restated Agreement recorded in Official Records Book 1399, Page 486, Official Records Book 1408, Page 1353, Assignment recorded in Official Records Book 1675, Page 859, Assignment and Assumption recorded in Official Records Book 1675, Page 865, and Assignment recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 46)
113. Assignment of Authority under Declaration of Restrictions as recorded in Official Records Book 1104, Page 1877 and amendment and restatement recorded in Official Records Book 2892, Page 2459, of the Public Records of Citrus County, Florida. (AS TO PARCEL 46)
114. Assignment of Authority under Declaration of Restrictions as recorded in Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida. (AS TO PARCEL 46)

115. Resolution recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 46)
116. All matters shown on the plat recorded in Plat Book 9, Page 7, of the Public Records of Citrus County, Florida. (AS TO PARCEL 47)
117. Covenants, conditions, easements and restrictions recorded in Official Records Book A46, Page 331, in Official Records Book 264, Page 132, recorded in Official Records Book 1344, Page 24, and in Official Record Book A46, page 427, amended in Official Records Book 744, Page 1802; Official Records Book 1344, Page 141, Official Records Book A22, Page 686, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 47)
118. Covenants, conditions, easements and restrictions recorded in Official Records Book 2276, Page 907, in Official Records Book 2897, Page 74, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 47)
119. Easement recorded in Official Records Book 844, Page 936, Official Records Book 844, Page 973, of the Public Records of Citrus County, Florida. (AS TO PARCEL 47)
120. Easement to United Florida Utilities Corporation, a Florida corporation, recorded November 1, 1989 and recorded in Official Records Book 834, Page 924, and Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435; Certificate recorded in Official Records Book 1167, Page 584; Certificate Recorded in Official Records Book 1167, Page 587; Amended and Restated Agreement recorded in Official Records Book 1399, Page 486; Official Records Book 1408, Page 1353; Assignment recorded in Official Records Book 1675, Page 859; Assignment and Assumption recorded in Official Records Book 1675, Page 865; and Assignment recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 47)
121. Assignment of Authority recorded in Official Records Book 1104, Page 1877, Official Records Book 1344, Page 25, , of the Public Records of Citrus County, Florida. (AS TO PARCEL 47)
122. Resolution No. 08-044 recorded in Official Records Book 2194, Page 824, of the Public Records of Citrus County, Florida. (AS TO PARCEL 47)
123. Resolution No. 2008-167 recorded in Official Record Book 2234, page 753, Public Records of Citrus County, Florida. (AS TO PARCEL 47)

124. Resolution recorded in Official Records Book 3190, Page 876, of the Public Records of Citrus County, Florida. (AS TO PARCEL 47)
125. All matters shown on the plat recorded in Plat Book 6, Page 123, of the Public Records of Citrus County, Florida. (AS TO PARCEL 48)
126. Covenants, conditions, easements and restrictions recorded in Official Records Book 267, Page 119, amended in Official Records Book 744, Page 1802; Assignment of Authority under Declaration of Restrictions recorded in Official Records Book 1104, Page 1877, and Assignment of Authority under Declaration of Restrictions recorded in Official Records Book 1344, Page 25; amended in Official Records Book 1344, Page 141, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 48)
127. Covenants, conditions, easements and restrictions recorded in Official Records Book 756, Page 1071, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 48)
128. Easement to United Florida Utilities Corporation, a Florida corporation, recorded November 1, 1989 and recorded in Official Records Book 834, Page 924, and Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435; Certificate recorded in Official Records Book 1167, Page 584; Certificate Recorded in Official Records Book 1167, Page 587; Amended and Restated Agreement recorded in Official Records Book 1399, Page 486; Official Records Book 1408, Page 1353; Assignment recorded in Official Records Book 1675, Page 859; Assignment and Assumption recorded in Official Records Book 1675, Page 865; and Assignment recorded in Official Records Book 1675, Page 871, and recorded in Official Records Book 768, Page 1493, of the Public Records of Citrus County, Florida. (AS TO PARCEL 48)
129. Resolution No. 08-044 creating Special Taxing District recorded in Official Record Book 2194 Page 824 of the Public Records of Citrus County, Florida. (AS TO PARCEL 48)
130. All matters shown on the plat recorded in Plat Book 7, Page 1, of the Public Records of Citrus County, Florida. (AS TO PARCEL 49, 50 AND 51)
131. Covenants, conditions, easements and restrictions recorded in Official Records Book A1, Page 115, amended in Official Records Book 2276, Page 907, as amended in Official Records Book A47, Page 684, amended in Official Records Book 744, Page 1802, Official Records Book 1344, Page 141; and Assignment of Authority in Official Records Book 1104, Page 1877, Official Records Book 1344, Page 25; and Third Amendment and Restatement of Deed Restrictions recorded in Official Records Book 2892, Page 2459 and re-recorded in Official Records Book 2897, Page 74, of the Public Records of Citrus County, Florida, together with all amendments

thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 49, 50 AND 51)

132. Deed of Non-Exclusive Easement as recorded in Official Records Book 834, Page 924, and amended in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 49, 50 AND 51)
133. Resolution recorded in Official Records Book 1655, Page 279, of the Public Records of Citrus County, Florida. (AS TO PARCEL 49, 50 AND 51)
134. Resolution recorded in Official Records Book 2194, Page 824, Official Records Book 2234, Page 753, and Official Records Book 545, Page 794, of the Public Records of Citrus County, Florida. (AS TO PARCEL 49, 50 AND 51)
135. All matters shown on the plat recorded in Plat Book 7, Page 34, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
136. Covenants, conditions, easements and restrictions recorded in Official Records Book A19, Page 410, of the Public Records of Citrus County, Florida, together with all amendments thereto, which may provide for association dues, fees and/or assessments, prior approval of sale, in addition to any easements, reservations, covenants, building set back requirements, option to purchase, right of first refusal, and any special assessments which may come due but omitting any such covenant based on race, color, religion, sex, familial status, national origin, handicap, sexual orientation, marital status, ancestry, source of income, disability, medical condition, or other unlawful basis. (AS TO PARCEL 52)
137. Deed of Non-Exclusive Easement recorded in Official Records Book 834, Page 924, and Corrective Deed of Non-Exclusive Easement recorded in Official Records Book 955, Page 1435, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
138. Assignment of Authority recorded in Official Records Book 1104, Page 1877, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
139. Articles of Incorporation recorded in Official Records Book 1167, Page 584, and in Official Records Book 1167, Page 587, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
140. Assignment of Authority recorded in Official Records Book 1344, Page 25, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
141. Amended and Restated Interlocal Agreement recorded in Official Records Book 1399, Page 486, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
142. Interlocal Agreement recorded in Official Records Book 1408, Page 1353, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)

143. Assignment of Easements recorded in Official Records Book 1675, Page 859, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
144. Assignment and Assumption of Developer Agreements recorded in Official Records Book 1675, Page 865, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
145. Assignment of Rights under Service Agreements recorded in Official Records Book 1675, Page 871, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)
146. Resolution recorded in Official Records Book 2234, Page 753, of the Public Records of Citrus County, Florida. (AS TO PARCEL 52)