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AMENDED DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR
MEADOWCREST COMMUNITY

44-486 Properties, Ltd., a New Hampshire Limited Partnership, herein called "Declarant," makes this declaration on the 1st day of July, 1985.

Declarant owns property in Citrus County, Florida, described on Schedule 1 hereto, herein called the "Property." The Property consists of approximately 339.79 acres. Declarant intends to develop the Property under the name Meadowcrest Community for various commercial, industrial and residential uses. Declarant desires to provide for the ownership, management, maintenance and operation of certain facilities within the Property which benefit the Property and the owners and occupants of the Property, including certain private roads, drainages areas and lakes, parks, recreation facilities, landscaped areas, irrigation facilities, signs and related real and personal property.

Declarant, for itself and its successors and assigns, hereby declares that the Property shall be held, sold and conveyed subject to the following covenants, conditions, restrictions and easements, which shall run with the Property and be binding on all parties having any right, title or interest in the Property or any portion thereof, together with their heirs, successors, personal representatives and assigns.

I. DEFINITIONS

The definitions set forth below apply whenever the following terms appear in this declaration:

A. Common Property means all real property (including the improvements thereon) and personal property owned by the Community Association for the common use and enjoyment of the Owners. The Common Property to be owned initially by the Community Association, consisting of roadways, drainage areas and lakes, parks, recreation facilities and landscaped areas, is shown on Schedule 2. The precise description of each of the

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THIS INSTRUMENT PREPARED BY:
✓ MARGARET E. WATKINS
ATTORNEY AT LAW
P.O. Box 1030
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Judy Hudson 9/6/85

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lands which shall be part of the Common Property is subject to change until a deed of conveyance from the Declarant to the Community Association is recorded. Declarant may from time to time convey additional real property within the Property to the Community Association as development of the Meadowcrest Community progresses.

B. Community Association means Meadowcrest Community Association, Inc., a Florida corporation not for profit, and its successors and assigns.

C. Dwelling Unit shall mean and refer to a Lot as defined herein with a building or portion thereof situated thereon designed and intended for use and occupancy as a residence by a single family susceptible to ownership in fee simple, as a non-condominium, having a private outdoor living area and/or having party walls and being attached to similar single family residences.

D. Limited Common Property means all real property (including the improvements thereon) and personal property owned by the Community Association for the common use and enjoyment of the Owners in the residential areas of the Property, i.e., Single Family, Condominiums, Cluster or Town Homes and Apartments, to the exclusion of other Owners. The Limited Common Property to be owned initially by the Community Association, consisting of roadways, park, and landscape areas and a landscape buffer easement, is shown on Schedules 2, 3 and 4. The precise description of each of the lands which shall be part of the Limited Common Property is subject to change until a deed of conveyance from the Declarant to the Community Association is recorded.

E. Member means:

1. The owner of the shopping center property described in Schedule 5;
2. The owner of any Parcel within the Property;
3. Any corporation not for profit or unincorporated association which has as its members Owners and which exists for the purpose of owning, managing and operating real and/or

personal property commonly owned or used by Owners in residential areas of the Property. (Included in this definition is the condominium association for each residential condominium within the Property and the owners' association for each townhouse or single family residential development within the Property.)

4. Meadowcrest Office Park Property Owners Association, Inc., and any other property owners' association or condominium association now or hereafter existing for the ownership or management of nonresidential areas of the Property.

F. Lot means any subdivision lot (townhouse, planned unit development or single family residential) now or hereafter existing within the Property.

G. Owner means the records owner, whether one or more persons or legal entities, of fee simple title to any portion of the Property, including any subdivision lot, condominium unit, townhouse unit or Parcel, whether used for residential, commercial, office or other purpose. The term Owner includes purchasers under contract for deed, but excludes those having an ownership interest merely as security for the performance of an obligation.

H. Net Saleable Area means the gross area less roads, and rights of way, drainage retention areas and open land areas within each portion of the Property. The total Net Saleable Area of lands within the Property is presently calculated as 255.18 acres, divided as follows:

Office Park	21.43
Single Family	59.85
Industrial Park	9.39
Shopping Mall	23.40
Condominiums	26.52
Cluster or Townhomes	19.36
Apartments	17.02
Technology Square	78.21
Total:	255.18

Declarant, in developing the Property, may recalculate the Net Saleable Area of lands within the Property to reflect changes in design or legal requirements.

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I. Parcel means any portion of the Property which is not a Lot, a Unit, part of the Common Area as defined in this Declaration, or part of the common elements of any condominium now or hereafter declared on any portion of the Property. The term Parcel excludes any land within the Property owned by any government unit or agency.

J. Unit means a condominium unit in any residential or nonresidential condominium now or hereafter declared within the Property.

II. RIGHTS OF OWNERS

A. Owners' Easements of Enjoyment. Every Owner shall have a right and easement for access to, ingress and egress across and upon, and enjoyment of the Common Property which shall be appurtenant to and shall pass with the title to every Lot, Unit, and Parcel, subject to the following provisions:

1. The right of the Community Association to charge reasonable admission and other fees for, and to promulgate reasonable rules and regulations concerning, the use, maintenance, operation, improvement and management of the Common Property;

2. The right of the Community Association to suspend the use rights of an Owner and the voting rights of any Member for any period during which any assessment against his Parcel, or against Units or Lots subject to his management and responsibility remains unpaid (and for a period not to exceed 60 days for any infraction of its published rules and regulations);

3. The right of the Community Association to dedicate or transfer all or any part of the Common Property or to grant easements or licenses over, across and upon the Common Property, to any public agency, authority, utility or other party, public or private, for such purposes and subject to such conditions as may be agreed to by the Community Association.

B. Delegation of Use. Any Owner may delegate, in accordance with the Bylaws of the Community Association, his right of enjoyment to the Common Property to members of his

family, to his tenants, employees, guests, and invitees, or to contract purchasers who occupy or who reside on or in a Lot, Unit, or Parcel.

III. MEMBERSHIP AND VOTING RIGHTS

A. Membership in the Community Association shall consist of the Members, as defined herein, and their successors and assigns, and the Declarant and its successors and assigns.

B. The Community Association shall have two classes of voting membership: Class A members who shall all be members, with the exception of the Declarant. The Class B member shall be the Declarant.

C. Declarant intends that voting rights for Class A members be allocated in proportion to the Net Saleable Area. Each member shall have a vote equal to the number of acres of Net Saleable Area within his ownership, management or responsibility. (For example, Meadowcrest Office Park Property Owners Association, Inc., shall have 21.43 votes). Provided, however, that the voting rights for the limited common property shall be limited to Class A members of the residential area of the Property and allocated on the same basis as that for assessments as set forth in Article IV, C. 2. herein.

D. Declarant shall be entitled initially to 375 votes, less that number of votes exercisable by Class A members. Class B membership and votes shall cease on the earlier of the following events:

1. When the votes outstanding in Class A membership exceed the outstanding votes in Class B membership, or
2. Twenty years from the date this Declaration is recorded in the public records of Citrus County, Florida.

IV. COVENANT FOR ASSESSMENTS

A. Creation of the Lien and Personal Obligation of Assessments. The Declarant hereby covenants, and each Owner of any Lot, Unit or Parcel, by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Community Association: (1)

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annual assessments or charges; and (2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. Each Owner's allocable share of the annual and special assessments, together with interest, costs and reasonable attorney's fees, shall be a charge on the Owner's land and shall be a continuing lien upon the Owner's property. Each such assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to an Owner's successors in title unless expressly assumed by them.

B. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the Owners and to pay for the improvement, management, operation, insurance, maintenance and repair of the Common Property and all costs related thereto, including operation of the Community Association.

C. Allocation of Assessments.

1. Assessments shall be allocated among the Members of the Community Association in proportion to the Net Saleable Area either owned by or subject to the control or responsibility of the respective Members, in the same manner as voting rights. The initial amounts of Net Saleable Area within each portion of the Property are set forth in Article I., F. (For example, Meadowcrest Office Park, INC., shall bear a share of the assessments equal to $21.43/255.18$). The share of an Owner who is also a Member is calculated in accordance with the formula set forth above. The share of an Owner who is not a Member (such as, for example, the unit owners in any condominium or property owners' association within the Property), is to be determined in accordance with the provisions of the applicable declaration of restrictions or declaration of condominium. If those documents now or at any time hereafter fail to do so, the Community Association shall have the authority to allocate assessments

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among the Owners represented by a Member on any reasonable basis, which need not be proportionate to the Net Saleable Area owned by an Owner.

2. The formula for allocating assessments in Article IV, D. 1, above, shall be used for all assessments except those relating to Macvicar Boulevard, and the Residential Park as described on ✓ Schedule 3 and 4. Assessments for Macvicar Boulevard and the Residential Park shall be allocated by the Board of Directors among the Members representing, and Owners of, the residential portions of the Property. The amount of the allocation shall be based on the total number of dwelling units and units (as those terms are defined herein) located in the various residential areas of the Property at a uniform rate for each dwelling unit or unit.

D. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Community Association may levy, in any assessment year, a special assessment applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Property, including fixtures and personal property related thereto. Special assessments shall be allocated among Members and Owners in accordance with Section C. of this Article.

E. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence on the date this Declaration is recorded in the public records of Citrus County, Florida. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors of the Community Association shall fix the amount of the annual assessment at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Member subject thereto. The due dates shall be established by the Board of Directors.

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F. Certificate of Payment. The Community Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Community Association setting forth whether the assessments on a specified Lot, Unit or Parcel have been paid. A properly executed certificate of the Community Association as to the status of assessments on a Lot, Unit, or Parcel is binding upon the Community Association as of the date of its issuance.

G. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of twelve (12%) percent per annum. The Community Association may bring an action at law against the Owner personally obligated to pay the assessment, or foreclose the lien against the Owner's property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot, Unit or Parcel.

H. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot, Unit or Parcel shall not affect the assessment lien. However, the sale or transfer of any Lot, Unit or Parcel pursuant to mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which become due prior to such sale or transfer. No sale or transfer shall relieve such Lot, Unit or Parcel from liability for any assessments thereafter becoming due or from the lien thereof.

V. GENERAL PROVISIONS

A. Enforcement. The Community Association, or any Member, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Community Association or by any Member to enforce any covenant or

restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

B. Severability. Invalidation of any one of these covenants, conditions, restrictions or easements by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

C. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years unless terminated by affirmative vote of Members having at least sixty (60%) percent of the votes.

D. Amendment. This Declaration may be amended by an instrument approved by not less than two-thirds (2/3) vote of the Members. The Community Association shall record its certificate reflecting any amendment in the public records of Citrus County, Florida. Notwithstanding anything herein to the contrary, the Declarant may amend this Declaration at any time within ten (10) years from the date as required by any lender, title insurance company, government agency or by the interests of the Owners generally, as determined by the Declarant. Declarant expressly reserves the right to amend the calculations of the Net Saleable Area to conform to the final design of the various portions of the Property, and to add to, take away from, or otherwise change the lands within the Property.

E. Additional Lands Subject to this Declaration. The Declarant may submit additional lands contiguous to the Property (excluding public rights-of-way) to this Declaration from time to time within ten (10) years from the date this Declaration is recorded.

F. Assignment of Declarant's Rights. Declarant may assign its rights under this Declaration.

WITNESSES:

Karen Tringali
Raymond J. Stuenkel

44-486 Properties, Ltd., a New Hampshire Limited Partnership

BY: Geoffrey N. D. Greene
Geoffrey N. D. Greene, As
Attorney in Fact for
Stanley C. Olsen, President of
Gulf to Lakes Corporation,
General Partner

STATE OF FLORIDA

COUNTY OF CITRUS

The foregoing Declaration of Condominium was acknowledged before me this 30th day of August, 1985, by Geoffrey N. D. Greene, As Attorney in Fact for Stanley C. Olsen, President of Gulf-to-Lakes Corporation, General Partner of 44-486 Properties, Ltd., a New Hampshire Limited Partnership, registered to do business in Florida, on behalf of said limited partnership.



Michael J. Tringali
Notary Public, State of Florida
at Large
My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires Feb. 21, 1989
BONDED THRU HUCKLEBERRY, SIBLEY
& HARVEY INSURANCE & BONDS, INC.

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SCHEDULE "1"

Begin at the intersection of the West line of the E 1/2 of Section 25, Township 18 South, Range 17 East, as shown on the plat of Mayfair Garden Acres, as recorded in Plat Book 2, pages 141-142, public records of Citrus County, Florida, and the South right-of-way line of County Road No. 486, said point being 50 feet from, measured at right angles to the centerline of said County Road No. 486, thence N 89 33'20"E along the South right-of-way line of County Road No. 486, a distance of 2135.95 feet to the P.C. of a curve concaved Northwesterly, having a central angle of 7 18'17" and a radius of 1959.86 feet; thence Northeasterly along the arc of said curve and along said South right-of-way line a distance of 249.87 feet to the P.T. of said curve, thence continue along said South right-of-way line the following courses and distances: N 82 15'03" E 415.67 feet to the P.C. of a curve concaved Southeasterly, having a central angle of 1 18'39" and a radius of 1859.86 feet, thence Northeasterly along the arc of said curve a distance of 42.55 feet to a point on the North line of Section 30, Township 18 South, Range 18 East (chord bearing and distance between said points being N 82 54'22" E 42.55 feet), thence leaving said South right-of-way line N 87 59'27" E along the North line of said Section 30 a distance of 46.21 feet to a point on the Southwesterly right-of-way line of a Florida Power Corporation power line right-of-way, thence S 45 02'03" E along said Southwesterly right-of-way line a distance of 782.11 feet to a point on the East line of the NW 1/4 of the NW 1/4 of the NW 1/4 of said Section 30, thence leaving said Southwesterly right-of-way line, S 0 24'08" E along said East line a distance of 98.04 feet to the SE corner of said NW 1/4 of the NW 1/4, thence N 88 07'46" E along the South line of the NE 1/4 of the NW 1/4 of the NW 1/4 of said Section 30 a distance of 94.43 feet to a point on the Southwesterly right-of-way line of said Florida Power Corporation power line right-of-way, thence S 45 02'03" E along said Southwesterly right-of-way line a distance of 859.37 feet to a point on the East line of the NW 1/4 of the NW 1/4 of said Section 30, thence leaving said Southwesterly right-of-way line S 0 19'50"E along said East line and along the East line of the SW 1/4 of the NW 1/4 of said Section 30 a distance of 1388.18 feet to the SE corner of the SW 1/4 of the NW 1/4 of said Section 30, thence S 88 32'47" W along the South line of said SW 1/4 of the NW 1/4 a distance of 696.54 feet to the NE corner of the W 1/2 of the NW 1/4 of the SW 1/4 a distance of 1339.37 feet to the SE corner of said W 1/2 of the NW 1/4 of the SW 1/4, thence S 88 46'09" W along the South line of said W 1/2 of the NW 1/4 of the SW 1/4 a distance of 694.83 feet to the SW corner of said W 1/2 of the NW 1/4 of the SW 1/4, said point also being the NE corner of the NE 1/4 of the SE 1/4 of the SE 1/4 of said Section 25, thence S 89 32'13" W along the North line of said NE 1/4 of the SE 1/4 of the SE 1/4 a distance of 668.21 feet to the NW corner of said NE 1/4 of the SE 1/4 of the SE 1/4, thence S 0 42'04"E along the East line of the NW 1/4 of the SE 1/4 of the SE 1/4 of said Section 25 a distance of 593.74 feet to a point on the north

right-of-way line of State Road No. 44, said point being 50 feet from, measured at right angles to, the centerline of said State Road No. 44, thence S 88 35'46" W along said North right-of-way line a distance of 108.13 feet to the P.C. of a curve, concaved Northeasterly having a central angle of 58 56'37" and a radius of 1096.28 feet, thence Northwesterly along the arc of said curve and along said North right-of-way line a distance of 90.23 feet to a point (chord bearing and distance between said points being N 89 02'46"W 90.21 feet), thence leaving said North right-of-way line N 4 18'04" 269.38 feet, thence N 86 24'11" W 244.68 feet, thence S 223 46'45" W 236.89 feet to a point on the northeasterly right-of-way line of said State Road No. 44, said point being on a curve concaved Northeasterly having a central angle of 58 56'37" and a radius of 1096.28 feet, thence Northwesterly along the arc of said curve and along said Northeasterly right-of-way line a distance of 165.70 feet to a point on the East line of the NE 1/4 of the SW 1/4 of the SE 1/4 of said Section 25 (chord bearing and distance between said points being N 65 13'48" W, 165.64 feet), thence leaving said Northeasterly right-of-way line N 0 55'44"W along said East line a distance of 257.26 feet to the SE corner of the North 3 acres of the NE 1/4 of the SW 1/4 of the SE 1/4 of said Section 25, thence S 89 32'13"W along the South line of said North 3 acres a distance of 303.77 feet to a point on the Northeasterly right-of-way line of said State Road No. 44, said point being on a curve concaved Northeasterly, having a central angle of 58 56'37" and a radius of 1096.28 feet, thence Northwesterly along the arc of said curve and along said Northeasterly right-of-way line a distance of 142.25 feet to the P.T. of said curve (chord bearing and distance between said points being N 36 10'39"W 142.15 feet), thence N 32 27'37" W along said Northeasterly right-of-way line a distance of 1840.28 feet to a point on the West line of the E 1/2 of said Section 25, thence N 1 23'13"W along said West line a distance of 1811.61 feet, thence N 82 21'37"E 260 feet, thence N 1 28'37"W 241.72 feet, thence S 75 39'07" W 264.82 feet to a point on the West line of the E 1/2 of said Section 25, thence N 1 23'13" W along said West line a distance of 437.61 feet to the Point of Beginning.

AND

Commence at the intersection of the East line of Section 25, Township 18 South, Range 17 East and the North right-of-way line of S.R. No. 44, said point being 50 feet from, measured at right angles to the centerline of said S.R. No. 44, thence S 88 35'46"W along said North right-of-way line a distance of 774.07 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 58 56'37" and a radius of 1096.28 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 583.65 feet to the Point of Beginning (chord bearing and distance between said points being N 76 09'07"W 576.78 feet), said point being on the East line of the NE 1/4 of the SW 1/4 of the SE 1/4 of said Section 25, thence continue Northwesterly along the arc of said curve

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and along said right-of-way line a distance of 401.91 feet to a point on the South line of the North 3 acres of said NE 1/4 of the SW 1/4 of the SE 1/4 (chord bearing and distance between said points being N 50 23'51"W 399.66 feet), thence leaving said right-of-way line N 89 32'13"E along said South line a distance of 303.77 feet to the SE corner of said North 3 acres of the NE 1/4 of the SW 1/4 of the SE 1/4, thence S 0 55'44"E along the East line of said NE 1/4 of the SW 1/4 of the SE 1/4 a distance of 257.26 feet to the Point of Beginning.

AND,

Commence at the intersection of the East line of Section 25, Township 18 South, Range 17 East and the North right-of-way line of S.R. No. 44, said point being 50 feet from, measured at right angles to the centerline of said S.R. No. 44, thence S 88 35'46"W along said North right-of-way line a distance of 774.07 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of 58 56'37" and a radius of 1096.28 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 90.23 feet to the Point of Beginning (chord bearing and distance between said points being N 89 02'46"W 90.21 feet), thence continue Northwesterly along the arc of said curve and along said right-of-way line a distance of 327.72 feet to a point (chord bearing and distance between said points being N 78 07'27"W 326.50 feet), thence leaving said right-of-way line N 23 46'45" E 236.89 feet, thence S 86 24'11"E 244.68 feet, thence S 4 18'04"W 269.38 feet to the Point of Beginning.

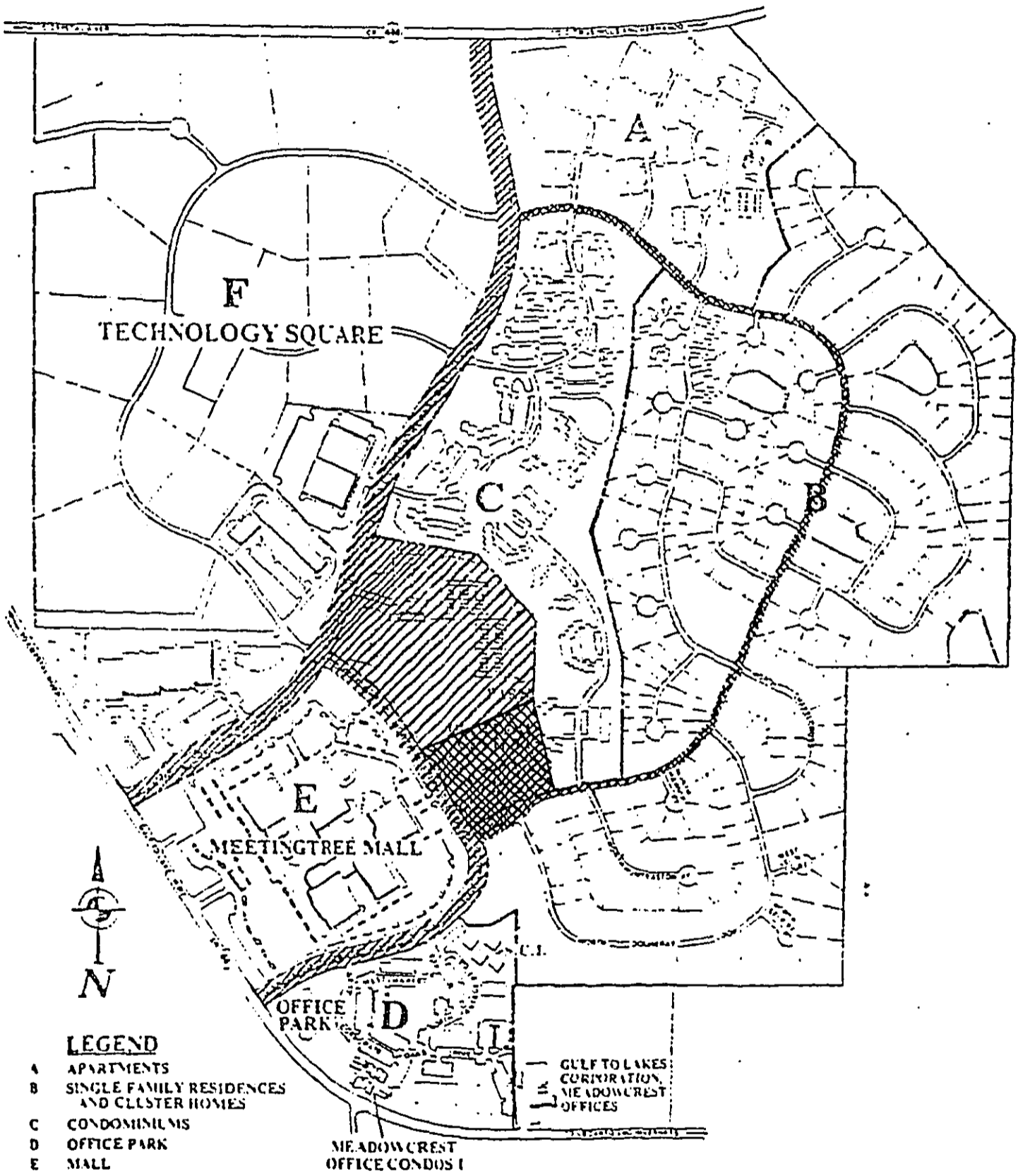
AND,

That part of the NE 1/4 of the SE 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 17 East lying North of State Road No. 44.

Judy Hudson 9/6/85

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RECORDERS NOTE:
The legibility of writing, typing or printing unsatisfactory in this document when received.



MASTER DEVELOPMENT PLAN - "AP H"
APPROX SCALE 1"=600'

(SEE 1"=100' SCALE DRAWING IN REAR POCKET FOR GREATER DETAIL)

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Judy Hudson 9/6/85

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SCHEDULE "3"

A strip of land 80 feet wide, being more particularly described as follows: North MacVicar Road as shown on the plat of Meadowcrest, as recorded in Plat Book 12, Page 122, public records of Citrus County, Florida AND begin at the most Northerly corner of Lot 1, Block B, Meadowcrest, as recorded in Plat Book 12, Page 122, public records of Citrus County, Florida said point being on the South right-of-way line of North MacVicar Road, as shown on said plat, thence N 12°24'02" W along a Northwesterly projection of the East line of said Lot 1, Block B, a distance of 80 feet to a point on the North right-of-way line of said North MacVicar Road, said point being on a curve, concaved Northwesterly, having a central angle of 59° and a radius of 460 feet, thence Northeasterly along the arc of said curve a distance of 431.08 feet to the P.T. of said curve (chord bearing and distance between said points being N 50° 23'10" E 415.47 feet), thence N 23° 32'23" E 1092.48 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 98 32'23" and a radius of 460 feet, thence Northeasterly along the arc of said curve a distance of 791.13 feet to the P.T. of said curve, thence N 75 W 129.02 feet to the P.C. of a curve, concaved Northeasterly having a central angle of 31° 18'06" and a radius of 540 feet, thence Northwesterly along the arc of said curve a distance of 295.01 feet to the P.T. of said curve, thence N 43° 41'54" W 100 feet to the P.C. of a curve, concaved Southwesterly having a central angle of 50° and a radius of 460 feet, thence Northwesterly and Southwesterly along the arc of said curve a distance of 401.43 feet to the P.C. of said curve, thence S 86° 18'06" W 107.40 feet to the P.C. of a curve, concaved Southeasterly having a central angle of 85°45'51" and a radius of 25 feet, thence Southwesterly along the arc of said curve a distance of 37.42 feet to the P.T. of said curve, said point being on the East right-of-way line of Meadowcrest Boulevard, said point also being on a curve, concaved Westerly, having

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a central angle of $46^{\circ}16'40''$ and a radius of 855 feet, thence Northwesterly along the arc of said curve and along said East right-of-way line a distance of 126.42 feet to a point (chord bearing and distance between said points being $N 3^{\circ}41'54'' W$ 126.30 feet, said point also being the P.C. of a curve, concaved Northeasterly, having a central angle of $85^{\circ}45'51''$ and a radius of 25 feet, thence Southeasterly and Northeasterly along the arc of said curve a distance of 37.42 feet to the P.T. of said curve, thence $N 86^{\circ}18'06'' E$ 107.40 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of 50° and a radius of 540 feet, thence Northeasterly and Southeasterly along the arc of said curve a distance of 471.24 feet to the P.T. of said curve, thence $S 43^{\circ}41'54'' E$ 100 feet to the P.C. of a curve, concaved Northeasterly, having a central angle of $31^{\circ}18'06''$ and a radius of 460 feet, thence Southeasterly along the arc of said curve a distance of 251.31 feet to the P.T. of said curve, thence $S 75^{\circ} E$ 129.02 feet to the P.C. of a curve, concaved Southwesterly, having a central angle of $98^{\circ}32'23''$ and a radius of 540 feet, thence Southeasterly along the arc of said curve a distance of 928.72 feet to the P.T. of said curve, thence $S 23^{\circ}32'23'' W$ 1092.48 feet to the P.C. of a curve, concaved Northwesterly, having a central angle of 59° and a radius of 540 feet, thence Southwesterly along the arc of said curve a distance of 506.05 feet to the Point of Beginning (chord bearing and distance between said points being $S 50^{\circ}23'10'' W$ 487.73 feet). Containing 7.6 acres, more or less.

TOGETHER WITH A 15' WIDE LANDSCAPE BUFFER EASEMENT ACROSS THE FOLLOWING DESCRIBED LANDS: The Northerly 15 feet of Lot 1, Block A, Meadowcrest, as recorded in Plat Book 12, Page 122, public records of Citrus County, Florida, being more particularly described as follows: Begin at the most Westerly corner of Lot 1, Block A, Meadowcrest, as recorded in Plat Book 12, Page 122, public records of Citrus County, Florida, thence $N 57^{\circ}32'23'' E$ along the Northerly line of said Lot 1 a distance of 94.95 feet to the P.C. of a curve, concaved Southwesterly, having a central

angle of $90^{\circ} 37' 37''$ and a radius of 25 feet, thence Southeasterly along the arc of said curve a distance of 28.98 feet to a point (chord bearing and distance between said points being $S 89^{\circ} 14' 58'' E 27.39$ feet), thence $S 57^{\circ} 32' 23'' W$ parallel to said Northerly line a distance of 117.86 feet to a point on the Westerly line of said Lot 1, thence $N 32^{\circ} 27' 37'' W$ along said Westerly line a distance of 15 feet to the Point of Beginning; AND the Northerly 15 feet of Lot 16, Block B, Meadowcrest, as recorded in Plat Book 12, Page 122, public records of Citrus County, Florida, being more particularly described as follows: Begin at the most Westerly corner of Lot 16, Block B, Meadowcrest, as recorded in Plat Book 12, Page 122, public records of Citrus County, Florida, said point being on the Northerly line of Lot 16 of said Block B, said point also being on a curve, concaved Southeasterly, having a central angle of $24^{\circ} 29' 48''$ and a radius of 460 feet, thence Northeasterly along the arc of said curve and along the Northerly line of said Lot 16 a distance of 98.34 feet to the P.T. of said curve (chord bearing and distance between said points being $N 75^{\circ} 54' 44'' E 98.15$ feet), said point being the P.C. of a curve, concaved Southwesterly, having a central angle of $68^{\circ} 00' 19''$ and a radius of 25 feet, thence Southeasterly along the arc of said curve a distance of 28.98 feet to a point (chord bearing and distance between said points being $S 64^{\circ} 45' 10'' E 27$ feet), thence $S 82^{\circ} 02' 11'' W 22.91$ feet to the P.C. of a curve concaved Southeasterly, having a central angle of $24^{\circ} 29' 48''$ and a radius of 445 feet, thence Southwesterly along the arc of said curve a distance of 94.57 feet to a point on the Westerly line of said Lot 16 (chord bearing and distance between said points being $S 75^{\circ} 56' 54'' W 94.39$ feet), thence $N 22^{\circ} 20' 51'' W$ along said Westerly line a distance of 15.01 feet to the Point of Beginning; AND a portion of Tract A, Arbor Court, as recorded in Plat Book 12, pages 138 and 139, public records of Citrus County, Florida, being more particularly described as follows: Begin at the most Northerly corner of Meadowcrest, as recorded in Plat Book 12, page 122, public records of Citrus County, Florida, said point

being on the Northerly right-of-way line of North MacVicar Road as shown on the Plat of Arbor Court, as recorded to Plat Book 12, pages 138 and 139, public records of Citrus County, Florida, said point also being on a curve, concaved Northwesterly, having a central angle of $48^{\circ}45'47''$ and a radius of 460 feet, thence Northeasterly along the arc of said curve and along said Northerly right-of-way line a distance of 212.33 feet to a point on the Southwesterly right-of-way line of North Ashwood Court as shown on said plat of Arbor Court (chord bearing and distance between said points being $N 64^{\circ}00'33'' E 210.45$ feet), thence $N 40^{\circ}27'37'' W$ along said Southwesterly right-of-way line a distance of 15 feet to a point on a curve, concaved Northwesterly, having a central angle of $30^{\circ}47'04''$ and a radius of 445 feet, thence Southwesterly along the arc of said curve a distance of 239.09 feet to a point on the West line of said Arbor Court (chord bearing and distance between said points being $S 66^{\circ}13'10'' W 236.23$ feet), thence South along said West line a distance of 15.16 feet to a point on the Northerly right-of-way line of North MacVicar Road as shown on said plat of Meadowcrest, said point being on a curve, concaved Northwesterly, having a central angle of $48^{\circ}45'47''$ and a radius of 460 feet, thence Northeasterly along the arc of said curve and along said Northerly right-of-way line a distance of 37.37 feet to the Point of Beginning (chord bearing and distance between said points being $N 79^{\circ}33'35'' E 37.36$ feet); AND a portion of Tract A, Arbor Court, as recorded in Plat Book 12, pages 138 and 139, public records of Citrus County, Florida, being more particularly described as follows: Commence at the most Northerly corner of Meadowcrest, as recorded in Plat Book 12, page 122, public records of Citrus County, Florida, said point being on the Northerly right-of-way line of North MacVicar Road as shown on the plat of Arbor Court as recorded in Plat Book 12, pages 138 and 139, public records of Citrus County, Florida, said point also being on a curve, concaved Northwesterly, having a central angle of $48^{\circ}45'47''$ and a radius of 460 feet, thence Northeasterly along the arc of said curve and along said

Northerly right-of-way line a distance of 232.33 feet to the Point of Beginning, said point being on the Northeasterly right-of-way line of North Ashwood Court as shown on said plat of Arbor Court (chord bearing and distance between said points being N 62°45'49" E 229.87 feet), thence continue Northeasterly along the arc of said curve and along said Northerly right-of-way line and along a Northeasterly projection thereof a distance of 121.79 feet to a point on the Northeasterly line of said Arbor Court (chord bearing and distance between said points being N 40°42'32" E 121.44 feet), thence N 40 27'37" W along said Northeasterly line a distance of 15.66 feet to a point on a curve concaved Northwesterly, having a central angle of 15°41'53" and a radius of 445 feet, thence Southwesterly along the arc of said curve a distance of 121.92 feet to a point on the Northeasterly right-of-way line of said North Ashwood Court (chord bearing and distance between said points being S 40°24'12" W 121.54 feet), thence S 40°27'37" E along said Northeasterly right-of-way line a distance of 15 feet to the Point of Beginning; AND a portion of the Residential Park Area and being more particularly described as follows: Commence at the most Northerly corner of Meadowcrest, as recorded in Plat Book 12, page 122, public records of Citrus County, Florida, said point being on the Northerly right-of-way line of North MacVicar Road as shown on said plat, said point also being the P.C. of a curve, concaved Northwesterly, having a central angle of 5°18'25" and a radius of 460 feet, thence Southwesterly along the arc of said curve and along said Northerly right-of-way line a distance of 42.61 feet to the P.T. of said curve, thence S 82°32'23" W 167.40 feet to the P.C. of a curve, concaved Southeasterly, having a central angle of 25° and a radius of 540 feet, thence Southwesterly along the arc of said curve and along said right-of-way line a distance of 102.58 feet to the Point of Beginning (chord bearing and distance between said points being S 77°05'51" W 102.43 feet), thence continue Southwesterly along the arc of said curve and along said right-of-way line a distance of 133.04 feet to the

P.T. of said curve (chord bearing and distance between said points being S 64° 35' 51" W 132.70 feet), thence continue along said right-of-way line S 57° 32' 23" W 219.55 feet to the P.C. of a curve concaved Northeasterly, having a central angle of 90° and a radius of 25 feet, thence Southwesterly and Northwesterly along the arc of said curve a distance of 28.98 feet to a point (chord bearing and distance between said points being N 89° 14' 58" W 27.39 feet), thence N 57° 32' 23" E parallel to said right-of-way line a distance of 242.86 feet to the P.C. of a curve, concaved Southeasterly, having a central angle of 14° 21' 27" and a radius of 555 feet, thence Northeasterly along the arc of said curve a distance of 139.08 feet to a point on the East line of the Residential Park Area (chord bearing and distance between said points being N 64° 43' 06" E 138.71 feet), thence S 9° 28' 08" E along said East line a distance of 15.18 feet to the Point of Beginning.

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SCHEDULE 4

A Residential Park Area being more particularly described as follows: Commence at the SW corner of the E 1/2 of the NE 1/4 of the SE 1/4 of Section 25, Township 18 South, Range 17 East, as shown on the plat of Meadowcrest, as recorded in Plat Book 12, page 122, public records of Citrus County, Florida, thence N 0° 42' 04" W along the West line of said E 1/2 of the NE 1/4 of the SE 1/4 a distance of 313.58 feet to the SW corner of a Drainage Retention Area as shown on said plat, said point being the most Northerly corner of Lot 1, Meadowcrest Office Park, as recorded in Plat Book 12, pages 106-108, public records of Citrus County, Florida, said point also being the P.C. of a curve, concaved Southwesterly having a central angle of 24°59'50" and a radius of 707.13 feet, thence Northwesterly along the arc of said curve and along the Westerly line of said Drainage Retention Area and along the Southwesterly line of Lot 1, Block A, as shown on said plat of Meadowcrest, a distance of 308.51 feet to the P.T. of said curve, thence N 32°27'37" W along the Southwesterly line of said Lot 1, Block A, a distance of 16.22 feet to the most Westerly corner of said Lot 1, Block A, said point being on the Southerly right-of-way line of North Macvicar Road, as shown on said plat of Meadowcrest, thence along said Southerly right-of-way line the following courses and distance: S 57°32'23"W 13.09 feet to the P.C. of a curve, concaved Easterly having a central angle of 80°53'35" and a radius of 25 feet, thence Southwesterly along the arc of said curve and along said right-of-way line a distance of 35.30 feet to the P.T. of said curve, said point being on the Northeasterly right-of-way line of North Meeting Tree Boulevard, as shown on said plat of Meadowcrest Office Park, said point also being the P.C. of a curve, concaved Westerly having a central angle of 9°06'25" and a radius of 220 feet, thence Northwesterly along the arc of said curve and along said Northeasterly right-of-way line a distance of 34.97 feet to the P.T. of said curve thence continue along said Northeasterly right-of-way line N 32°27'37"W 91.22 feet to the Point of Beginning, thence continue N 32°27'37"W along said right-of-way line a distance of

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483.78 feet, thence N 57° 32'23"E 50 feet, thence S 50° 27'37"E 115.38 feet, thence N 39° 32'23"E 154.50 feet, thence S 81° 57'37"E 90 feet, thence N 51° 12'23"E 168.30 feet, thence N 67° 06'52"E 120.90 feet, thence S 09° 08'08"E 498.82 feet to a point on the Northerly right-of-way line of said North Macvicar Road, said point being on a curve, concaved Southeasterly, having a central angle of 25° and a radius of 540 feet, thence Southwesterly along the arc of said curve and along said Northerly right-of-way line a distance of 133.04 feet to the P.T. of said curve (chord bearing and distance between said points being S 64° 35'51"W 132.70 feet), thence S 57° 32'23"W along said Northerly right-of-way line a distance of 219.55 feet to the P.C. of a curve, concaved Northerly having a central angle of 90° and a radius of 25 feet, thence Southwesterly and Northwesterly along the arc of said curve and along said Northerly right-of-way line a distance of 39.27 feet to the Point of Beginning, said point also being the P.T. of said curve.

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SCHEDULE "5"

Commence at the intersection of the West line of the E 1/2 of Section 25, Township 18 South, Range 17 East, as shown on the plat of Mayfair Garden Acres, as recorded in Plat Book 2, pages 141-142, public records of Citrus County, Florida, and the Northeasterly right-of-way line of State Road No. 44, said point being 50 feet from, measured at a right angle to, the centerline of said State Road No. 44, thence S 32 27'37"E along said Northwesterly right-of-way line a distance of 885 feet to the Point of Beginning, thence continue S 32 27'37"E along said right-of-way line a distance of 885.28 feet to a point on the Northwesterly right-of-way line of North Meeting Tree Boulevard, as shown on the plat of Meadowcrest Office Park, as recorded in Plat Book 12, pages 106-108, public records of Citrus County, Florida, said point being 40 feet from, measured at a right angle to, the centerline of said Meeting Tree Boulevard, thence along said Northwesterly right-of-way line the following courses and distances: N 57 32'23"E 135.35 feet to the PC of a curve, concaved Southeasterly, having a central angle of 16 and a radius of 540 feet, thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 150.80 feet to the PT of said curve, thence continue along said right-of-way line N 32 32'23"E 335.50 feet to the PC of a curve, concaved Northwesterly, having a central angle of 26 and a radius of 460 feet, thence Northeasterly along the arc of said curve and along said right-of-way line a distance of 208.74 feet to the PT of said curve, thence continue along said right-of-way line N 47 32'23"E 125 feet to the PC of a curve, concaved Westerly, having a central angle of 80 and a radius of 140 feet, thence Northeasterly and Northwesterly along the arc of said curve, and along said right-of-way line a distance of 195.48 feet to the PT of said curve, said point also being on the Southwesterly right-of-way line of said Meeting Tree Boulevard, thence along said Southwesterly right-of-way line the following courses and distances: N 32 27'37"W 575 feet to the PC of a curve, concaved Southwesterly, having a central angle of 28 24'38" and a radius of 750.09 feet, thence Northwesterly along the arc of said curve and along said right-of-way line a distance of 371.94 feet to the PT of said curve, thence continue along said right-of-way line N 60 52'15"W 2.40 feet to the PT of said curve, concaved Southeasterly, having a central angle of 85 45'51" and a radius of 25 feet, thence Northwesterly and Southwesterly along the arc of said curve and along said right-of-way line a distance of 37.42 feet to the PT of said curve, said point being on the Southeasterly right-of-way line of Meadowcrest Boulevard, said point being 55 feet from, measured at a right angle to, the centerline of said Meadowcrest Boulevard, said point also being on a curve, concaved Northwesterly, having a central angle of 339 02'23" and a radius of 855 feet, thence Southwesterly along the arc of said curve and along said Southeasterly right-of-way line a distance of 360.75 feet to the PT of said curve (chord bearing and distance between said points being S 45 27'08"W 358.08 feet), thence continue along said Southeasterly right-of-way line

SCHEDULE 5

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the following courses and distances: S 48 40'49"W
129.86 feet, thence S 57 32'23"W 450 feet to the
Point of Beginning. Containing 23.3 acres, more or
less.

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OTTERUS COUNTY, FLORIDA
WALT CONNORS, CLERK

85 SEP 5 AM 9 24

VERIFIED BY:


D.C.

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