

1553953 RECORDED IN THE RECORDS OF JEFFREY K BARTON, CLERK CIRCUIT COURT INDIAN RIVER CO FL, BK: 1749 PG: 1060, 06/22/2004 11:27 AM

Prepared by and return to:
Patrick F. Healy, Esq.
GrayRobinson, P.A.
1800 W. Hibiscus Blvd., Suite 138
Melbourne, FL 32901

DECLARATION OF ANNEXATION

Pursuant to Article 4.2 of the Master Declaration of Covenants, Conditions and Restrictions for Citrus Springs recorded in Official Records Book 1404, Page 0770 of the Public Records of Indian River County, Florida (the "Master Declaration"), HMM, Inc. and The Suntree Partners as the "Developer" and fee simple owner of the property hereinafter described adopt and record this Declaration of Annexation so as to cause said property to be held, sold and conveyed subject to easements, restrictions, covenants and conditions contained in the Master Declaration and further subject the property to the management and control of the Citrus Springs Homeowners Association, Inc., the master association created by the Master Declaration.

The property which is the subject of this Declaration is described as follows:

Plat of Village "D" and "F" Phase 1 of Citrus Springs PUD, recorded in Plat Book 18, Page 26-30 of the Public Records of Indian River County, Florida being a Replat of a Portion of Tracts 11, 12 and 13, Section 21, Township 33 South, Range 39 East, Indian River Farms Company Subdivision, according to the plat thereof recorded in Plat Book 2, Page 25, St. Lucie County, Florida, now lying in Indian River County, Florida.

Further, Developer declares that the easements, restrictions, covenants and conditions described in the Master Declaration shall run with the property herein annexed and be binding

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upon all parties having any right, title or interest in the herein-described property or any part thereof, and upon their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned as declarant, developer and fee simple title owner has hereunto set its hand and seal this Declaration of Annexation this 12 day of June, 2004.

In the presence of:

DEVELOPER:

[Signature]
Witness
Print Name: Carlos Fontana

THE SUNTREE PARTNERS,
a Florida general partnership

BY: HMM, Inc., a Florida corporation
as General Partner

Kellie Shepard
Witness
Print Name: Kellie Shepard

By: [Signature]
Myra Haley, President of HMM, Inc.
P.O. Box 410999, Melbourne, FL 32941



STATE OF FLORIDA
COUNTY OF BREVARD

The foregoing instrument was executed before me, an officer duly authorized in the state and county aforesaid to administer oaths and to take acknowledgments, this 12 day of June, 2004, by MYRA HALEY, the President of HMM, Inc., the General Partner of The Suntree Partners, a Florida general partnership, who [] is personally known to me or [] produced n/a as identification.

[SEAL]

Kellie Shepard
NOTARY PUBLIC
My commission expires:

