

1841705 RECORDED IN THE RECORDS OF JEFFREY K BARTON, CLERK CIRCUIT COURT INDIAN RIVER CO FL, BK: 2162 PG: 1563, 05/08/2007 01:31 PM

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

**AMENDMENT AND PARTIAL TERMINATION OF THE
MASTER DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR CITRUS SPRINGS**

Pursuant to Articles 4.1, 4.2, 4.3, 4.6 and 12.5 of the Master Declaration of Covenants, Conditions and Restrictions for Citrus Springs recorded in Official Record Book 1401, at Page 0770 of the Public Records of Indian River County, Florida (the "Master Declaration"), HMM, INC. and THE SUNTREE PARTNERS as the "Developer" and the fee simple owners of the property hereinafter described, adopt and record this Declaration of Deannexation so as to cause said property to be released, exonerated and discharged from the easements, restrictions, covenants, conditions, liens and assessments contained in the Master Declaration and from the management and control of the Citrus Springs Homeowners Association, Inc., created by the Master Declaration.

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

Tract F-10, Village F, Phase II of Citrus Springs PUD, recorded in Plat Book 21, Page 1 of the Public Records of Indian River County, Florida.

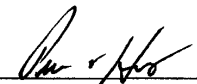
Pursuant to Article 4.3 of the Master Declaration, for so long as there remains Class B Membership Rights, the Developer may amend the Master Declaration without the approval of the Owners. Developer is the holder of all Class B Membership Rights as defined in the Master Declaration and said rights have not yet converted to Class A Membership Rights.

IN WITNESS WHEREOF, the undersigned as Developer and fee simple title owner has hereunto set its hand and seal upon this Declaration of Deannexation this 11 day of April, 2007.

In the presence of:

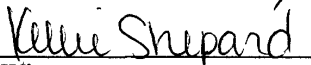
DEVELOPER

THE SUNTREE PARTNERS,
a Florida general partnership

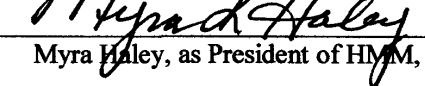


Witness
Print Name: Patrick F. Healy

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



Witness
Print Name: Kellie Shepard

By: 

Myra Haley, as President of HMM, Inc.

BK: 2162 PG: 1564

[Signature]

Witness

Print Name: Carole K. Kelly

Kellie Shepard

Witness

Print Name: Kellie Shepard

HMM, Inc., a Florida corporation

By: [Signature]
Myra Haley, President

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 11 day of April, 2007, 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]



[Signature]
NOTARY PUBLIC
My commission expires: 10/29/09