

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 1404 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 11th day of April 2007.

In the presence of

Signature: UNREADABLE

WITNESS

Print Name: UNREADABLE

Signature: Kellie Shepard

WITNESS

Print Name: Kellie Shepard

DEVELOPER

THE SUNTREE PARTNERS,
a Florida general partnership

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

BY: Signature of Myra K. Haley

Myra Haley as President of HMM, Inc.

Signature: UNREADABLE
WITNESS
Print Name: UNREADABLE

Signature: Kellie Shepard
WITNESS
Print Name: Kellie Shepard

By: HMM, Inc. a Florida corporation

Signature of Myra K. Haley

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 [x] is personally known to me or [] produced n/a as identification.

(SEAL)
Kellie Shepard
My commission expires
October 29, 2009
#DD445942
Bonded thru Notary Public Underwriters
NOTARY PUBLIC STATE OF FLORIDA

Signature of Kellie Shepard
NOTARY PUBLIC
My commission expires 10/29/09