

Declaration Of Annexation

Pursuant to Article IV 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 Suntree Partners, as Declarant and fee simple owner of the property hereinafter described declares that the following described real property shall be held, sold and conveyed subject to the easements, restriction, covenants and conditions contained in the Declaration heretofore described, and further that said land shall be subject to the management of The Citrus Springs Master Homeowners Association, Inc. created by said Declaration:

See Exhibit "A" attached hereto.

Further, that the easements, restrictions, covenants and conditions described in said Declaration shall run with the property herein annexed and be binding on all parties having any right, title or interest in the described property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner hereof.

IN WITNESS WHEREOF, the undersigned as Declarant and fee simple title owner has hereunto set its hand and seal to this Declaration of Annexation this 15 day of September 2003

Signed, sealed, and delivered in the presence of

Signature UNREADABLE

Signature of Kellie Shepard

THE SUNTREE PARTNERS, a Florida general partnership

By: HMM, Inc., a Florida Corp. Managing Partner

Signature of John D. Haley
John D. Haley, President

STATE OF FLORIDA
COUNTY OF BREVARD

Before me, an officer duly authorized to administer oaths and to take acknowledgment personally appeared John D. Haley, well known to me to be the President of the managing partner of The Suntree Partners, a Florida general partnership. He acknowledged its execution to be his free act and deed as such duly authorized officer. The office seal of the Partnership is duly affixed, and the instrument is the act and deed of said partnership.

WITNESS my signature and official seal at Melbourne, Brevard County, Florida, on this
15 day of September 2003.

(SEAL)

Kellie Shepard

My commission expires

October 29, 2005

#DD 03875

Bonded thru Notary Public Underwriters

NOTARY PUBLIC STATE OF FLORIDA

Signature of Kellie Shepard

Notary Public: Kellie Shepard

My commission expires on:

EXHIBIT "A"
Schedule 2.11

Description: South Parcel

A portion of Tracts 11,12,13, and 14, Section 21, Township 33 South, Range 39 East, Indian River County, Florida, according to the LAST GENERAL PLAT OF LANDS OF THE INDIAN RIVER FARMS COMPANY SUBDIVISION as recorded in Plat Book 2, Page 25 of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Southwest one-quarter of said Section 21; thence N00°10'24"E, along the East line of the Southwest one-quarter of said Section 21, a distance of 120.00 feet, to a point on the North right of way line of Oslo Road as described in Official Records Book 1154, Pages 2732 through 2735 of the Public Records of Indian River County, Florida and the POINT OF BEGINNING of the herein described parcel; thence N89°36'S1•W, along said North right of way line as described in said Official Records Book 1154, Pages 2732 through 2735 and in Official Records Book 1162, Pages 1058 and 1059 of the Public Records of Indian River County, Florida, a distance of 804.41 feet; thence N00°10'55"E, a distance of 117.53 feet; thence N08°01'10•E, a distance of 280.44 feet; thence N00°10'55"E, a distance of 478.37 feet; thence N89°38'16"W, a distance of 1,479.14 feet, to a point on the West line of the East 28.05 acres of said Tract 13; thence N00°10'55"E, along the West line of the East 28.05 acres of said Tract 13, a distance of 339.36 feet, to a point on the South line of said Tract 12; thence N89°33'15"W, along the South line of said Tract 12, a distance of 330.69 feet. to the Southwest corner of said Tract 12; thence N00°11•2re, along the West line of said Tract 12, a distance of 1,303.00 feet. to a point on the South right of way line of a 60.00 foot wide right of way for 5th Street SW and Sub Lateral Canal B6 as shown on said plat; thence S89°31'04"E, along said South right of way line, a distance of 2,156.57 feet, to a point on the East line of the West 245.00 feet of the East one-half of said Tract 11; thence S00°10'40"W, along said East line, a distance of 200.00 feet, to a point on the South line of the North 230.00 feet of the East one-half of said Tract 11; thence S89°31'04"E, along said South line, a distance of 110.00 feet, to a point on the East line of the West 255.00feet of the East one-half of said Tract 11; thence N00°10•40•e, along said East line, a distance of 200.00 feet, to a point on the South right of way line of said 60.00 foot wide right of way; thence S89°31'04"E, along said South right of way line, a distance of 308.85 feet, to a point on the East line of said Tract 11; thence S00°10'24"W, along the East lines of said Tracts 11 and 14, a distance of 2,511.64 feet. to the POINT OF BEGINNING: Containing 109.49 acres, more or less.

Signatures, seals, and stamps were removed for clarity