Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
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REC FEE $4,447.00

PREPARED BY & RETURN TO:
PATRYK OZIM, ESQ.
MARTELL & OZIM, P.A.
213 S Dillard Street, Suite 210
Winter Garden, FL 34787
(407) 377-0890

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.

NOTICE OF RECORDING

I hereby certify that the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments ("Declaration"), the Articles of Incorporation of Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., and the By-Laws of Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., along with all other documents attached with this recording (collectively, the "Governing Documents"), were approved in writing by at least a majority of the affected parcel owners.

I hereby further certify that the requirements for the revived Declaration set forth in Sections 720.403 – 720.407, Florida Statutes, have been satisfied, and the Florida Department of Economic Opportunity has approved the attached Governing Documents for revitalization. The approval letter of the Florida Department of Economic Opportunity, the Governing Documents, and the written approval of affected parcel owners are attached as Exhibit "A" to this Notice of Recording. This notice shall also serve as the President's and Secretary's approval and re-execution of the revived Governing Documents.

Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc. hereby provides the following Notice to all present and future Owners and all prospective purchasers of property

within the Wedgewood Tennis Villas of Tuscawilla subdivision located in Seminole County, Florida of the revitalization and enforcement of the attached Governing Documents.

I HEREBY CERTIFY that this Notice of Recording was approved for recording at a duly called meeting of the Board of Directors of Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., on this 9th day of April, 2026.

Brian Wallace, Board President
c/o HMI
760 Florida Central Pkwy, Suite 200
Longwood, FL 32750

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me, this 9th day of April, 2026, by Brian Wallace, as President of Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., who is personally known to me or produced personally known as identification.

Abby Chew
Notary Public - State of Florida
Stamp or Seal:

ABBY CHEW
Notary Public - State of Florida
Commission # HH 386684
My Comm. Expires May 23, 2027
Bonded through National Notary Assn.

ATTEST:
Susan L. Kellicut
Susan Kellicut, Secretary
c/o HMI
760 Florida Central Pkwy, Suite 200
Longwood, FL 32750

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me, this 9th day of April, 2026, by Susan Kellicut as Secretary of Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., who is personally known to me or produced Drivers License as identification.

Abby Chew
Notary Public - State of Florida
Stamp or Seal:

ABBY CHEW
Notary Public - State of Florida
Commission # HH 386684
My Comm. Expires May 23, 2027
Bonded through National Notary Assn.

FLORIDACOMMERCE

Ron DeSantis
J. Alex Kelly

Exhibit "A"

April 3, 2026

Patryk Ozim, Esq.
Martell & Ozim, P.A.
213 S. Dillard Street, Suite 210
Winter Garden, Florida 34787

Re: Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., Approval Determination Number: 26051

Dear Mr. Ozim,

The Florida Department of Commerce (Commerce) has completed its review of the Proposed Revitalized Declaration of Easements, Covenants, Conditions, and Restrictions (Declaration of Covenants) and other governing documents for the Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc. (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

In the event any third-party challenges this determination, the Association shall be responsible for defending this determination and the Association's compliance with the requirements of Chapter 720, Part III, Florida Statutes.

If you have any questions concerning this matter, please contact the Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/pm/rm

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Instrument Prepared By and Return To:
Patryk Ozim, Esq.
MARTELL & OZIM, P.A.
213 S. Dillard Street, Suite 210
Winter Garden, FL 34787
(407) 377-0890

CERTIFICATE ATTESTING TO REVITALIZING DECLARATION OF COVENANTS AND RESTRICTIONS THROUGH WRITTEN INSTRUMENT

WHEREAS, Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., a Florida not for profit corporation, is the entity created under the laws of the state of Florida as the governing Homeowners Association for Wedgewood Tennis Villas of Tuscawilla a residential community located in Seminole County, Florida as described in Plat Book 24, Pages 33, of the Public Records of Seminole County Florida, and any additional land that may be properly annexed thereto; and

WHEREAS, Section 720.405(5), Florida Statutes, provides, "A copy of the complete text of the proposed revised declaration of covenants, the proposed new or existing articles of incorporation and bylaws of the homeowners' association, and a graphic depiction of the property to be governed by the revived declaration shall be presented to all of the affected parcel owners by mail or hand delivery not less than 14 days before the time that the consent of the affected parcel owners to the proposed governing documents is sought by the organizing committee"; and

WHEREAS, Section 720.405(6), Florida Statutes, provides, "A majority of the affected parcel owners must agree in writing to the revived declaration of covenants and governing documents of the homeowners' association or approve the revived declaration and governing documents by a vote at a meeting of the affected parcel owners noticed and conducted in the manner prescribed by s. 720.306. Proof of notice of the meeting to all affected owners of the meeting and the minutes of the meeting recording the votes of the property owners shall be certified by a court reporter or an attorney licensed to practice in the state"; and

WHEREAS, a majority of the affected parcel owners approved the revived Declaration of

Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida ("Declaration of Covenants and Restrictions") and governing documents through written instrument. A copy of the Consents to Revitalization of Restrictions on Real Estate for Wedgewood Tennis Villas of Tuscawilla of the property owners is attached hereto as Exhibit "A."

NOW THEREFORE, I, Carol Boardman, a Member of the Revitalization Committee for Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., hereby certify that a majority of the affected parcel owners approved to revive the Declaration of Covenants and Restrictions and governing documents through written instrument.

WITNESSES:

Susan L. Kellicut
Signature

Print Name: Susan L. Kellicut

Margaret Mary Shumway
Signature

Print Name: MARGARET MARY SHUMWAY

By: Carol Boardman
Carol Boardman
760 Dunlap Circle
Winter Springs, Florida 32708

Date: 2/11/26

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☐ online notarization, this 11 day of February 2026, by **Carol Boardman**, who is personally known to me or produced their FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp or Seal:

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

AFFIDAVIT OF TRUE AND CORRECT COPY OF DECLARATION OF COVENANTS AND AMENDMENTS

STATE OF FLORIDA
COUNTY OF SEMINOLE

CAROL BOARDMAN, being first duly sworn, deposes and says:

1. I am a member of the organizing committee for Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., a Florida not for profit corporation, the entity created under the laws of the state of Florida as the governing Homeowners Association for Wedgewood Tennis Villas of Tuscawilla, a residential community located in Seminole County, Florida, as described on the Plat recorded in Plat Book 24, Pages 33, as amended, Public Records of Seminole County, Florida, and any additional land that may be properly annexed thereto, and I make this affidavit of my own personal knowledge.

2. The organizing committee has provided a complete copy of the actual recorded Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida ("Declaration") and accompanying governing documents to the Department of Economic Opportunity.

Dated this 10 day of February, 2026.

Carol Boardman
Affiant
Printed Name: CAROL BOARDMAN

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10 day of February, 2026, by Carol Boardman, who is personally known to me or produced their FL DL as identification.

Kelly D Wallace
Notary Public Signature
Notary Stamp or Seal:

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

AFFIDAVIT ATTESTING TO TRUE AND CORRECT COPY OF CONSENTS FOR REVITALIZATION OF RESTRICTIONS ON REAL ESTATE FOR WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA

STATE OF FLORIDA
COUNTY OF SEMINOLE

CAROL BOARDMAN, being first duly sworn, deposes and says:

1. I am a member of the organizing committee for Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., a Florida not for profit corporation, the entity created under the laws of the state of Florida as the governing Homeowners Association for Wedgewood Tennis Villas of Tuscawilla, a residential community located in Seminole County, Florida as described on the Plat recorded in Plat Book 24, Pages 33, as amended, Public Records of Seminole County, Florida, and any additional land that may be properly annexed thereto.

2. The revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida ("Declaration") was approved in writing by at least a majority of the affected parcel owners and the attached Consents to Revitalization of Restrictions on Real Estate for Wedgewood Tennis Villas of Tuscawilla, represent an actual copy of the written instruments collected from affected parcel owners subject to the Declaration.

3. The requirements for the revived Declaration set forth in Section 720.404, Florida Statutes, have been satisfied.

Carol Boardman
Affiant
Printed Name: CAROL BOARDMAN

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10 day of February, 2026, by Carol Boardman, who is personally known to me or produced their FL DL as identification.

Kelly D Wallace
Notary Public Signature
Notary Stamp or Seal:

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

AFFIDAVIT ATTESTING TO PROPER DELIVERY OF NOTICE

STATE OF FLORIDA
COUNTY OF SEMINOLE

CAROL BOARDMAN, being first duly sworn, deposes and says:

1. I am a member of the organizing committee for Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., a Florida not for profit corporation, the entity created under the laws of the state of Florida as the governing Homeowners Association for Wedgewood Tennis Villas of Tuscawilla, a residential community located in Seminole County, Florida, as described on the Plat recorded in Plat Book 24, Pages 33, as amended, Public Records of Seminole County, Florida, and any additional land that may be properly annexed thereto, and I make this affidavit of my own personal knowledge.

2. The organizing committee for Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., hand delivered or mailed to each homeowner a revitalization packet as required per Section 720.405, Florida Statutes. The Cover Page for the revitalization package identifying the organizing committee which was mailed or hand delivered to each homeowner is attached to this Affidavit as **Exhibit "1."**

3. The requirements for the revived Declaration set forth in Section 720.404, Florida Statutes, have been satisfied.

Dated this 10 day of February, 2026.

Carol Boardman
Affiant
Printed Name: Carol Boardman

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 10 day of February, 2026, by Carol Boardman, who is personally known to me or produced their FL DL as identification.

Kelly A Wallace
Notary Public Signature
Notary Stamp or Seal:

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.

GOVERNING DOCUMENTS

Date of Notice: _____

Dear Homeowner(s),

Please find enclosed a complete set of the governing documents for Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc. Pursuant to the advice of counsel, a committee has been formed to Revitalize the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, pursuant to the requirements of Chapter 720, Florida Statutes. We have been advised that the Marketable Records Title Act (MRTA) requires the governing documents of every homeowners' association to be renewed every 30 years, or they must go through the revitalization process. The following individuals shall serve on the Revitalization Committee:

Carol Boardman — 407-765-0033
760 Dunlap Circle
Winter Springs, Florida 32708

Anne Combs — 407-761-5779
1428 Forest Hills Drive
Winter Springs, Florida 32708

Ron Combs — 407-405-1657
1417 Tanner Lane
Winter Springs, Florida 32708

Gayle Rossmeissl — 407-497-7989
1415 Borg Lane
Winter Springs, Florida 32708

In order to revitalize the governing documents, the Committee must obtain the written consent of a majority of all Lots within the Community. You will find a consent form enclosed in the packet which needs to be executed to proceed with the revitalization process. Please note that the consent form must be notarized. Upon obtaining the necessary number of consent forms, the governing documents will be forwarded to the Florida Department of Economic Opportunity for approval, and then re-recorded in the Public Records. Pursuant to Chapter 720, Florida Statutes, the Committee must wait fourteen (14) days after the mailing of this notice before attempting to collect the consent forms. Please do not hesitate to contact any of the Committee Members if you have any questions.

Thank you for your participation!

Sincerely,

Revitalization Committee

Legal Description

WEDGEWOOD TENNIS VILLAS

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 31 EAST

CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

DESCRIPTION

From the Centerline of the Intersection of Winter Springs Boulevard and Northern Way, as shown on the Plat of WINTER SPRINGS UNIT FOUR, as recorded in Plat Book 18, Pages 6, 7, and 8, of the Public Records of Seminole County, Florida, run N.06°23'05"E. along the centerline of Winter Springs Boulevard and along a prolongation of said centerline 282.85 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 1145.92 feet and a central angle of 58°54'39"; thence run Northeasterly along the arc of said curve 1178.22 feet to the point of tangency; thence run N.27°28'26"E., 261.66 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1165.10 feet and a central angle of 62°32'58", thence run Northeasterly along the arc of said curve 1261.10 feet to the Point of Tangency, thence run S.89°58'36" E., 348.00 feet; thence N.00°01'24"E., 60.00 feet to a point on a curve concave Northeasterly, and having a radius of 25.00 feet; thence from a tangent bearing of N89°58'36"W., run Northwesterly along the arc of said curve 39.27 feet through a central angle of 90°00'00" to the Point of Compound Curvature of a curve concave Easterly, and having a radius of 363.50 feet, thence run Northerly along the arc of said curve 75.84 feet through a central angle of 11°54'25" to a POINT OF BEGINNING, thence continue along the arc of said curve 183.21 feet through a central angle of 28°52'40" to the Point of Reverse Curvature of a curve concave Westerly having a radius of 443.50 feet, thence run Northerly along the arc of said curve 315.70 feet through a central angle of 40°47'06" to the Point of Tangency, thence run N.0°01'24"E., 522.64 feet to the Point of Curvature of a curve concave Southeasterly having a radius of 25 feet, thence run Northeasterly along the arc of said curve 39.27 feet through a central angle of 90°00'00" to the Point of Tangency, thence run S.89°58'36"E., 705 feet to the Point of Curvature of a curve concave Northerly having a radius of 4227.67 feet, thence run Easterly along the arc of said curve 1380.78 feet through a central angle of 18°42'47" to the Point of Tangency, thence run N.71°18'37"E., 250 feet more or less to a point in the Centerline of HOWELL CREEK; thence run Southwesterly along said centerline of HOWELL CREEK a distance of 1880 feet, more or less, to a point located S.89°58'36"E. of and 1073 feet from the POINT OF BEGINNING; thence run N.89°58'36"W., along the North line of a 100 feet wide Florida Power Corporation Easement, as recorded in Deed Book 193, Page 276 of the Public Records of Seminole County, Florida, a distance of 970.0 feet, thence S.00°01'24"W., 100.00 feet to a Point on the North Right-of-Way Line of Winter Springs Boulevard; thence N.89°58'36" W., along said Right-of-Way line 40.00 feet; thence N.00°01'24"E., 100.00 feet to said North line of Easement; thence N.89°58'36"W., along said North line, a distance of 863.00 feet to the POINT OF BEGINNING, Containing 61.125 Acres more or less

RIGHT-OF-WAY CURVE DATA

RIGHT-OF-WAY CURVE DATA

PLAT BOOK 24 PAGE 33

WEDGEWOOD TENNIS VILLAS

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 31 EAST

CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

DESCRIPTION

From the Centerline of the Intersection of Winter Springs Boulevard and Northern Way, as shown on the Plat of WINTER SPRINGS UNIT FOUR, as recorded in Plat Book 18, Pages 6, 7, and 8, of the Public Records of Seminole County, Florida, run N.06°23'05"E. along the centerline of Winter Springs Boulevard and along a prolongation of said centerline 282.85 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 1145.92 feet and a central angle of 58°54'39"; thence run Northeasterly along the arc of said curve 1178.22 feet to the point of tangency; thence run N.27°28'26"E., 261.56 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1155.18 feet and a central angle of 62°32'58", thence run Northeasterly along the arc of said curve 1261.10 feet to the Point of Tangency, thence run S.89°58'36" E., 348.00 feet; thence N.00°01'24"E., 60.00 feet to a point on a curve concave Northeasterly, and having a radius of 25.00 feet; thence from a tangent bearing of N.89°58'36"W., run Northwesterly along the arc of said curve 39.27 feet through a central angle of 90°00'00" to the Point of Compound Curvature of a curve concave Easterly, and having a radius of 363.50 feet, thence run Northerly along the arc of said curve 75.54 feet through a central angle of 11°54'26" to a POINT OF BEGINNING, thence continue along the arc of said curve 183.21 feet through a central angle of 28°52'40" to the Point of Reverse Curvature of a curve concave Westerly having a radius of 443.50 feet, thence run Northerly along the arc of said curve 315.70 feet through a central angle of 40°47'06" to the Point of Tangency, thence run N.0°01'24"E., 522.84 feet to the Point of Curvature of a curve concave Southeasterly having a radius of 25 feet, thence run Northeasterly along the arc of said curve 39.27 feet through a central angle of 90°00'00" to the Point of Tangency, thence run S.89°58'36"E., 705 feet to the Point of Curvature of a curve concave Northerly having a radius of 4227.67 feet, thence run Easterly along the arc of said curve 1380.78 feet; through a central angle of 18°42'47" to the Point of Tangency, thence run N.71°18'37"E., 250 feet more or less to a point in the Centerline of HOWELL CREEK; thence run Southwesterly along said centerline of HOWELL CREEK a distance of 1880 feet, more or less, to a point located S.89°58'36"E. of and 1873 feet from the POINT OF BEGINNING; thence run N.89°58'36"W., along the North line of a 100 feet wide Florida Power Corporation Easement, as recorded in Deed Book 193, Page 276 of the Public Records of Seminole County, Florida, a distance of 970.0 feet, thence S.00°01'24"W., 100.00 feet to a Point on the North Right-of-Way Line of Winter Springs Boulevard; thence N.89°58'36" W., along said Right-of-Way line 40.00 feet; thence N.00°01'24"E., 100.00 feet to said North line of Easement; thence N.89°58'36"W., along said North line, a distance of 863.00 feet to the POINT OF BEGINNING. Containing 51.125 Acres more or less

CENTERLINE CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT
A	576.58'	16°04'10"	161.69'	81.36'
B	576.50'	03°42'08"	37.25'	18.63'
C	576.50'	12°22'02"	124.49'	62.46'
D	142.00'	117°48'23"	291.97'	235.93'
E	142.00'	52°00'08"	128.88'	69.26'
F	142.00'	68°48'17"	183.09'	91.87'
G	180.00'	11°44'13"	36.87'	18.50'
H	184.07'	30°46'28"	55.90'	28.64'
I	155.01'	55°31'26"	150.21'	81.59'
J	248.00'	31°39'36"	137.84'	70.82'
K	248.89'	27°10'00"	117.69'	59.82'
L	218.40'	29°51'00"	112.74'	57.68'
M	440.80'	26°20'55"	202.84'	102.89'
N	285.00'	12°20'19"	54.91'	27.56'
O	445.00'	15°48'22"	122.80'	61.88'
P	174.53'	18°08'00"	49.19'	24.76'
Q	153.67'	42°11'24"	113.16'	59.28'
R	135.00'	90°00'00"	212.06'	135.00'
S	65.00'	67°58'36"	77.12'	43.82'
T	137.87'	38°00'00"	93.44'	48.41'
U	282.00'	20°10'00"	92.82'	46.68'
V	255.00'	90°25'57"	402.47'	256.82'
W	255.00'	48°52'13"	208.80'	110.53'
X	240.43'	121°30'00"	509.85'	429.82'
Y	240.43'	81°10'57"	172.81'	90.93'
Z	240.43'	37°28'36"	157.26'	81.56'
AA	240.43'	31°20'27"	131.52'	67.45'
BB	240.43'	11°30'00"	48.26'	24.21'
CC	1159.13'	08°50'55"	179.01'	89.68'
DD	1159.13'	08°56'31"	180.46'	70.81'
EE	1159.13'	01°56'24"	38.57'	19.29'
FF	100.00'	123°02'37"	214.75'	184.88'
GG	100.00'	51°35'18"	90.04'	48.33'
HH	100.00'	71°27'19"	124.71'	71.93'
II	65.00'	75°23'56"	85.54'	50.29'
JJ	65.00'	41°10'48"	46.72'	24.42'
KK	65.00'	36°13'08"	38.82'	20.01'
LL	440.80'	58°02'53"	445.78'	244.14'
MM	440.80'	31°41'58"	243.43'	124.92'
NN	325.86'	30°11'08"	171.41'	87.74'

RIGHT-OF-WAY CURVE DATA

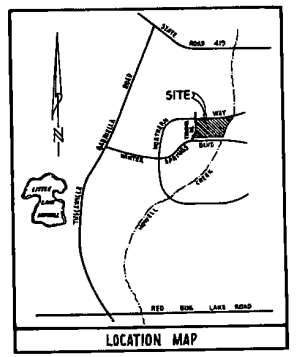
1	25.00'	90°00'00"	39.27'	25.00'
2	25.00'	86°17'52"	37.65'	23.43'
3	25.00'	150°07'45"	65.51'	83.72'
4	25.00'	77°30'49"	33.82'	20.07'
5	25.00'	101°15'08"	44.18'	30.48'
6	25.00'	82°05'57"	35.82'	21.77'
7	25.00'	102°41'56"	44.81'	31.26'
8	25.00'	89°01'49"	38.85'	24.58'

RIGHT-OF-WAY CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT
9	25.00'	85°54'29"	37.48'	23.27'
10	45.00'	255°08'56"	200.39'	—
11	558.50'	16°04'10"	156.64'	78.84'
12	584.50'	06°39'56"	68.81'	45.69'
13	124.00'	117°48'23"	254.86'	205.58'
14	160.00'	36°58'55"	103.27'	53.61'
15	180.00'	53°19'06"	148.85'	80.93'
16	142.00'	11°44'13"	33.19'	16.65'
17	188.00'	11°44'13"	90.56'	20.95'
18	119.87'	30°46'28"	63.95'	32.77'
19	89.07'	30°46'28"	47.84'	24.51'
20	140.00'	55°31'26"	135.67'	73.69'
21	179.00'	55°31'26"	184.74'	89.49'
22	230.00'	20°24'30"	81.82'	41.40'
23	266.00'	23°45'33"	110.30'	55.86'
24	230.00'	15°56'56"	63.95'	32.15'
25	266.00'	19°15'57"	89.44'	45.15'
26	198.40'	29°51'00"	103.36'	52.88'
27	234.40'	29°51'00"	122.12'	62.48'
28	455.00'	17°57'47"	142.65'	71.91'
29	425.00'	50°11'47"	372.34'	199.07'
30	270.00'	93°53'29"	442.45'	288.99'
31	430.00'	15°46'22"	118.37'	59.56'
32	460.00'	15°46'22"	126.63'	63.72'
33	159.53'	18°09'00"	44.97'	22.63'
34	189.53'	16°09'00"	53.42'	26.89'
35	138.67'	29°29'25"	71.38'	36.50'
36	188.67'	42°11'24"	124.20'	65.07'
37	120.00'	90°00'00"	188.49'	120.00'
38	150.00'	90°00'00"	235.62'	150.00'
39	50.00'	67°58'36"	58.82'	33.71'
40	80.00'	67°58'36"	94.91'	53.84'
41	122.27'	39°00'00"	83.23'	43.80'
42	152.27'	33°56'18"	90.19'	46.46'
43	247.00'	20°10'00"	86.98'	43.92'
44	277.00'	20°10'00"	97.50'	49.26'
45	240.00'	01°36'58"	6.77'	3.38'
46	240.00'	126°34'46"	530.21'	476.96'
47	270.00'	37°58'37"	179.04'	92.95'
48	25.00'	100°43'20"	43.95'	30.18'
49	25.00'	55°09'00"	24.06'	13.05'
50	25.00'	130°33'32"	56.97'	54.80'
51	25.00'	81°53'13"	35.73'	21.89'
52	25.00'	60°48'11"	26.50'	14.65'
53	25.00'	50°30'36"	22.04'	11.79'
54	25.00'	64°05'51"	27.97'	15.85'
55	25.00'	57°50'17"	25.24'	13.81'
56	25.00'	84°07'03"	36.70'	22.56'
57	25.00'	88°05'36"	38.44'	24.18'

RIGHT-OF-WAY CURVE DATA

NO.	RADIUS	DELTA	LENGTH	TANGENT
58	25.00'	81°36'52"	35.61'	21.58'
59	25.00'	51°38'41"	22.53'	12.10'
60	25.00'	59°10'10"	25.82'	14.19'
61	45.00'	290°07'45"	227.87'	—
62	45.00'	180°00'00"	141.37'	—
63	45.00'	290°18'00"	226.00'	—
64	45.00'	278°52'17"	219.02'	—
65	45.00'	289°59'10"	227.75'	—
66	45.00'	197°20'02"	154.88'	—
67	45.00'	223°33'54"	175.59'	—
68	455.00'	16°08'58"	128.23'	64.54'
69	222.43'	121°30'00"	471.68'	397.18'
70	258.43'	33°04'10"	149.16'	76.72'
71	258.43'	21°15'01"	95.85'	48.48'
72	258.43'	15°06'53"	68.17'	34.28'
73	258.43'	03°23'13"	15.28'	7.64'
74	1141.13'	08°50'55"	176.23'	88.29'
75	1177.13'	05°02'07"	103.45'	51.76'
76	25.00'	89°25'14"	39.02'	24.75'
77	310.36'	19°22'05"	104.91'	52.98'
78	340.36'	20°37'42"	122.54'	61.98'
79	50.00'	75°23'56"	65.80'	38.64'
80	85.00'	123°02'37"	182.56'	156.68'
81	115.00'	43°47'25"	87.89'	46.22'
82	115.00'	23°55'25"	48.02'	24.35'



LOCATION MAP

SHEET 1 OF 3

DEDICATION

THIS IS TO CERTIFY that the undersigned, J.S.I. DEVELOPERS, INC., a Florida Corporation, is the lawful owner of the lands described in the caption hereon and that it has caused the same to be surveyed, and this Plat, made in accordance with said survey, is hereby adopted as the true and correct Plat of said lands. No part of said lands is dedicated to the City of Winter Springs or the Public, that all of the property designated on this Plat as WILSON ROAD, GOOLAGONG COURT, BORG LANE, FOREST HILLS DRIVE, DUNLAP CIRCLE, TANNER LANE, SPALDING ROAD, ADIDAS ROAD, EVERT COURT, AUSTIN COURT KING COURT, CONNORS LANE and all the easements shown on this Plat are not required for public use and such streets and easements are not and will not be a part of the City system of public roads. The streets and easements shall remain private and the sole exclusive property individually and severally of present and future owners of the lots of this Plat. J.S.I. DEVELOPERS, INC. does hereby grant to the present and future lot owners shown on this Plat and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States Postal carriers, representatives of utilities authorized by J.S.I. DEVELOPERS, INC., to serve the land shown on this Plat, holders of mortgage liens on such lands and such others: J.S.I. DEVELOPERS, INC., from time to time may designate, the non exclusive and perpetual right of ingress and egress over and across said WILSON ROAD, GOOLAGONG COURT, BORG LANE, FOREST HILLS DRIVE, DUNLAP CIRCLE, TANNER LANE, SPALDING ROAD, ADIDAS ROAD, EVERT COURT, AUSTIN COURT, KING COURT and CONNORS LANE.

In witness whereof the said owners have executed these presents under their respective seals this 30th day of June 1980.

J.S.I. DEVELOPERS, INC.

Witness:
Elaine J. Schweikhart — Joseph P. Kenefick
David Schweikhart — R. J. B. Co.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS IS TO CERTIFY, that before me, an officer duly authorized to take acknowledgements, the persons whose signatures appear above and who on behalf of the above named Corporation did execute the foregoing dedication as a free act and deed.

Witness my hand and seal this 30th day of June 1980.

NOTARY PUBLIC Pamela Sharon Phillips
My commission expires May 14, 1982

CERTIFICATIONS

MORTGAGEES hereby consent to the Platting of the lands hereon described and agree that in event of foreclosure the dedication above shall remain fully effective.

Pamela Sharon — A. E. BLAIZ, V.P. WINTER SPRINGS DEVELOPMENT
Pamela Sharon

SURVEYED, Monumented and Platted as shown in accordance with existing statutory requirements.

STATE OF FLORIDA V. K. Smith
Registered Land Surveyor No. 1653
This 26th day of June 1980

MUNICIPALITY OF WINTER SPRINGS, FLORIDA
APPROVED Troy J. Piland MAYOR
ATTEST Mary T. Norton CLERK
This 24th day of June 1980.

CLERK OF THE CIRCUIT COURT

Correct as to Statutory compliance and filed for record in Sanford, Florida at 11:55 A.M. this 26th day of June 1980.

File No. 5472

Arthur H. Beckwith Jr.
CLERK of the CIRCUIT COURT, SEMINOLE COUNTY, FLORIDA

V. KELLY SMITH & ASSOCIATES, INC.
Professional Land Surveyors
Sanford, Florida

Book 11021 Page 1361
Instrument# 2026038248

PLAT BOOK 34 PAGE 34

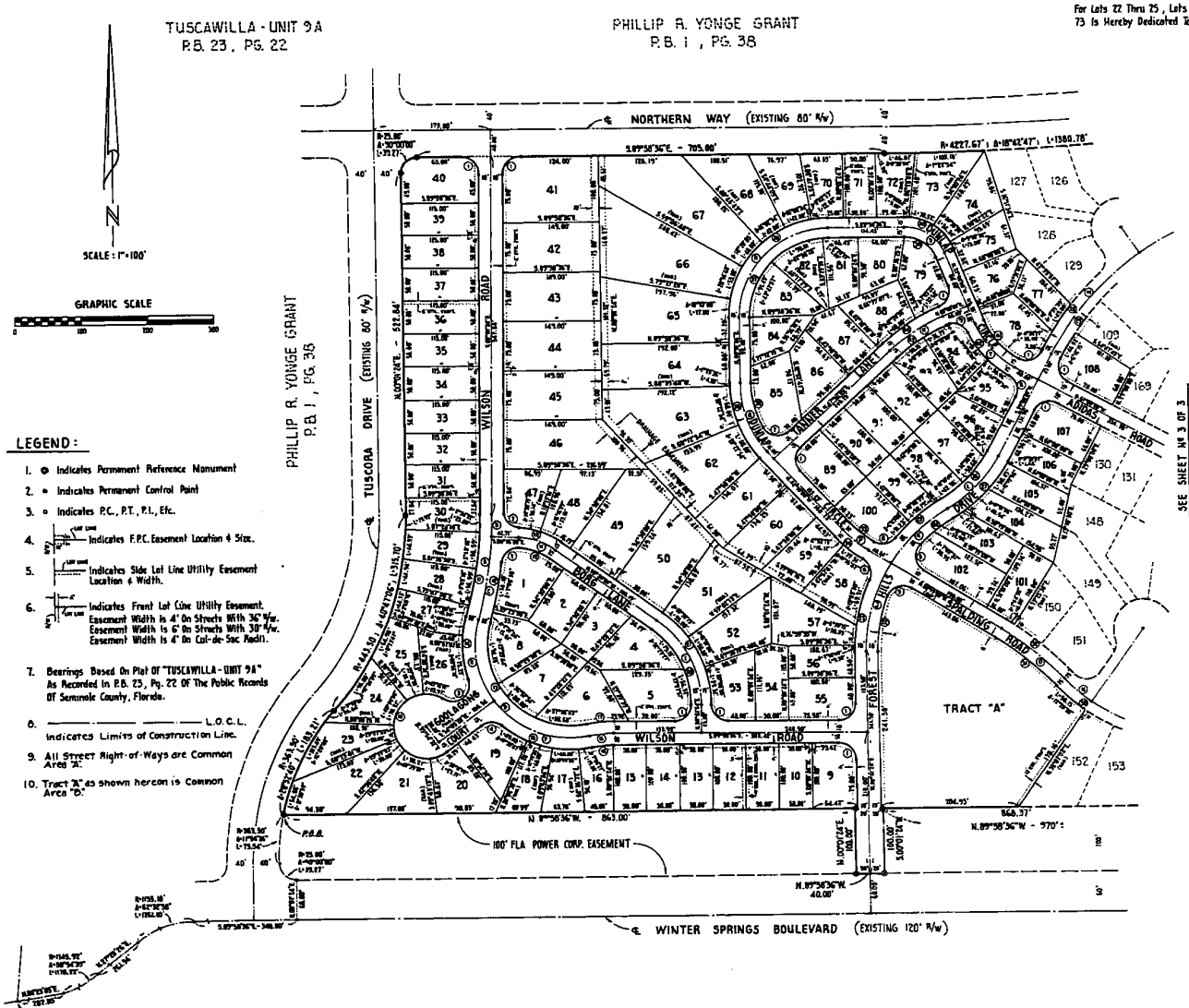
WEDGEWOOD TENNIS VILLAS

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 31 EAST

CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

NOTE:

Vehicular Access To "TUSCORA DRIVE" And "NORTHERN WAY" For Lots 22 Thru 25, Lots 27 Thru 41 And Lots 67 Thru 73 Is Hereby Dedicated To The City Of Winter Springs.



SCALE: 1"=100'

GRAPHIC SCALE

0 100 200

LEGEND:

1. ● Indicates Permanent Reference Monument
2. ▪ Indicates Permanent Control Point
3. ○ Indicates P.C., P.T., P.I., Etc.
4. Indicates F.P.C. Easement Location & Size.
5. Indicates Side Lot Line Utility Easement Location & Width.
6. Indicates Front Lot Line Utility Easement. Easement Width is 4' On Streets With 36' R/W. Easement Width is 6' On Streets With 30' R/W. Easement Width is 4' On Cul-de-Sac Radii.
7. Bearings Based On Plat Of "TUSCAWILLA - UNIT 9A" As Recorded In P.B. 23, Pg. 22 Of The Public Records Of Seminole County, Florida.
8. ——— L.O.C.L. ——— Indicates Limits of Construction Line.
9. All Street Right-of-Ways are Common Area "A".
10. Tract "A" as shown hereon is Common Area "B".

SHEET 2 OF 3

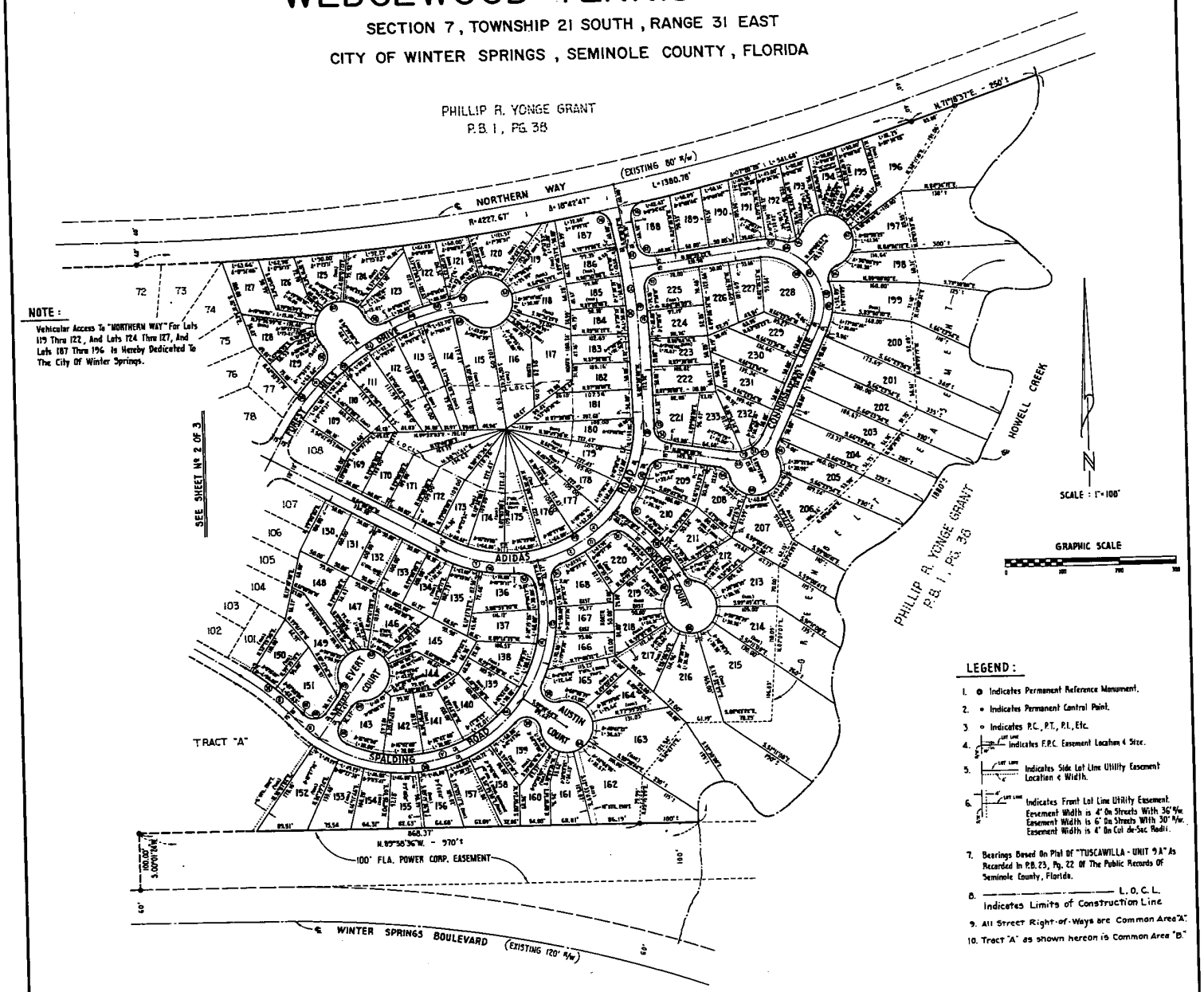
Book 11021 Page 1362
Instrument# 2026038248

PLAT BOOK 24 PAGE 35

WEDGEWOOD TENNIS VILLAS

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 31 EAST

CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA



LEGEND:

1. ● Indicates Permanent Reference Monument.
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3. ○ Indicates P.C., P.T., P.I., Etc.
4. Indicates F.P.C. Easement Location & Size.
5. Indicates Side Lot Line Utility Easement Location & Width.
6. Indicates Front Lot Line Utility Easement. Easement Width is 4' On Streets With 36' R/w. Easement Width is 6' On Streets With 30' R/w. Easement Width is 4' On Cul de-Sac Radii.
7. Bearings Based On Plat Of "TUSCAWILLA - UNIT 9 A" As Recorded In P.B. 23, Pg. 22 Of The Public Records Of Seminole County, Florida.
8. ——— L.O.C.L. Indicates Limits of Construction Line
9. All Street Right-of-Ways are Common Area "A".
10. Tract "A" as shown hereon is Common Area "B".

SHEET 3 OF 3

Book 11021 Page 1363
Instrument# 2026038248

OFFICIAL RECORDS
BOOK PAGE
1285 1844
SEMINOLE CO. FL.

054729

DECLARATION OF EASEMENTS,
COVENANTS, CONDITIONS AND
RESTRICTIONS OF
WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA

JUL 8 2 32 PM '80

THIS DECLARATION, made this 2nd day of June 1980, by J.S.I. DEVELOPERS, INC., a Florida corporation, hereinafter called "Developer,"

W I T N E S S E T H :

WHEREAS, Developer is the sole owner of that certain parcel of real property situated in Seminole County, Florida, described in Exhibit "A" attached hereto and incorporated herein by reference: and

WHEREAS, Developer desires to impose a common plan of development on said real property for the purpose of protecting the value and desirability thereof, and for the purpose of enhancing the marketability thereof;

NOW, THEREFORE, Developer hereby declares that all of the real property described in Exhibit "A" attached hereto and incorporated herein by reference shall be held, sold, and conveyed subject to the following easements, conditions, covenants, and restrictions, which are for the purpose of protecting the value and desirability of, and which shall run with, said real property and be binding upon all parties having any right, title, or interest therein, or any part thereof, their respective heirs, successors, and assigns; and which shall inure to the benefit of the Association and each Owner thereof, as said terms are hereinafter more particularly defined.

It is further Developer's intent that all of the real property subject to this Declaration shall be held, sold, and conveyed subject to the easements, conditions, covenants, and restrictions set forth in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with said real property and be binding upon all parties having any right, title, or interest therein, or any part thereof, their respective heirs, successors, and assigns; and which shall inure to the benefit of the Association and each Owner thereof, as said terms are more particularly defined in this Declaration.

CAREY, DWYER, COLE, SELAGOOD & BERNARD, P.A. 2180 S.W. 12th AVENUE P.O. BOX 450888 MIAMI, FLA. 33145 TEL. (305) 9920

OFFICIAL RECORDS
BOOK 1285 PAGE 1845
SEMINOLE CO. FL.

All references to the "Declaration" or the "Declaration of Easements, Covenants, Conditions, and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA" now or hereafter made in other instruments of Public Record in Seminole County, Florida, or in the Articles of Incorporation, By-Laws, and other corporate documents and papers of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, shall mean and refer to this Declaration as herein set forth.

ARTICLE I

DEFINITIONS AND CONSTRUCTION

Section 1. "Association" means Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., a corporation not for profit, organized pursuant to Chapter 617, Florida Statutes, its successors and assigns.

Section 2. "Owner" means the record Owner, whether one or more persons or entities, of the fee simple title to any lot which is part of the Properties, including contract sellers, but excluding any other party holding such fee simple title merely as security for the performance of an obligation.

Section 3. "Properties" means that certain parcel of real property described in Exhibit "A" attached hereto and incorporated herein by reference, together with such additions thereto as may hereafter by annexed by amendment to this Declaration.

Section 4.(a) "Common Area A" means all real property consisting primarily of roads and road rights-of-way owned by the Association for the common use and enjoyment of the owners. Common Area A to be owned by the Association at the time of the conveyance of the first lot is described in Exhibit "B" attached hereto and incorporated herein by reference.

(b) "Common Area B" means all real property consisting primarily of recreational land with improvements of a recreation building, tennis courts and related improvements owned by the Association for the common use and enjoyment of the Owners. Common Area B to be owned by the Association at the time of the conveyance of the 233rd lot is described in Exhibit "C" attached hereto and incorporated herein by reference.

CARLTON, FIELDS, COLE, SELAGOOD & HERNANDEZ, P.A. 2480 S.W. 27th AVENUE, P.O. BOX 402888, MIAMI, FLA. 33145 • TEL. 856-9020

OFFICIAL RECORDS
BOOK 1285 PAGE 1846
SEMINOLE CO. FL.

(c) "Common Areas" refers to Common Area A and Common Area B as described in Exhibit "B" and Exhibit "C", respectively, attached hereto and incorporated herein by reference.

Section 5. "Lot" means any plot of land shown upon any recorded subdivision map or plat of the Properties together with all improvements thereon, with the exception of the Common Area(s).

Section 6. "Developer" means J.S.I. Developers, Inc., a Florida corporation, and such of its successors and assigns as shall acquire an interest in more than one undeveloped lot from J. S. I. Developers, Inc. for the purpose of development.

Section 7. "Mortgage" means any mortgage, deed of trust, or other instrument transferring any interest in a Lot, or any portion thereof, as security for performance of an obligation.

Section 8. "Mortgagee" means any person named as the Obligee under any Mortgage, as hereinabove defined, or any successor in interest to such person under such Mortgage.

Section 9. "FHA" means The Federal Housing Administration.

Section 10. "VA" means The Veterans Administration.

Section 11. "The Work" means the initial development of the Propetties as a residential community by the construction and installation thereof of streets, buildings, and other improvements by Developer.

Section 12. "Recorded" means filed for record in the public records of Seminole County, Florida.

Section 13. "Person" means any natural person or artificial legal entity.

Section 14. "Interpretation." Unless the context otherwise requires, the use herein of the singular shall include the plural and vice versa; the use of one gender shall include all genders; and the use of the term "including" shall mean "including, without limitation." This Declaration shall be liberally construed in favor of the party seeking to enforce the provisions hereof to effectuate the purpose of protecting and enhancing the value, marketability, and desirability of the Properties by providing a common plan for the development and preservation thereof. The headings used herein are for indexing purposes only and shall not be used as a means of interpreting or construing the substantive provisions hereof.

CADET, DAVEY, COLE, SELAGOOD & BERNARD P.A. 2100 S.W. 17TH AVENUE P.O. BOX 450888 MIAMI, FLA. 33145 • TEL. 856-9820

Section 15. "233rd Lot" as used herein shall refer to the cumulative total of lots sold in Wedgewood Tennis Villas of Tuscawilla, and not a specifically numbered lot.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every Owner shall have a non-exclusive right and easement of enjoyment in and to the Common Area(s) subject to the following provisions:

(a) The right of the Association to make regular and special assessments and other fees for the construction, beautification, and maintenance of the Common Area(s).

(b) The right of the Association to suspend the voting rights of an Owner for any period during which:

(i) any assessment (and/or costs, expenses and/or reasonable attorneys' fees involved, if any) against his Lot remains unpaid,

(ii) the Lot Owner is in violation of any of the terms and conditions of this Declaration, and

(iii) for a period not to exceed sixty (60) days for any infraction of its published rules and regulations.

(c) The right of the Association to suspend the Lot Owner's easement of enjoyment in and to the Common Area(s) for any period during which:

(i) any assessment (and/or costs, expenses and/or reasonable attorneys' fees involved, if any,) against his lot remains unpaid,

(ii) the Lot Owner is in violation of any of the terms and conditions of this Declaration, and

(iii) the Lot Owner commits an infraction of its published rules and regulations (in which case the period of suspension shall not exceed sixty (60) days).

(d) The right of the Association to dedicate or transfer all or any part of the Common Area(s) to any public agency, authority, or utility for such purpose and subject to such

OFFICIAL RECORDS BOOK 1285 PAGE 1847 SEMINOLE CO. FL.

CAREY, DAVEN, COLE, STEWOOD & BERNARD, P.A. 2180 S.A. 1st AVENUE, P.O. BOX 450888 MIAMI, FLA. 33145 • TEL 856-8820

OFFICIAL RECORDS
BOOK 1285 PAGE 1848
SEMINOLE CO. FL.

conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by two-thirds (2/3) of each class of members agreeing to such dedication or transfer has been recorded.

(e) The right of the Developer to postpone conveyance of Common Area B to the Association until after the 233rd Lot to a Lot Owner.

(f) The right of the Developer to restrict, in its sole discretion, the non-exclusive rights and easement of enjoyment of the Lot Owners in and to Common Area B until after the Developer conveys the 233rd Lot to a Lot Owner.

(g) The right of the Developer to the exclusive use and enjoyment of Common Area B for business, sales, construction and related purposes until after the Developer conveys the 233rd Lot to a Lot Owner. In the event that the Developer, in its sole discretion, grants to the Association and/or the Lot Owners a non-exclusive right and easement of enjoyment prior to the conveyance of the 233rd Lot by Developer to a Lot Owner and/or prior to the conveyance of Common Area B to the Association, Developer may impose reasonable restrictions, conditions and charges in connection therewith, including but not limited to, payment or reimbursement to Developer for all expenses for maintenance, operating expenses and taxes involved with Common Area B.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws of the association, his right of enjoyment to the Common Area and facilities thereon to the members of his family, his tenants, or contract purchasers, provided the foregoing actually reside upon such Owner's Lot.

Section 3. Owners' Other Easements. Each Owner shall have an easement for pedestrian and vehicular ingress and egress over, upon, and across the Common Area for access to his Lot and shall have the right to lateral and subjacent support of his Lot. Such easements of ingress and egress shall be non-exclusive as to all common recreational area, streets and roads situated on the Properties. There shall be reciprocal appurtenant easements for the maintenance, repair, and reconstruction of any Common Area(s), as hereinafter more particularly provided.

CAREY, DWYER, COLE, SELWOOD & BERNARD, P.A. 2100 S.A. 17th AVENUE P.O. BOX 450000 MIAMI, FLA. 33145 TEL. 856-9920

OFFICIAL RECORDS
BOOK 1285 PAGE 1849
SEMINOLE CO. FL.

Section 4. Easements of Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each Lot and such portion or portions of the Common Area adjacent thereto, or as between adjacent Lots, or both, for the placement, settling, or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms hereof), to a distance of not more than five (5) feet, as measured from any point on the common boundary between each Lot and the adjacent portion of the Common area or as between said adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point, provided, however, that in no event shall an easement for encroachment exist if such encroachment is caused by willful misconduct on the part of an Owner, Tenant, or the Association.

Section 5. Antennas: No television, radio or other masts, towers, poles, antennas, aerials, wires, or appurtenances thereto, shall be erected, constructed, or maintained on any Lot in such a manner as to be visible from the exterior of such Lot, without the express prior written approval of the Architectural Control Committee of the Association which approval may be withheld for any reason whatsoever in the sole discretion of such committee.

Section 6. Use of Units: Each Lot shall be used for single-family residential purposes only, and no trade or business of any kind may be carried on therein. Lease or rental of a Lot for single-family residential purposes shall not be construed as a violation of this Covenant.

Section 7. Use of Common Area(s). There shall be no obstruction of the Common Area(s), nor shall anything be kept or stored on any part of the Common Area without the prior written consent of the Developer and/or Association, as may be appropriate, except as specifically provided herein. Nothing shall be altered on, constructed in, or removed from the Common Area(s) except upon the prior written consent of the Developer and/or Association, as may be appropriate.

Section 8. Prohibition of Damage and Certain Activities. Nothing shall be done or kept in any Lot or in the Common Area(s) or any part thereof to increase the rate of insurance on the Properties or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing

CADEY DWIER COLE SELADOR & BERNARD P.A. 2 SOUTH BISCAYNE BLVD. 34TH FLOOR MIAMI, FLA. 33131 TEL: 858-9920

OFFICIAL RECORDS
BOOK 1285 PAGE 1850
SEMINOLE CO. FL.

shall be done or kept in any Lot or in the Common Area(s), or any part thereof, which would be in violation of any Statute, rule, ordinance, regulation, permit or other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Area(s) or any part thereof or of the exterior of the Properties and buildings shall be committed by any Owner or any Tenant or invitee of any Owner; and each Owner shall indemnify and hold the Association and other Owners harmless against all loss resulting from any such damage or waste caused by him or his tenants or invitees, to the Association or other Owners. No noxious, destructive or offensive activity shall be permitted on any Lot or in the Common Area(s) or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing on the Properties.

Section 9. Signs Prohibited. No sign of any kind shall be displayed to the public view on any Lot or the Common Area(s) without the prior written consent of the Developer and the Association, except customary name and address signs and a lawn sign of not more than five square feet in size advertising the property for sale or rent, provided the same are in accordance with rules and regulations adopted by the Developer and the Association. All signs must comply with the ordinances or city code of the City of Winter Springs, Florida, where applicable.

Section 10. Parking. No owner shall park, store, keep, repair, or restore any vehicle, boat, or trailer anywhere upon the Properties, except within the garaged area of each Lot and concealed from view; provided, however, that (a) two passenger automobiles or (b) one passenger automobile and/or either one motorcycle or truck of 1/2 ton capacity or less may be parked on the driveway area appurtenant to each Lot. No boat(s) or boat trailer(s) may be parked, stored, kept, repaired or restored on driveway areas. Use of all guest parking areas on the Common Area(s), if any, shall be subject to such rules and regulations as may from time to time be adopted by the Developer and/or Association.

Section 11. Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or the Common

CAREY, DWYER, COLE, SELWOOD & BERNARD P.A. 2100 S.A. 17th AVENUE P.O. BOX 025000 MIAMI, FLA. 33102-5000 TEL. 858-3922

OFFICIAL RECORDS
BOOK 1285 1851
SEMINOLE CO. FL.

Area(s), except that dogs, cats, and other customary household pets may be kept on Lots subject to rules and regulations adopted by the Developer and/or the Assocation, provided that such pets do not create a nuisance and further provided that such pets are not kept, bred, or maintained for any commercial purpose. The Developer and/or Association may prohibit the keeping of any pet anywhere upon the Properties which the Developer and/or Association reasonably determine may constitute a threat to the safety or health of persons lawfully upon the Properties. All owners at all times shall comply with all rules, regulations, City codes, ordinances, statutes, and laws adopted, promulgated, or enforced by any governmental authority or public agency having jurisdiction of the Properties and relating to animals.

Section 12. Rubbish. No rubbish, trash, garbage, or other waste material shall be kept or permitted upon any Lot or Common Area(s) except inside the improvements on each Lot or in sanitary containers concealed from view, and in accordance with rules and regulations adopted by the Developer and/or Association, and in accordance with all codes, ordinances, rules, regulations, and laws of governmental authorities having jurisdiction thereof.

Section 13. Provisions Inoperative As to Initial Construction. Nothing contained in this Declaration shall be interpreted or construed to prevent Developer, its transferees, or its or their contractors, or subcontractors, from doing or performing on all or any part of the Properties owned or controlled by Developer, or its transferees, whatever they determine to be reasonably necessary or advisable in connection with the completion of the work as long as same is in compliance with all codes, ordinances, rules, regulations, and laws of governmental agencies having jurisdiction thereof, including, without limitation:

(a) erecting, constructing, and maintaining thereon such structures as may be reasonably necessary for the conduct of Developer's business of completing the Work and establishing the Properties as a residential community and disposing of the same parcels by sale, lease, or otherwise; or

(b) conducting thereon its or their business of completing the Work and establishing the Properties as a residential community

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and disposing of the properties in parcels by sale, lease, or otherwise; or

(c) maintaining such sign or signs thereon as may be reasonably necessary in connection with the sale, lease, or other transfer of the Properties in parcels.

As used in this Section and its subparagraphs, the term "its transferees" specifically does not include purchasers of Lots improved as completed residences.

OFFICIAL RECORDS
BOOK 1285 PAGE 1852
SEMINOLE CO. FL.

Section 14. Rules and Regulations. No Owner shall violate the rules and regulations for the use of the Lots and the Common Area(s), as the same are from time to time adopted by the Developer and/or Association. The prohibitions and restrictions contained in this Article shall be self-executing without implementation by rules and regulations; but the foregoing shall not be construed as an implied prohibition against the Developer and/or the Association's extending the scope of such prohibitions and restrictions by from time to time adopting rules and regulations consistent with this Declaration.

Section 15. Ownership Rights Limited To Those Enumerated. No transfer of title to any Lot shall pass to the Owner thereof any rights in and to the Common Area(s) except as are expressly enumerated in this Declaration. In the event any Lot is shown or described as bounded by any stream, pond, or any other body of water situated in whole or in part upon the Common Area(s), all riparian rights therein shall be appurtenant to the Common Area(s) and no attempted grant thereof to an Owner shall be effective as to the Association or the other Owners. In the event any Lot is shown or described as abutting a street, utility easement, or other area dedicated to public use, the underlying fee simple title to such area, if any, shall not pass as an appurtenance to such Lot, but shall be construed as part of the Common Area(s) and pass as an appurtenance to the Common Area(s). No provision in any Deed or other instrument of conveyance of any interest in any Lot shall be construed as passing any right, title, and interest in and to the Common Area(s) except as expressly provided, but that such monument shall be a part of the Common Area(s) and all rights therein shall inure to the benefit of the Association and all Owners.

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OFFICIAL RECORDS
BOOK 1285 PAGE 1853
SEMINOLE CO. FL.

Section 16. Use of Common Area(s). The conveyance by Developer to the Association of any portion of the Common Area(s) shall assign to the Association all right, if any, reserved to Developer with respect to such portion of the Common Area(s) by any recorded subdivision plat of the Properties to restrict or to deny, or both, ingress and egress to any person over, across, and through the Common Area(s), regardless of whether such assignment shall be expressed in the deed of conveyance; provided, however, the Association shall not exercise such right, if any, in such a manner as to interfere with Developer's completion of the Work, as such may be determined in the sole and absolute discretion of Developer.

Section 17. All portions of lots on Howell Creek, which are shown on recorded plat as Greenbelt Easement, shall not have any structures constructed of any kind including fences, patios, or pools within such Greenbelt Easement. All trees and all natural ground cover shall remain and only minor hand-clearing will be allowed. This easement shall not be sodded or planted in grass or otherwise be maintained as part of the developed lot. The Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., will have the right to enter said easement to maintain the drainage.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot which is subject to assessment shall be a member of the Association. If title to a Lot is held by more than one person, each of such persons shall be members. An Owner of more than one Lot shall be entitled to one membership for each Lot owned by him. Each such membership shall be appurtenant to the Lot upon which it is based and shall be transferred automatically by conveyance of that Lot. No person or entity other than an Owner or Developer may be a member of the Association, and a membership in the Association may not be transferred except in connection with the transfer of title to a Lot; provided, however, the foregoing shall not be construed to prohibit the assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

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BOOK 1285 PAGE 1854
SEMINOLE CO. FL.

Section 2. Voting. The Association shall have two (2) classes of voting membership:

(a) Class A. Class A members shall be all Owners and shall be entitled to one (1) vote for each Lot owned: provided, however, so long as there is Class B membership, Developer shall not be a Class A Member. When more than one person holds an interest in any Lot, all such persons shall be counted as a single member. The vote for such Lot shall be exercised as they among themselves determine; but in no event shall more than one (1) vote be cast with respect to any Lot. There shall be no split vote. Prior to the time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Secretary of the Association in order to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

(b) Class B. The Class B member(s) shall be the Developer and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(i) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(ii) On June 1, 1986.

Section 3. Amplification. The provisions of this Declaration are amplified by the Articles of Incorporation and the By-Laws of the Association; provided, however, no such amplification shall substantially alter or amend any of the rights or obligations of the Owners set forth herein. In the event of any conflict between this Declaration and the Articles of Incorporation or the By-Laws, this Declaration shall control.

ARTICLE IV

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 1. The Common Area(s). The Association, subject

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OFFICIAL RECORDS
BOOK 1285 PAGE 1855
SEMINOLE CO. FL

to the rights of the Developer and of the Owners set forth in this Declaration, shall be responsible for the exclusive management, control and maintenance of the Common Area(s) from the time of the conveyance by Developer to the Association of the Common Area(s) and all improvements thereon (including furnishings and equipment related thereto), and shall keep the same in good, clean, substantial, attractive, and sanitary condition, order and repair. The Association's duties shall extend to, and include, all streets upon, over and through the Common Area(s).

Section 2. Private Streets And Roadways. The Association shall be responsible for the exclusive management, control and maintenance of all streets and private roadways and improvements thereon, if any, constructed, or to be constructed, by the Developer on lands submitted to and under this Declaration, and shall keep same in good, clean, substantial, attractive and sanitary condition, order and repair.

Section 3. Street Lighting The Association shall be responsible for the exclusive management, control and maintenance of all street lighting constructed, or to be constructed by the Developer. The Association shall also pay the costs of operation of such street lighting. Nothing herein contained shall require the Association to pay for any interior or exterior lighting or lighting fixtures of Lot Owners.

Section 4. Sidewalks. The Association shall be responsible for the exclusive management, control and maintenance of any and all sidewalks, if any, installed within the Common Area(s) or within the lands submitted to and under this Declaration and of the sidewalks, installed or to be installed, by the Developer, if any.

Section 5. Exterior Maintenance In addition to maintenance of the Common Area(s), the Association's duty of exterior maintenance which is subject to assessment hereunder, shall extend to, and include, mowing of any lawn area on any Lot and maintenance and replacement of any landscaping upon any Lot installed by Developer as part of the Work and replacements thereof. The Association shall maintain, but shall not be required to replace, any driveway installed by Developer as part of the Work, and replacements thereof. The Association's duty of exterior maintenance shall not extend to, nor include any of the following:

OFFICIAL RECORDS
BOOK 1285 1856
SEMINOLE CO. FL.

(a) Paint, repair, replace, and care for roofs, gutters, downspouts, exterior building surfaces, and walks installed by Developer as part of the Work.

(b) Maintenance, repair, or replacement of glass surfaces or screening;

(c) Replacement of exterior doors, including garage doors, and patio gates;

(d) Maintenance or replacements of any trees, shrubs, or landscaped areas installed or created by any Owner in addition to, or in replacement of, the landscaped areas installed by Developer, as part of the Work;

(e) Maintenance, repair, or replacement of any exterior lighting fixtures, mail boxes, or other similar attachments;

(f) Maintenance, repair, or replacement required because of the occurrence of any fire, wind, vandalism, or other casualty;

(g) Maintenance or replacement of any trees, shrubs, or landscaped area within any enclosed patio or courtyard area of any Lot;

(h) Replacement of driveway.

Maintenance, repair,or replacement, as the case may be, of any of the foregoing excluded items shall be responsibility of each Owner. Should any Owner neglect or fail to maintain, repair, or replace, as the case may be, any of the foregoing excluded items, then the Association, after approval by a two-thirds vote of its Board of Directors, may maintain, repair, or replace the same, as the case may be, at such Owner's expense; and the cost thereof shall be added to and become a part of the assessment against such Owner's Lot. If the need for any maintenance, repair, or replacement, as the case may be, pursuant to this section is caused by the willful or negligent act of any Owner, or any member of any Owner's family or household, or any tenant's family or household, then the cost thereof shall be added to and become a part of the assessment against such Owner's Lot. The Association additionally shall be subrogated to the rights of such Owner with respect to damage caused by any invitee, tenant, or member of such Tenant's family or household.

Section 6. Right of Entry. The Association, through its employees, contractors, and agents, is hereby granted a right of entry

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OFFICIAL RECORDS
BOOK 1285 1857
SEMINOLE CO. FL.

into and upon each Lot to the extent reasonably necessary to discharge the Association's duties of exterior maintenance and for any other purpose reasonably related to the Association's performance of any duty imposed, or exercise of any right granted, by this Declaration, including, without limitation, the discharge of any duty of maintenance or replacement, or both, imposed upon any Owner. Such right of entry shall be exercised in a peaceful and reasonable manner at reasonable times and upon reasonable notice whenever the circumstances permit. Entry into any improvement upon any Lot shall not be made without the consent of the Owner or occupant thereof except when such entry is reasonably necessary for the immediate preservation or protection, or both, of the health or safety, or both, of any person lawfully upon the Properties or of any such person's property. An Owner shall not arbitrarily withhold consent to such entry for the purpose of discharging any duty or exercising any right granted by the foregoing sections of this Article, provided such entry is upon reasonable notice, at a reasonable time, and in a peaceful and reasonable manner.

Section 7. Services for Association. The Developer and/or Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Developer and/or Association shall determine to be necessary or desirable for the proper operation of the Properties, whether such personnel are furnished or employed directly by the Developer and/or the Association or by any persons or entity with whom or which it or they contract. The Developer and/or the Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Properties or the enforcement of this Declaration. In the event the Developer obtains any of the above described services for the benefit of the Association, the Association shall pay for same directly or shall reimburse Developer, as Developer in it discretion directs.

Section 8. Materials for Association and/or Owner(s).

The Developer and/or the Association may obtain and pay for materials from any person(s), firm(s), corporation(s) or other entity or entities, to the extent they deem necessary, desirable and/or advisable for the proper operation of the Properties, whether such materials are

OFFICIAL RECORDS
BOOK PAGE
1285 1858
SEMINOLE CO. FL.

furnished directly by the Developer and/or the Association or by any person(s), firm(s), corporation(s) or other entity or entities with whom or which they contract. In the event the Developer obtains such materials for the benefit of the Association, the Association shall pay for same directly or shall reimburse Developer, as Developer in its discretion directs. In the event that the Developer and/or the Association obtain such materials for the benefit or on account of a particular Lot or Lot Owners, the Lot Owner or Lot Owners shall pay for same directly or shall reimburse the Developer and/or the Association, as the case may be, as the Developer and/or Association in their discretion may direct. All sums due to the Developer and/or the Association pursuant to such contract(s) shall be added to and become an assessment against an Owner's Lot or Owners' Lots, as the case may be.

Section 9. Services For Owners. The Developer and/or the Association may contract, or otherwise arrange, with any person or entity to furnish water, trash collection, sewer services, maintenance, replacement, and other common services to all Lots. Any Owner additionally may voluntarily contract with the Developer and/or the Association for the Developer and/or the Association to perform, or cause performance of, any service benefitting such Owner's Lot at the cost and expense of such Owner. All sums due to the Developer and/or the Association pursuant to such contract shall be added to and become an assessment against such Owner's Lot. Notwithstanding the foregoing, the Developer and/or the Association may not contract with any Owner to provide any service at such Owner's expense which it is the duty of the Developer and/or the Association, respectively, to provide at their own expense under any provision of this Declaration.

Section 10. Personal Property For Common Use. The Association may acquire and hold tangible and intangible personal property and may dispose of the same by sale or otherwise, subject to such restrictions as may from time to time be provided in the Association's By-Laws.

Section 11. Rules and Regulations. The Association from time to time may adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Lots and of the Common Area(s), after such Common Area(s) have been conveyed to the Association which

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rules and regulations shall be consistent with the rights and duties established by this Declaration.

Section 12. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration, its Articles of Incorporation, or by law, and every other right or privilege reasonably to be implied from the existence of any right or privilege granted herein or reasonably necessary to effectuate the exercise of any right or privilege granted herein.

OFFICIAL RECORDS
BOOK 1285 PAGE 1859
SEMINOLE CO. FL.

Section 13. Restriction on Capital Improvements. Except for replacement or repair of those items installed by Developer as part of the Work, and except for personal property related to the maintenance of the Common Area(s), the Association may not authorize capital improvements to the Common Area(s) without Developer's consent during a period of five (5) years from the date of this Declaration or when Developer conveys the 233rd Lot to a Lot Owner, whichever is earlier. At all times hereafter, all capital improvements to the Common Area(s), except for replacement or repair of those items installed by Developer as part of the work, except for personal property related to the maintenance of the Common Area(s), and further except for capital improvements requested and/or authorized by Developer shall require the approval of two-thirds (2/3) of the Owners.

ARTICLE V

COVENANT FOR ASSESSMENTS

Section 1. Creation of a Lien and Personal Obligation of Assessments. The Developer, for each Lot owned within the Properties, hereby covenants, and each Owner of any Lot 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 Association: (1) annual assessments or charges; and (2) special assessments for capital improvements, such assessments to be established and collected as herein provided; and (3) special assessments against any particular Lot which are established pursuant to the terms of this Declaration; and (4) all excise taxes, if any, which may be imposed on all or any portion of the foregoing by law. All such assessments, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against

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OFFICIAL RECORDS
BOOK 1285 1860
SEMINOLE CO. FL.

which each assessment is made. Each such assessment, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass to an Owner's successors in title unless expressly assumed by them, but shall continue to be a charge and lien on the property against which each assessment is made.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the health, safety, and welfare of the residents in the Properties; for the improvement and maintenance of the Common Area(s)(regardless of when conveyed to the Association), for payment of all taxes assessed to the Association, if any, in respect to the Common Areas(s)(regardless of when conveyed to the Association), or the improvements or personal property thereon, or both; and for the Association's general activities and operations in promoting the health, safety, and welfare of the residents in the Properties.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot by Developer to an Owner, the maximum annual assessment shall be $420.00 per Lot ($35.00 per Lot per month).

(a) From and after January 1 of the year immediately following the conveyance of the first Lot by Developer to an Owner, the maximum annual assessment may be increased each year by not more than twenty per cent (20%) of the prior year's annual assessment, except as provided in subsection (b) hereafter.

(b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased by more than the twenty per cent (20%) of the prior year's annual assessment, as hereinabove provided, by a vote of two-thirds of each class of members who are voting in person or by proxy at a meeting duly called for such purpose and, during the first five (5) years from the date hereof or until Developer conveys the

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OFFICIAL RECORDS
BOOK 1285 PAGE 1861
SEMINOLE CO. FL.

233rd Lot to a Lot Owner, whichever is earlier, the same shall require approval of Developer.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the amount set forth herein.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the 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 Area(s), including fixtures and personal property related thereto, or the Properties, provided that any such assessment shall have the assent of two-thirds (2/3) of the votes of each Class of voting members who are voting in person or by proxy at a meeting duly called for this purpose and, during the first five (5) years from the date hereofor until the Developer conveys the 233rd Lot to a Lot Owner, whichever is earlier, the same shall require the approval of Developer.

Section 5. Notice of Meetings. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 hereof shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast a majority of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be the same as the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both special assessments for capital improvements, and annual assessments, shall be fixed at a uniform rate for all Lots and may be collected on a monthly or quarterly basis in the discretion of the Board of Directors of the Association; provided, however, the foregoing requirement of uniformity shall not prevent special assessments against any particular lot which are established pursuant to the terms of this Declaration.

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OFFICIAL RECORDS
BOOK 1285 PAGE 1862
SEMINOLE CO. FL.

Section 7. Developer's Assessment. Notwithstanding the foregoing requirement of uniformity or any other provision of this Declaration, or the Association's Articles of Incorporation or By-Laws, to the contrary, the annual assessment against any Lot in which Developer owns any interest and is offered for sale by Developer shall, as long as there is Class "B" membership in the Association, be fixed by the Board of Directors annually in an amount not less than twenty-five percent (25%) nor more than one hundred percent (100%) of the amount hereinabove established against Lots owned by the Class "A" members of the Association. Upon termination of the Class "B" membership in the Association, as hereinabove provided, the annual assessment against any Lot in which Developer owns any interest and is offered for sale by Developer shall be twenty-five percent (25%) of the amount hereinabove established against Lots owned by Class "A" members of the Association, other than Developer. Upon transfer of title of a Developer-owned Lot, such Lot shall be assessed in the amount established against Lots owned by the Class "A" members of the Association, prorated as of, and commencing with, the month following the date of transfer of title. Notwithstanding the foregoing, those Lots from which Developer derives any rental income, or holds an interest as mortgagee or contract seller, shall be assessed at the same amount as is hereinabove established for Lots owned by Class "A" members of the Association, prorated as of, and commencing with, the month following the execution of the rental agreement or mortgage, or the contract purchaser's entry into possession, as the case may be. Under this Declaration the Developer shall only be assessed on improved Lots which it holds for sale and/or rental, which shall mean Lots on which completed dwellings have been constructed, certificates of occupancy issued, and which are offered for sale and/or rental by the Developer.

Section 8. Date of Commencement of Annual Assessments. The annual assessments provided for herein shall commence as to all Lots within that portion of the Properties described in Exhibit "A" attached hereto on the first day of the month following the closing on first lot between Developer and Lot Owner. The annual assessments within any addition to the Properties created by annexation, as hereinafter provided, shall commence as to all Lots included within each such

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OFFICIAL RECORDS
BOOK 1285 PAGE 1863
SEMINOLE CO. FL.

annexation on the first day of the month following the closing on first lot included within that annexation to the Association. The first annual assessment against any Lot shall be prorated according to the number of months then remaining in the calendar year. Both annual and special assessments may be collected on a monthly or quarterly basis, in the discretion of the Board of Directors of the Association, which shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The Association shall, upon demand, and for a reasonable charge, furnish to any interested party a certificate signed by an officer of the Association setting forth whether the assessments against a specific Lot have been paid and, if not, the amount of the delinquency thereof. The Board of Directors of the Association shall establish the due date of all assessments contemplated by this Declaration.

Section 9. Lien for Assessments. All sums assessed to any Lot pursuant to this Declaration, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, shall be secured by a lien on such Lot in favor of the Association. Such lien shall be subject and inferior to the lien for all sums secured by a first mortgage encumbering such Lot. Except for liens for all sums secured by a first mortgage, all other lienors acquiring liens on any Lot after recordation of this Declaration in the Public Records of Seminole County, Florida, shall be deemed to consent that such liens shall be inferior to liens for assessments, as provided herein, whether or not such consent is specifically set forth in the instruments creating such liens. The recordation of this Declaration in the Public Records of Seminole County, Florida, shall constitute constructive notice to all subsequent purchasers and creditors, or either, of the existence of the lien hereby created in favor of the Association and the priority thereof and shall place upon each such purchaser or creditor, other than a first mortgagee, the duty of inquiring of the Association as to the status of assessments against any Lot within the Properties.

Section 10. 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

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OFFICIAL RECORDS
BOOK PAGE
1285 1864
SEMINOLE CO. FL.

of eighteen percent (18%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the 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. A suit to recover a money judgment for unpaid assessments hereunder shall be maintainable without foreclosing or waiving the lien securing the same and the Association shall be entitled to collect all costs, expenses, and reasonable attorneys' fees involved whether suit be brought or not and whether the action is for money judgment or foreclosure of lien. In addition to the foregoing, the Association shall have the right to suspend the Lot Owner's easement of enjoyment in and to the Common Area(s) for any period during which any assessment (and/or costs, expenses and/or reasonable attorneys' fees involved) against his Lot remains unpaid.

Section 11. Foreclosure. The lien for sums assessed pursuant to this Declaration may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property may be foreclosed in Florida. In any such foreclosure, the Owner shall be required to pay all costs and expenses of foreclosure, including reasonable attorneys' fees. All such costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Lot which shall become due during the period of foreclosure, and the same shall be secured by the lien foreclosed and accounted for as of the date the Owner's title is divested by foreclosure. The Association shall have the right and power to bid at the foreclosure or other legal sale to acquire the Lot foreclosed, and thereafter to hold, convey, lease, rent, encumber, use and otherwise deal with the same as the Owner thereof for the purposes of resale only. In the event the foreclosure sale results in a deficiency, the Court ordering the same may, in its discretion, enter a personal judgment against the Owner thereof for such deficiency, in the same manner as is provided for foreclosure of mortgages in the State of Florida.

Section 12. Homesteads. By acceptance of a Deed thereto, the Owner of each Lot shall be deemed to acknowledge conclusively that the

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BOOK 1285 1865
SEMINOLE CO. FL.

obligations evidenced by the assessments provided for in this Declaration are for the improving and maintenance of any homestead maintained by such Owner on such Owner's Lot.

Section 13. 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 shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure of any such first mortgage, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for assessments thereafter becoming due or from the lien thereof. The Association shall, upon written request, report to any encumbrancer of a Lot any unpaid assessments remaining unpaid for a period longer than thirty (30) days after the same shall have become due and shall give such encumbrancer a period of thirty (30) days in which to cure such delinquency before instituting foreclosure proceedings against the Lot; provided, however, that such encumbrancer first shall have furnished to the Association written notice of the existence of the encumbrance, which notice shall designate the Lot encumbered by a proper legal description and shall state the address to which notices pursuant to this section shall be given to the encumbrancer. Any encumbrancer holding a lien on a Lot may pay, but shall not be required to pay, any amounts secured by the lien created, and by so paying shall be subrogated to all rights of the Association with respect to such lien, including priority.

ARTICLE VI

ARCHITECTURAL CONTROL

Section 1. Architectural Control Committee. The Board of Directors of the Association shall appoint as a standing committee an Architectural Control Committee, which shall be composed of three (3) or more persons appointed by the Board of Directors, or in the Board's discretion, the Board may constitute itself the Architectural Control Committee. No member of the Committee shall be entitled to compensation for services performed; but the Committee may employ independent professional advisors and allow reasonable compensation to such advisors

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OFFICIAL RECORDS
BOOK 1285 PAGE 1866
SEMINOLE CO. FL.

from Association funds. The Architectural Control Committee shall have full power to regulate all exterior changes to the Properties in the manner hereinafter provided.

Section 2. Committee Authority. The Committee shall have full authority to regulate the use and appearance of the exterior of the Properties to assure harmony of external design and location in relation to surrounding buildings and topography and to protect and conserve the value and desirability of the properties as a residential community. The power to regulate shall include the power to prohibit those exterior uses or activities deemed inconsistent with the provisions of this Declaration, or contrary to the best interests of the Association in maintaining the value and desirability of the Properties as a residential community, or both. The Committee shall have authority to adopt, promulgate, rescind, amend, and revise rules and regulations in connection with the foregoing; provided, however, such rules and regulations shall be consistent with the provisions of this Declaration and, in the event the Board of Directors of this Association has not constituted itself as the Committee, such rules and regulations shall be approved by the Board of Directors prior to the same taking effect. Violations of the Committee's rules and regulations shall be enforced by the Board of Directors, unless such enforcement authority is delegated to the Committee by resolution of the Board of Directors.

Section 3. Committee Approval. Without limitation of the foregoing, no changes, alterations, additions, reconstruction, replacements, or attachments of any nature whatsoever, shall be made to the exterior of any Lot, including that portion of any Lot not actually occupied by the Improvements thereon, except such as are identical to those installed, improved, or made by Developer in connection with the Work, until the plans and specifications showing the nature, kind, shape, heights, materials, locations, color and approximate cost of the same shall have been submitted to, and approved by, (a) the Architectural Control Committee in writing, and (b) within five (5) years from the date hereof or until the Developer conveys the 233rd Lot to a Lot Owner, whichever is earlier, approved by Developer in writing, and (c) any and all governmental authorities having jurisdiction thereof. The Committee's approval shall not be required of any changes or

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OFFICIAL RECORDS
BOOK 1285 PAGE 1867
SEMINOLE CO. FL.

alterations within a completely enclosed courtyard area, provided the same are not visible from the Common Area(s) or visually objectionable to any adjoining Lot, it being expressly intended that any landscaping within an enclosed courtyard area which is capable of attaining a height in excess of any courtyard fence installed by Developer, if any, shall be subject to Committee and Developer approval as hereinabove provided. No Owner shall undertake any exterior maintenance of his Lot which is the duty of the Association, as hereinabove provided, without the prior approval of the Committee and/or Developer. No replacement shall be made by any Owner without the Committee's prior approval and/or Developer's prior approval, as provided above, unless the replacement is identical to that utilized by Developer in connection with the Work. Nothing shall be kept, placed, stored, or maintained upon the exterior of any Lot, including any portion of any Lot not enclosed by the improvements thereon, or upon the Common Area(s), without the Committee's and/or Developer's prior approval as provided above. All applications to the Committee for approval of any of the foregoing shall be accompanied by plans and specifications or such other drawings or documentation as the Committee and/or Developer, as the case may be, may require. In the event the Committee and/or Developer, as may be appropriate, fails to approve or disapprove of an application within thirty (30) days after the same has been submitted to it, the Committee's and /or Developer's approval respectively, shall be deemed to have been given. In all other events, the Committee's and/or Developer's approval shall be in writing. If no application has been made to the Architectural Control Committee, suit to enjoin or remove any structure, acitivity, use, change, alteration, or addition in violation of the prohibitions contained in this section may be instituted at any time, and the Developer, Association or any Owner may resort immediately to any other lawful remedy for such violation.

Section 4. Procedure. The Committee may, from time to time, adopt, promulgate, rescind, amend, and revise rules and regulations governing procedure in all matters within its jurisdiction and within five (5) years from the date hereof, or until the Developer conveys the 233rd Lot to a Lot Owner, whichever is earlier, same shall require approval of Developer in writing. In the event the Board of Directors

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OFFICIAL RECORDS
BOOK 1285 1868
SEMINOLE CO. FL.

of the Association does not constitute itself the Architectural Control Committee, then the Board of Directors, in its discretion, may provide by resolution for appeal of decisions of the Architectural Control Committee to the Board of Directors, subject to such limitations and procedures as the Board deems advisable. The Board of Directors of the Association, or the Architectural Control Committee, may appoint one or more persons to make preliminary review of all applications to the Architectural Control Committee and report such applications to the Committee with such person's recommendations for Committee action thereon. Such preliminary review shall be subject to such regulations and limitations as the Board of Directors or the Architectural Control Committee deems advisable. The Committee's procedures at all times shall afford the Owner whose lot is affected by Committee action reasonable notice of all Committee proceedings and a reasonable opportunity for such Owner to be heard personally and through representatives of his choosing.

Section 5. Standards. No approval shall be given by the Developer, the Association's Board of Directors or Architectural Control Committee, as may be appropriate pursuant to the provisions of this Article unless the Developer, Board or Committee, as the case may be, determines that such approval shall: (a) assure harmony of external design, materials, and location in relation to surrounding buildings and topography within the Properties; and (b) shall protect and conserve the value and desirability of the Properties as a residential community; and (c) shall be consistent with the provisions of this Declaration; and (d) shall be in the best interests of the Association in maintaining the value and desirability of the Properties as a residential community. The Developer and/or Committee, as may be appropriate, may deny any application upon the ground that the proposed alteration will create an undue burden of maintenance upon the Association. The Developer and/or Committee, as may be appropriate, may condition the approval of any application upon the Owner's providing reasonable security that the contemplated work will be completed substantially in accordance with the plans and specifications therefor submitted to the Developer and/or Committee, as may be appropriate.

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OFFICIAL RECORDS
BOOK 1285 1865
SEMINOLE CO. FL.

Section 6. Developer Consent. Within five years from the date hereof or until the Developer conveys the 233rd Lot to a Lot Owner, whichever is earlier, any and all actions of the Architectural Control Committee shall require the written approval of Developer unless such approval is waived in writing by Developer's authorized representative.

Section 7. Governmental Approval. Nothing herein contained shall be deemed to excuse or waive the obligation of the Lot Owner to comply with all codes, ordinances, rules, regulations and laws, where applicable, of governmental authorities having jurisdiction thereof.

ARTICLE VII

STAGE DEVELOPMENTS AND ANNEXATION

Section 1. Annexation without Association Approval. At any time prior to June 1, 1986, the additional lands described in Exhibit "D" attached hereto may be annexed, in whole or in part, by Developer and made subject to the governing provisions of this Declaration without the consent of the Class "A" members of the Association provided that, if an application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn, the FHA and VA determine that the annexation is in accord with the general plan for the properties heretofore approved by them. The Properties, buildings, and Owners situated upon all or any portion of the lands described in Exhibit "D" attached hereto shall become subject to the provisions of this Declaration upon recording of an appropriate amendment hereto executed by Developer without the consent of Owners. Until such an amendment is so recorded, no provisions of this Declaration shall be effective as to all or any portion of the lands described in Exhibit "D", nor shall this Declaration constitute a cloud, doubt, suspicion, or encumbrance on the title to said lands.

Section 2. When Association Approval Required. If an application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn, and the FHA or VA determine that Developer's detailed plan for the annexed property is not in accordance with the general plan on file with such agency, the annexation of all or any portion of the lands described in Exhibit "D" attached hereto shall be approved by FHA and VA and additionally must have the assent of

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OFFICIAL RECORDS
BOOK 1285 PAGE 1870
SEMINOLE CO. FL.

two-third (2/3) of the Class "A" members of the Association who are present and voting in person or by proxy at a meeting duly called for such prupose, written notice of which is to be sent to all members not less than sixty (60) days nor more than ninety (90) days in advance of such meeting, setting forth the purpose thereof. At this meeting, the presence of members or proxies entitled to caset a majority of all the votes of the Class "A" membership shall constitute a quorum. If the required quorum is not forthcoming at such meeting, another meeting may be called subject to the notice requirement hereinabove set forth; and the required quorum at any such subsequent meeting shall be members or proxies entitled to cast a majority of the votes of each class or membership. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. Developer retains the right to apply or not to apply, or to withdraw applciation, for either FHA mortgage insurance or VA mortgage guarantees at any time hereafter. Any annexation approved by the Class "A" members pursuant to the provisions of this Section shall be approved by the FHA or VA, or both, prior to the same becoming effective if an application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn.

Section 3. Other Annexations. Annexation of any lands other than those described in Exhibit "D" attached hereto, or annexations of any of the lands within said Exhibit "D" occurring after June 1, 1986, must have the approval of the Association, and the FHA and VA, if applicable, and the procedures set forth in Section 2 of this Article shall apply to such annexations. The same shall become effective upon recording of an appropriate amendment to this Declaration, executed by the Association and the Owners of all interests in the lands annexed.

ARTICLE VIII

GENERAL PROVISIONS

Section 1. Enforcement. The Developer, Association, or any Owner, 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, or pursuant to, the provisions of this Declaration; and the party enforcing the same shall have the right to recover all costs and expenses incurred, including reasonable

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OFFICIAL RECORDS
BOOK 1285 PAGE 1871
SEMINOLE CO. FL.

attorneys' fees. In the event the Developer and/or Association enforces the provisions hereof against any Owner, the costs and expenses of such enforcement, including reasonable attorneys' fees, may be assessed against such Owner's Lot as a special assessment pursuant to the provisions hereof. Failure by the Developer, Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so at any time. If these restrictions are enforced by appropriate proceedings by any such Owner or Owners, such Owner or Owners may be reimbursed by the Association for all or any part of the costs and expenses incurred, including reasonable attorneys' fees, in the discretion of the Board of Directors of the Association.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years. The covenants and restrictions of this Declaration may be amended during the first thirty (30) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be properly recorded.

Section 4. FHA/VA Approval. As long as there is a Class "B" membership, the following actions will require the approval of the Federal Housing Administration or the Veterans Administration if application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn:

(1) Dedication of Common Area,

(2) Amendment of this Declaration, and

(3) Annexation of additional Properties.

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Section 5. Effect of Recording. Any Lot situated within the real property described in Exhibit "A" attached hereto shall be deemed to be "subject to assessment," as such term is used in this Declaration, or in the Association's Articles of Incorporation or By-Laws, upon recording of this Declaration; and any Lot annexed pursuant to the provisions hereof shall be deemed "subject to assessment" upon recording of the Amendment to this Declaration annexing the same.

Section 6. Dedications. Subject to the requirements of Article II, Section 1, of this Declaration, and of Section 4 of this Article, the Association may dedicate all streets and roads in the Common Area to public use and, upon acceptance of such dedication by the public agency having jurisdiction of the same, the terms and provisions of this Declaration shall not apply to the areas so dedicated to the extent that the provisions of this Declaration are inconsistent with such dedication.

OFFICIAL RECORDS BOOK 1285 PAGE 1872 SEMINOLE CO. FL.

Section 7. Not a Condominium. It is specifically declared to be Developer's intent and each Lot Owner acquiring title to any Lot within Wedgewood Tennis Villas of Tuscawilla does hereby expressly covenant and agree that Wedgewood Tennis Villas of Tuscawilla shall not be a condominium as defined under Florida Statutes, Ch. 718 et. seq., and that nothing herein contained shall be deemed to require compliance with the Condominium Law of the State of Florida.

IN WITNESS WHEREOF, the Developer has caused this instrument to be duly executed the day and year first above written.

SIGNATURE WITNESS BY:

C Martin

C Martin

J.S.I. DEVELOPERS, INC.

By: _____
President

Attest: _____
Secretary

(Corporate Seal)

SEAL

CAREY, DWYER, COLE, SELWOOD & BRENNAN, P.A. 2180 S.W. 12TH AVENUE P.O. BOX 450008, MIAMI, FLA. 33145 • TEL. 856-0070

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this 21 day of July, 1980, by Joseph J. Hewitt and Bygrave B. Brewer, respectively Pres. President and Sec. Secretary of J.S.I. DEVELOPERS, INC., a Florida corporation, on behalf of the corporation.

Notary Public, State of Florida at Large.

My Commission Expires:

OFFICIAL RECORDS BOOK 1285 PAGE 1873 SEMINOLE CO. FL.

LEGIBILITY UNSATISFACTORY

52

OFFICIAL RECORDS
BOOK 1309 PAGE 1797
SEMINOLE CO. FL.

State of Florida

Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a corporation not for profit organized under the Laws of the State of Florida, filed on November 6, 1980, as shown by the records of this office.

The charter number for this corporation is 755030.

Given under my hand and the Great Seal of the State of Florida, at Tallahassee, the Capital, this the 10th day of November, 1980

George Firestone
Secretary of State

CER 101 Rev. 5-79

FILED
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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

OFFICIAL RECORDS
BOOK 1309 PAGE 1798
SEMINOLE CO. FL.

ARTICLES OF INCORPORATION

OF

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA

HOMEOWNERS' ASSOCIATION, INC.

We, the undersigned incorporators, all residents of the State of Florida and all of full age, hereby associate ourselves together and make, subscribe, acknowledge and file with the Department of State of the State of Florida these Articles of Incorporation for the purpose of forming a corporation not for profit in accordance with the laws of the State of Florida.

ARTICLE I

Name

DEC 9 9 59 AM '80

80376

The name of this corporation is WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., hereafter called the "Association."

ARTICLE II

Office

The initial principal office of this Association is located at 2180 S.W. 12th Avenue, Miami, Florida, which office may be changed from time to time by action of the Board of Directors.

G. S. & L. Developers
Box 938
Casselberry 32707

WOOD A. BERNARD, P.A., 2180 S.W. 12TH AVENUE, P.O. BOX 450888, MIAMI, FLA. 33145 • TEL. 856-8920

OFFICIAL RECORDS
BOOK PAGE
1309 1799
SEMINOLE CO. FL.

ARTICLE III

Purpose and Powers of the Association

This Association does not contemplate pecuniary gain or profit to the members thereof. The specific pur-poses for which it is formed are to promote the health, safety, and general welfare of the residents within all or any portion of the following described tract of land situate in Seminole County, Florida:

See Exhibit A (attached page 15)

Also known as:

WEDGEWOOD TENNIS VILLAS, Section 7, Township 21 South, Range 31 East, City of Winter Springs, Seminole County, Florida.

As per plat recorded in Plat Book 24, at Pages 33, 34, and 35, of the Public Records of Seminole County, Florida.

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and any additions thereto as may hereafter be brought within the jurisdiction of this Association; and the purposes of this Association shall include, without limitation of the foregoing, provision for the maintenance, preservation, and architectural control of the residence lots and Common Areas as may now or hereafter be created by the recordation in the Public Records of Seminole County, Florida, of that certain "Declaration of Easements, Covenants, Conditions, and Restriction of "WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA" as the same from time to time may be amended as therein provided (which Declaration, and all amendments thereto now or hereafter made, are hereafter collectively called the "Declaration") and within any additions to the above described property as may hereafter be brought within the jurisdiction of this Association. For the foregoing purposes, this Association is empowered to:

(a) exercise all of the powers and privileges, and to perform all of the duties and obligations, of this Association as set forth in the Declaration, the terms and provisions of which are here incorporated by reference; and

(b) fix, levy, collect and enforce payment of by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of this Association, including all licenses, taxes or governmental charges levied or imposed against the property of this Association; and

(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of this Association; and

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(d) borrow money, and with the assent of two-thirds (2/3) of the votes of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred; and

(e) dedicate, sell, or transfer all or any part of this Association's property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members; provided, however, no such dedication or transfer shall be effective unless an instrument has been signed by members entitled to cast not less than two-thirds (2/3) of the votes of each class of members, agreeing to such dedication, sale or transfer; and

(f) participate in mergers and consolidations with other non-profit corporations organized for similar purposes, provided that any such merger or consolidation shall have the assent of two-thirds (2/3) of the votes of each class of members; and

(g) annex additional real property in accordance with the provisions of the Declaration, with such annexations, when completed in accordance with the provisions of the Declaration, extending the jurisdiction, function, duties, and membership of this corporation to the real property thereby annexed; provided, however, that where the Declaration requires that certain annexations be approved by this Association, such approval must have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for such purpose, written notice of such meeting to be given to all members at least sixty (60) days in advance, setting forth the purpose of the meeting; and

OFFICIAL RECORDS
BOOK PAGE
1309 1802
SEMINOLE CO. FL.

(h) from time to time adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Lots and the Common Areas, as defined in the Declaration, which rules and regulations shall be consistent with the rights and duties established by the Declaration and with the provisions of these Articles of Incorporation; and

(i) have and to exercise any and all powers, rights, and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise; and

(j) cause the exteriors of the residence lots to be maintained, as provided in the Declaration.

No Part of the net earnings of the Association shall inure to the benefit of any member within the meaning of Section 501(c)(7) of the Internal Revenue Code of 1954, nor shall the Association engage in any other activity prohibited by such section, unless expressly authorized herein.

ARTICLE IV

Membership

Every person or legal entity who holds legal title of record to any undivided fee simple interest to any Lot which is subject by the provisions of the Declaration to assessment by this Association shall be a member of this Association, including contract sellers, but excluding all other persons or entities who hold an interest in any Lot merely as security for the performance of an obligation. An Owner of more than one such Lot shall be entitled to one membership for each such Lot owned by him. Membership shall

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be appurtenant to and may not be separated from ownership of any Lot which is subject to the provisions of the Declaration.

OFFICIAL RECORDS
BOOK 1309 PAGE 1803
SEMINOLE CO. FL.

ARTICLE V

Voting Rights

This Association shall have two classes of voting membership:

CLASS A. Class A members shall be all Owners (as defined in the Declaration), and shall be entitled to one vote for each Lot owned; provided, however, so long as there is Class B membership, the Developer (as defined in the Declaration) shall not be a Class A member. When more than one person holds an ownership interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine; but in no event shall more than one vote be cast with respect to any Lot. Prior to the time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Secretary of this Association in order to be entitled to a vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

CLASS B. The Class B member(s) shall be the Developer, and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or

(b) on June 1, 1986.

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OFFICIAL RECORDS
BOOK PAGE
1309 1804
SEMINOLE CO. FL.

Assessments, fees, and other charges levied or imposed by this Association need not be uniform, but may vary between Class A and Class B members, in the manner provided in the Declaration.

ARTICLE VI

Board of Directors

The affairs of this Association shall be managed by a Board of Directors initially composed of three (3) Directors, who need not be members of the Association. The number of Directors may be changed by amendment to the By-Laws of this Association but shall never be less than three (3). From and after the annual meeting immediately following the expiration of Class B membership in this As-sociation, the Board shall at all times be composed of nine (9) Directors. At all times, the members of the Board of Directors shall consist of an odd number and shall be divided as equally as the number of Directorships will permit into three (3) classes: Class A, Class B, and Class C. The term of office for all Directors shall be three (3) years, except that the term of office of the initial Class A Director(s) shall expire at the annual meeting next ensuing, the term of office of the initial Class B Director(s) shall expire one (1) year thereafter, and the term of office of the initial Class C Director(s) shall expire two (2) years from the expiration of the term of Office of the Class A Director(s). The names and addresses of the persons who are to act in the capacity of Directors until their successors are elected and qualify, unless they sooner shall die, resign, or are removed, are:

NAME	ADDRESS
CLASS A DIRECTOR	
Raymond J. Dwyer	2180 S. W. 12th Avenue Miami, Florida 33145

OFFICIAL RECORDS
BOOK PAGE
1309 1805
SEMINOLE CO. FL.

CLASS B DIRECTOR

Raymond Savarese — 2180 S.W. 12th Avenue, Miami, Florida 33145

CLASS C DIRECTOR

Joseph James Hanratty — 2180 S.W. 12th Avenue, Miami, Florida 33145

It is the intent of these Articles that, at all times hereafter, the Directors shall be classified as to term of office in the manner hereinabove provided for the initial Board, so that, as nearly as the number of directorships will permit, one-third (1/3) of the Directors of this Association shall be elected at each annual meeting of this Association.

ARTICLE VII

Officers

The names and addresses of the Officers of this Association who, subject to these Articles and the By-Laws of this Association and the laws of the State of Florida, shall hold office for the first year of the existence of this Association, or until an election is held by the Directors of this Association for the election of Officers, if earlier, and until their successors have been duly elected and qualify, unless they sooner die, resign, or are removed, are:

NAME	OFFICE	ADDRESS
Joseph James Hanratty	President	2180 S.W. 12th Avenue Miami, Florida 33145
Raymond J. Dwyer	Vice President	2180 S.W. 12th Avenue Miami, Florida 33145

OFFICIAL RECORDS
BOOK PAGE
1309 1806
SEMINOLE CO. FL.

Raymond Savarese	Secretary-Treasurer	2180 S.W. 12th Avenue Miami, Florida 33145

ARTICLE VIII

Subscribers

The name and residence addresses of the subscribers to these Articles of Incorporation are as follows:

NAME	ADDRESS
Joseph James Hanratty	2180 S.W. 12th Avenue Miami, Florida 33145
Raymond Savarese	2180 S.W. 12th Avenue Miami, Florida 33145
Raymond J. Dwyer	2180 S.W. 12th Avenue Miami, Florida, 33145

ARTICLE IX

Dissolution

This Association may be dissolved with the assent given in writing and signed by members entitled to cast not less than two-thirds (2/3) of the votes of each Class of members and upon such approval, if any, as may be required by Article XIII hereof. Upon dissolution of this Association, other than incident to a merger or consolidation, the assets of this Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication

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is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes, but in no event shall such assets inure to the benefit of any member or other private individual.

ARTICLE X

Duration

This association shall exist perpetually.

ARTICLE XI

By-Laws

The By-Laws of this Association shall be initially adopted by the Board of Directors. Thereafter, the By-Laws shall be altered or rescinded by a majority vote of a quorum of members present at any regular or special meeting of the membership duly called and convened, except that the Federal Housing Administration (FHA) or the Veterans Administration (VA) shall have the right to veto amendments while there is Class B membership if an application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn for any Lot subject to the Declaration.

ARTICLE XII

Amendments

Any amendment of these Articles shall be proposed by any member of this Association at any regular or special meeting of the membership duly called and convened and shall require the assent of the members entitled to cast seventy five percent (75%) of the total votes eligible to be cast by the Class A membership and seventy five

OFFICIAL RECORDS
BOOK PAGE
1309 1807
SEMINOLE CO. FL.

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percent (75%) of the total votes eligible to be cast by the Class "B" membership at any regular or special meeting of the membership duly called and convened, plus such approval, if any, as may be required by Article XIII hereof.

OFFICIAL RECORDS
BOOK 1309 PAGE 1808
SEMINOLE CO. FL.

ARTICLE XIII

FHA/VA Approval

As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Adminis-tration if an application for FHA mortgage insurance or VA mortgage guarantees has been made and not withdrawn for any Lot subject to the Declaration: annexation of additional properties, mergers and consolidations, mortgaging of Common Areas, dedication of Common Areas, dissolution, and amendment of these Articles.

ARTICLE XIV

Interpretation

Express reference is hereby made to the terms and provisions of the Declaration where necessary to interpret, construe, and clarify the provisions of these Articles. In subscribing and filing these Articles, it is the intent of the undersigned that the provisions hereof be consistent with the provisions of the Declaration and, to the extent not prohibited by law, that the provisions of these Articles and of the Declaration be interpreted, construed, and applied so as to avoid inconsistencies or conflicting results. Without limitation of the foregoing, the following terms shall have the same meaning in these Articles as such terms have in the Declaration: "Association," "Owner," "Properties," "Common Areas," "Lot," "Developer," "FHA," "VA," and "Recorded."

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LEGIBILITY UNSATISFACTORY

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, we the undersigned, constituting the incorporators of this Association, have executed these Articles of Incorporation this 9th day of September, 1980.

JOSEPH JAMES HANRATTY

RAYMOND J. DWYER

RAYMOND SAVARESE

OFFICIAL RECORDS
BOOK PAGE
1309 1809
SEMINOLE CO. FL

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this 22nd day of September, 1980, by JOSEPH JAMES HANRATTY.

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires May 17, 1982
Bonded by Standard Surety Ins. Co.

Pamela Hanson-Phillips

NOTARY PUBLIC

State of Florida at Large

STATE OF FLORIDA

COUNTY OF Dade

The foregoing instrument was acknowledged before me this 22nd day of September, 1980, by RAYMOND J. DWYER.

My Commision Expires:

Notary Public, State of Florida at Large
My Commission Expires 1-8-83

NOTARY PUBLIC

State of Florida at Large

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

OFFICIAL RECORDS
BOOK PAGE
1309 1810
SEMINOLE CO. FL.

STATE OF FLORIDA

COUNTY OF

The foregoing instrument was acknowledged before me this 22nd day of Sept., 1980, by RAYMOND SAVARESE.

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires May 17, 1982
Bonded By Joe Huckleberry Ins. Co.

Pamela Hanson-Phillips

NOTARY PUBLIC

State of Florida at Large

POWERS & BERNARD, P.A., 2180 S.W. 12th AVENUE, P.O. BOX 450888, MIAMI, FLA. 33145 • TEL. 858-0020

OFFICIAL RECORDS
BOOK PAGE

1309 1811

SEMINOLE CO. FL.

Exhibit A

Page 15

WEDGEWOOD TENNIS VILLAS

SECTION 7, TOWNSHIP 21 SOUTH, RANGE 31 EAST

CITY OF WINTER SPRINGS, SEMINOLE COUNTY, FLORIDA

DESCRIPTION

From the Centerline of the Intersection of Winter Springs Boulevard and Northern Way, as shown on the Plat of WINTER SPRINGS UNIT FOUR, as recorded in Plat Book 18, Pages 6, 7, and 8, of the Public Records of Seminole County, Florida, run N.06°23'05"E. along the centerline of Winter Springs Boulevard and along a prolongation of said centerline 282.85 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 1145.92 feet and a central angle of 58°54'39"; thence run Northeasterly along the arc of said curve 1178.22 feet to the point of tangency; thence run N.27°28'26"E.,261.56 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1155.18 feet and a central angle of 62°32'58", thence run Northeasterly along the arc of said curve 1261.10 feet to the Point of Tangency, thence run S.89°58'36" E., 348.00 feet; thence N.00°01'24"E., 60.00 feet to a point on a curve concave Northeasterly, and having a radius of 25.00 feet; thence from a tangent bearing of N.89°50'36"W., run Northwesterly along the arc of said curve 39.27 feet through a central angle of 90°00'00" to the Point of Compound Curvature of a curve concave Easterly, and having a radius of 363.50 feet, thence run Northerly along the arc of said curve 75.54 feet through a central angle of 11°54'26" to a POINT OF BEGINNING, thence continue along the arc of said curve 183.21 feet through a central angle of 28°52'40" to the Point of Reverse Curvature of a curve concave Westerly having a radius of 443.50 feet, thence run Northerly along the arc of said curve 315.70 feet through a central angle of 40°47'06" to the Point of Tangency, thence run N.0°01'24"E., 522.84 feet to the Point of Curvature of a curve concave Southeasterly having a radius of 25 feet, thence run Northeasterly along the arc of said curve 39.27 feet through a central angle of 90°00'00" to the Point of Tangency, thence run S.89°58'36"E., 705 feet to the Point of Curvature of a curve concave Northerly having a radius of 4227.67 feet, thence run Easterly along the arc of said curve 1380.78 feet; through a central angle of 18°42'47" to the Point of Tangency, thence run N.71°18'37"E., 250 feet more or less to a point in the Centerline of HOWELL CREEK; thence run Southwesterly along said centerline of HOWELL CREEK a distance of 1880 feet, more or less, to a point located S.89°58'36"E. of and 1373 feet; from the POINT OF BEGINNING; thence run N.89°58'36"W., along the North line of a 100 feet wide Florida Power Corporation Easement, as recordedin Deed Book 193, Page 276 of the Public Records of Seminole County, Florida, a distance of 970.0 feet, thence S.00°01'24"W., 100.00 feet to a Point on the North Right-of-Way Line of Winter Springs Boulevard; thence N.89°58'36" W., along said Right-of-Way line 40.00 feet; thence N.00°01'24"E., 100.00 feet to said North line of Easement; thence N.89°58'36"W., along said North line, a distance of 863.00 feet to the POINT OF BEGINNING, Containing 51.125 Acres more or less

Book 11021 Page 1408
Instrument# 2026038248

LEGIBILITY UNSATISFACTORY

PLAT BOOK 24 PAGE 33

DEDICATION

THIS IS TO CERTIFY that the undersigned, J.S.I. DEVELOPERS, INC. a Florida Corporation, is the lawful owner of the lands described in the caption hereon and that it has caused the same to be surveyed, and this Plat, made in accordance with said survey, is hereby adopted as the true and correct Plat of said lands. No part of said lands is dedicated to the City of Winter Springs or the Public, that all of the property designated on this Plat as WILSON ROAD, GOOLAGONG COURT, BORG LANE, FOREST HILLS DRIVE, DUNLAP CIRCLE, TANNER LANE, SPALDING ROAD, ADIDAS ROAD, EVERT COURT, AUSTIN COURT KING COURT, CONNORS LANE and all the easements shown on this Plat are not required for public use and such streets and easements are not and will not be a part of the City system of public roads. The streets and easements shall remain private and the sole exclusive property individually and severally of present and future owners of the lots of this Plat. J.S.I. DEVELOPERS, INC. does hereby grant to the present and future lot owners shown on this Plat and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States Postal carriers representatives of utilities authorized by J.S.I. DEVELOPERS, INC., to serve the land shown on this Plat, holders of mortgage liens on such lands and such others J.S.I. DEVELOPERS, INC. from time to time may designate, the non exclusive and perpetual right of ingress and egress over and across said WILSON ROAD, GOOLAGONG COURT, BORG LANE, FOREST HILLS DRIVE, DUNLAP CIRCLE, TANNER LANE, SPALDING ROAD, ADIDAS ROAD, EVERT COURT, AUSTIN COURT, KING COURT and CONNORS LANE.

In witness wherent the said owners have executed these presents under their respective seals this 30th day of June 1980.

J.S.I DEVELOPERS, INC

Witness
Edward Schwerdtfeger Jr. Joseph C. Kondath, Jr.
Edward Schwerdtfeger Regd. L.B. Surveyor

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE
THIS IS TO CERTIFY, that before me, an officer duly authorized to take acknowledgements, the persons whose signatures appear above and who on behalf of the above named Corporation did execute the foregoing dedication as a free act and deed.
Witness my hand and seal this 30th day of June 1980.

NOTARY PUBLIC Pamela Hanson Phillips
My commission expires May 17, 1982

CERTIFICATIONS

MORTGAGEES hereby consent to the Platting of the lands hereon described and agree that in event of foreclosure the dedication above shall remain fully effective.

Witness
Witness

A.E. BLAIR, V.P.
WINTER SPRINGS DEVELOPMENT CORP.

SURVEYED, Monumented and Platted as shown in accordance with existing statutory requirements.

STATE OF FLORIDA V.K. Smith
Registered Land Surveyor No. 1653
This 26th day of June 1980

MUNICIPALITY OF WINTER SPRINGS, FLORIDA

APPROVED Troy F. Piland MAYOR
ATTEST Mary T. Norton CLERK
This 24th day of June 1980

CLERK OF THE CIRCUIT COURT

Correct as to Statutory compliance and filed for record in Sanford, Florida at 2:12 P.M., this 8th day of July 1980
File No 54728
Richard B. Buchanan Jr.
CLERK of the CIRCUIT COURT, SEMINOLE COUNTY, FLORIDA

V. KELLY SMITH & ASSOCIATES, INC.
Professional Land Surveyors
Sanford, Florida

OFFICIAL RECORDS BOOK PAGE
1309 1812
SEMINOLE CO. FL.

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT UPON WHOM PROCESS MAY BE SERVED.

FILED
NOV 6 9 25 PM '80
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

In pursuance of Chapter 48.091, Florida Statutes, the following is submitted, in compliance with said Act:

FIRST--That WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation at City of Miami, County of Dade, State of Florida, has named RAYMOND J. DWYER, located at 2180 S.W. 12th Avenue, City of Miami, County of Dade, State of Florida, as its agent within this state.

ACKNOWLEDGMENT

Having been named to accept service of process for the above stated corporation, at place designated in this certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

RAYMOND J. DWYER

OFFICIAL RECORDS
BOOK 1309 PAGE 1813
SEMINOLE CO. FL.

Prepared By: Alex Hofrichter, Esquire
CAREY, DWYER, COLE, SELWOOD & BERNARD, P.A.
2180 S.W. 12th Avenue, P.O. Box 450888
Miami, Florida 33145

40 pg

BY-LAWS

OF

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA

HOMEOWNERS' ASSOCIATION, INC.

FILED
SEMINOLE COUNTY FLA
DEC 9 9 59 AM '80

OFFICIAL RECORDS
BOOK 1309 PAGE 1814
SEMINOLE CO. FL.

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ARTICLE I

Name and Location

The name of the corporation is WEDGEWOOD GOLF VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., hereinafter called the "Association." The principal office of the Association shall be located in the City of Winter Springs, County of Seminole, State of Florida. Meetings of members and directors may be held at such places within the County of Seminole as may be designated by the Board of Directors.

ARTICLE II

Definitions

Section 1. "Association" shall mean and refer to WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Easements, Covenants, Conditions and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Areas" refers to Common Area "A" and Common Area "B" as described in Exhibit "B" and Exhibit "C" attached to the Declaration of Easements, Covenants, Conditions

and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA and as described in Article 1, Section 4 of said Declaration.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Common Areas, together with all improvements thereon.

Section 5. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding any other party holding the fee simple title thereto merely as security for the performance of an obligation.

Section 6. "Developer" shall mean and refer to J.S.I. DEVELOPERS, INC., a Florida corporation, and such of its successors and assigns as shall acquire more than one undeveloped Lot from J.S.I. DEVELOPERS, INC. for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Easements, Covenants, Conditions, and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA and applicable to the Properties recorded in the Public Records of Seminole County, Florida, and all amendments thereto now or hereafter recorded in said records.

Section 8. "Member" shall mean and refer to every Owner. Every Owner shall be entitled and required to be a member of the Association. If title to a Lot is held by more than one person, each of such persons shall be members. An Owner of more than one Lot shall be entitled to one membership for each Lot owned by him. Each such membership shall be appurtenant to the Lot upon which it is based and shall be transferred automoatically by conveyance of that Lot. No persons or entity other than an Owner or Developer may be a member of the Association, and a membership in the Association may not be transferred except in connection with the transfer of title to a Lot, except that a contract seller may assign his membership and voting rights to his vendee in possession.

OFFICIAL RECORDS
BOOK 1309 PAGE 1815
SEMINOLE CO. FL.

ARTICLE III

Membership and Voting Rights

The Association shall have two classes of voting membership:

(a) Class A. Class A members shall be all Owners with the exception of the Developer and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. There can be no split vote. Prior to the time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Secretary of the Association in order to be entitled to a vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

(b) Class B. The Class B members shall be the Developer and shall be entitled to three votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(i) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or

(ii) on June 1, 1986.

ARTICLE IV

Meeting of Members

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of such Association, on such date and at such time and place as the Board of Directors shall determine. Each subsequent regular annual meeting of the members shall be held during the same month thereafter, on such date and at such time and place as the Board of Directors shall determine.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the Class A membership.

OFFICIAL RECORDS
BOOK 1309 PAGE 1816
SEMINOLE CO. FL.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary. All notices shall specify, the place, day, and hour of the meeting, and, in the case of special meetings, the purpose thereof. Notice of any meeting may be waived in writing at any time before, at, or after such meeting.

(a) Notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 of Article V of the Declaration (extraordinary increase of the annual assessment or imposition of special assessments) shall be given to all members not less than thirty (30) days nor more than sixty (60) days in advance of such meeting by registered or certified mail, return receipt requested, postage prepaid, and addressed to each member's address last appearing on the books of the Association or supplied by such member to the Association for the purpose of notice.

(b) Unless otherwise expressly required by the Declaration or the Articles of Incorporation of this Association, notice of all other meetings shall be given at least fifteen (15) days in advance to each member; and, unless a member has requested the secretary in writing that notice be given such member by mail and furnished the secretary with the address to which such notice is to be mailed, any notice required by these By-Laws, the Declaration, or the Articles of Incorporation of this Association may, in the discretion of the person giving the same, be given by mailing a copy of such notice, postage prepaid, addressed to the member's address last appearing on the books of the Association, or by delivering the same to the member personally. Delivery of notice pursuant to this subparagraph to any co-owner of a Lot shall be effective upon all such co-owners of such Lot, unless a co-owner has requested the secretary in writing that notice be given such co-owner and furnished the secretary with the address to which such notice may be delivered by mail.

Section 4. Quorum. The presence, in person or by proxy, at the meeting of members entitled to cast one-tenth (1/10) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

OFFICIAL RECORDS
BOOK 1309 PAGE 1817
SEMINOLE CO. FL.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

Section 6. Determination of Membership. For the purposes of determining the persons entitled to notice under any provision of these By-Laws, the Articles of Incorporation of this Association, or the Declaration, and for the purpose of determining those persons entitled to vote at any meeting of the Association, membership shall be shown on the books of the Association as of a date set by the Board of Directors, which date shall be not more than thirty (30) days prior to the date of such notice or of such meeting. If the Board of Directors fails to establish such a date, membership shall be as shown on the books of the Association on the thirtieth (30th) consecutive calendar day prior to the date of such notice or of such meeting.

ARTICLE V

Board of Directors: Selection: Term of Office

Section 1. Number. The affairs of this Association shall be managed by a Board of not less than three (3) directors who need not be members of the Association. The directors are hereby divided into three classes: Class A, Class B, and Class C. Each class of directors will consist of one-third (1/3) of the number of directors then constituting the whole Board. The initial Board of Directors shall be three (3) in number, one (1) Class A, one (1) Class B, and one (1) Class C. From and after the annual meeting immediately following the expiration of Class B membership in this Association, the Board shall at all times be composed of nine (9) Directors. At all times, the members of the Board of Directors shall consist of an odd number and shall be divided as equally as the number of Directorships will permit into three (3) classes: Class A, Class B, and Class C.

Section 2. Term of Office. The term of office of the Class A director(s) shall expire at the annual meeting next ensuing. The term of office of the Class B director(s) shall expire one year thereafter. The term of office, of the Class C director(s) shall expire two years after the expiration of the term of the Class A director(s). At each succeeding annual election, the director(s) elected shall be

OFFICIAL RECORDS
BOOK 1309 PAGE 1818
SEMINOLE CO. FL.

chosen for a full term of three (3) years to succeed the one whose term expires. A director shall continue in office until his successor shall be elected and qualified, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board, even if less than a quorum, and shall serve for the unexpired term of his predecessor, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE VI

Nomination and Election of Directors

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chariman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

OFFICIAL RECORDS
BOOK 1309 PAGE 1819
SEMINOLE CO. FL

ARTICLE VII

Meetings of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board; provided, however, that until such time as there is Class A membership in the Association, nothing contained in the By-Laws shall require the Board of Directors to meet more often than once a year. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days' notice to each director. Such notice may be waived in writing at any time before, at, or after the meeting.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4. Informal Action. Any action of the Board of Directors which is required or permitted to be taken at a meeting may be taken without a meeting if written consent to such action, signed by all members of the Board, is filed in the minutes of the proceedings of the Board prior to the taking of such action. Members of the Board of Directors shall be deemed present at a meeting of such Board if a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other is used.

ARTICLE VIII

Powers and Duties of the Board of Directors

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal

OFFICIAL RECORDS
BOOK 1309 PAGE 1820
SEMINOLE CO. FL.

conduct of the members and their guests thereon, and to establish penalties for the infraction thereof:

(b) suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such right may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Director to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) enforce collection of all assessments owed the Association which are not paid within

OFFICIAL RECORDS
BOOK 1309 PAGE 1821
SEMINOLE CO. FL.

thirty (30) days after the due date thereof by foreclosure, suit, or such other lawful procedure as the Board deems in the best interest of the Association.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. A properly executed certificate of the Association as to the status of assessments on a Lot shall bind the Association as of the date of its issuance;

(e) procure and maintain adequate liability insurance on property owned by the Association; each unit owner shall carry his or her own liability and hazard insurance covering the unit and real property owned by each unit owner.

(f) cause all persons or entities (except banking institutions) employed, authorized, or contracted to collect, disburse, and manage this Association's funds, including officers and directors of the Association, to be bondable with standard fidelity and errors and omissions coverage for the benefit of the Association, and the premiums for such bonds may, in the discretion of the Board, be paid from Association funds;

(g) cause the Common Areas to be maintained;

(h) with the assistance of the treasurer, the Board shall cause an annual audit of this Association's books to be made by a certified public accountant at the completion of each fiscal year and shall prepare an annual budget and statement of income and expenditure to be presented to the membership at its regular annual meeting, which budget shall contiain, within the limits of available funds, adequate reserves for the maintenance and replacement of Association property and for the maintenance of members' property as required by the Declaration, all in accordance with sound financial practice; and

(i) otherwise manage the affairs of the Association.

ARTICLE IX

Officers and Their Duties

Section 1. Enumeration of Offices. The officers of this Association shall be a President, a Vice-President, a

OFFICIAL RECORDS
BOOK 1309 PAGE 1822
SEMINOLE CO. FL.

Secretary, and a Treasurer, and such other officers as the Board may from time to time by resolution create. The President and Vice-President shall be members of the Board of Directors.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until his successor shall be elected and qualify, unless he dies, resigns, or is removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold offices for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.

Section 7. Multiple Offices. No person shall simultaneously hold more than one office except:

(a) the offices of Treasurer and Secretary may be combined until the first annual meeting of this Association;

(b) special offices created pursuant to Section 4 of this Article may be combined with any other office; and

(c) any officer also may serve as a director.

Section 8. Duties. The duties of the officers are as follows:

OFFICIAL RECORDS
BOOK 1309 PAGE 1823
SEMINOLE CO. FL.

(a) President. The President shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; sign all leases, mortgages, deeds and other written instruments and co-sign all checks and promissory notes; and exercise and discharge such other duties as may be required of him by the Board.

(b) Vice-President. The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and exercise and discharge such other duties as may be required of him by the Board.

(d) Treasurer. The Treasurer shall cause the receipt of and deposit in appropriate bank accounts all monies of Association and disburse such funds as directed by resolution of the Board of Directors; sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by an independent accountant at the completion of each fiscal year; prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members; and exercise and discharge such other duties as may be required of him by the Board.

ARTICLE X

Committees

The Board of Directors of the Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

OFFICIAL RECORDS
BOOK 1309 PAGE 1824
SEMINOLE CO. FL.

ARTICLE XI

Books and Records

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member(s). The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost. As used in this Article only, "member" shall include any person or entity holding a first mortgage on such member's Lot.

ARTICLE XII

Assessments

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest at the rate of eighteen percent (18%) per annum; and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment; and the Association shall have all other rights and remedies provided in the Declaration, including but not limited to suspension of the Lot Owner(s) easement of enjoyment. No Owner may waive or otherwise escape liability for the assessments provided for herein for non-use of the Common Area or abandonment of his Lot. A suit to recover a money judgment for unpaid expenses hereunder shall be maintainable without foreclosure or waiving the lien securing the same.

OFFICIAL RECORDS
BOOK 1309 PAGE 1825
SEMINOLE CO. FL.

ARTICLE XIII

Corporate Seal

The Association shall have a seal in circular form having within its circumference the words: "WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC." and "CORPORATION NOT FOR PROFIT 1980", an impression of said seal appearing on the margin hereof.

ARTICLE XIV

Amendments

Section 1. These By-Laws may be altered or rescinded by majority vote of a quorum of members present at any regular or special meeting of the membership duly called and convened, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership, provided an application for FHA or VA mortgage insurance has been made and not withdrawn for any Lot described in the Declaration.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and, in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV

Miscellaneous

The fiscal year of the Association shall begin on the first day of January of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., have hereunto set our hands this 29th day of September, 1980.

Joseph James Hanraty Raymond Savarese Raymond J. Dwyer

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC. a Florida corporation not for profit, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereon, held on the 29th day of September, 1980.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 29th day of September, 1980.

Raymond Savarese, Secretary

AH/5-D

OFFICIAL RECORDS BOOK 1309 PAGE 1826 SEMINOLE CO. FL.

Prepared by Grace Glavin

LAW OFFICE OF
GRACE ANNE GLAVIN P.A.
1340 TUSKAWILLA ROAD
WINTER SPRINGS FL 32708

LAW OFFICE OF
GRACE ANNE GLAVIN P.A.
1340 TUSKAWILLA ROAD
WINTER SPRINGS FL 32708

BY-LAWS
OF
WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I

Name and Location

The name of the corporation is WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., hereinafter called the "Association." The principal office of the Association shall be located in the City of Winter Springs, County of Seminole, State of Florida. Meetings of members and directors may be held at such places wthin the County of Seminole as may be designated by the Board of Directors.

ARTICLE II

Definitions

Section 1. "Association" shall mean and refer to WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Easements, Covenants, Conditions and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Areas" is as set forth at Exhibit "A" attached to the Declaration of Easements, Covenants, Conditions and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA and as described in Article 1, Section 4 of said Declaration.

Section4. "Lot" shall mean and refer to any individually owned parcel within the WEDGEWOOD TENNIS VILLAS Properties.

Section 5. "Owner" shall mean and refer to the record Owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties.

Section 6. "Declaration" shall mean and refer to the Declaration of Easements, Covenants, Conditions, and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA and applicable to the Properties recorded in the Public Records of Seminole County, Florida, and all amendments thereto now or hereafter recorded in said records.

Section 7. "Member" shall mean and refer to every Owner. Every Owner shall be

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 07283 Pgs 0150 - 160; (11pgs)
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RECORDING FEES 95.00
RECORDED BY T Smith

entitled and required to be a member of the Association. If title to a Lot is held by more than one person, each of such persons shall be members. An Owner of more than one Lot shall be entitled to one membership for each Lot owned by him. Each such membership shall be appurtenant to the Lot upon which it is based and shall be transferred automatically by conveyance of that Lot. No persons or entity other than an Owner may be a member of the Association, and a membership in the Association may not be transferred except in connection with the transfer of title to a Lot.

ARTICLE III

Membership and Voting Rights

The Association shall have one class of voting membership:

Members shall be all Owners and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members, but each Lot receives one vote. In no event shall more than one vote be cast with respect to any Lot.

ARTICLE IV

Meeting of Members

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of such Association, on such date and at such time and place as the Board of Directors shall determine. Each subsequent regular annual meeting of the members shall be held during the same month thereafter, on such date and at such time and place as the Board of Directors shall determine.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the majority of the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4) of all of the votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the Secretary. All notices shall specify, the place, day, and hour of the meeting, and, in the case of special meetings, the purpose thereof. Notice of any meeting may be waived in writing at any time before, at, or after such meeting.

(a) Notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 of Article V of the Declaration (extraordinary increase of the annual assessments or imposition of special assessments) shall be given to all members not less than thirty (30) days nor more than sixty (60) days in advance of such meeting by registered or certified mail, return receipt requested, postage prepaid, and addressed to each member's address last appearing on the

books of the Association or supplied by such member to the Association for the purpose of notice.

(b) Unless otherwise expressly required by the Declaration or the Articles of Incorporation of this Association, notice of all other meetings shall be given at least thirty (30) days in advance to each member; and, unless a member has requested the secretary in writing that notice be given such members by mail and furnished the secretary with the address to which such notice is to be mailed, any notice required by these By-Laws, the Declaration, or the Articles of Incorporation of this Association may, in the discretion of the person giving the same, be given by mailing a copy of such notice, postage prepaid, addressed to the member's address last appearing on the books of the Association, or by delivering the same to the member personally. Delivery of notice pursuant to this subparagraph to any co-owner of a Lot shall be effective upon all such co-owners of such Lot, unless a co-owner has requested the secretary in writing that notice be given such co-owner and furnished the secretary with the address to which such notice may be delivered by mail.

Section 4. Quorum. The presence, in person or by proxy, at the meeting of members entitled to cast one-tenth (1/10) of the votes of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

Section 6. Determination of Membership. For the purposes of determining the persons entitled to notice under any provision of these By-Laws, the Articles of Incorporation of this Association, or the Declaration, and for the purpose of determining those persons entitled to vote at any meeting of the Association, membership shall be shown on the books of the Association as of a date set by the Board of Directors, which date shall be not more than thirty (30) days prior to the date of such notice or of such meeting. If the Board of Directors fails to establish such a date, membership shall be as shown on the books of the Association on the thirtieth (30th) consecutive calendar day prior to the date of such notice or of such meeting.

ARTICLE V

Board of Directors: Selection: Term of Office

Section 1. Number. The affairs of this Association shall be managed by a Board of not

less than five (5) nor more than eleven (11) directors, who must be members of the Association hereby and all one class of membership.

Section 2. Term of Office. The term of office of each director shall expire two years after such director's election. The terms shall stagger with approximately only one-half of the directors being elected each year. A director shall continue in office until his successor shall be elected and qualified, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.

Section 3. Removal. In the event of death, resignation, or removal of a director, his successor shall be selected by the remaining members of the Board, even if less than quorum, and shall serve for the unexpired term of his predecessor, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

ARTICLE VI

Nomination and Election of Directors

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nomination Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VII

Meetings of Directors

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly with statutory notice, at such place and hour as may be fixed from time to time by resolution of the Board. No meeting should be scheduled for a legal holiday.

Section 2. Special Meetings. Special meeting of the Board of Directors shall be held when called by any two directors of the Association, after not less than three (3) days' notice to each director. Such notice may be waived in writing at any time before, at, or after the meeting.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Section 4. Informal Action. Any action of the Board of Directors which is required or permitted to be taken at a meeting may be taken without a meeting if written consent to such action, signed by all members of the Board, is filed in the minutes of the proceedings of the Board prior to the taking of such action.

ARTICLE VIII

Powers and Duties of the Board of Directors

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such right may also be suspended after notice and hearing, for a period not exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties, and authority vested in or delegated to this Association and not reserved to this membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as the deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the members who are entitled to vote;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period; and

(3) enforce collection of all assessments owed the Association which are not paid within thirty (30) days after the due date thereof by foreclosure, suit, or such other lawful procedure as the Board deems in the best interest of the Association.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. A properly executed certificate of the Association as to the status of assessments on a lot shall bind the Association as of the date of its issuance;

(e) procure and maintain adequate liability insurance on property owned by the Association; each unit owner shall carry his or her own liability and hazard insurance covering the unit and real property owned by each unit owner.

(f) cause all persons or entities (except banking institutions) employed, authorized, or contracted to collect, disburse, and manage this Association's funds, including officers and directors of the Association, to be bondable with standard fidelity and errors and omissions coverage for the benefit of the Association, and the premiums for such bonds may, in the

discretion of the Board, be paid from Association funds;

(g) cause the Common Areas to be maintained;

(h) with the assistance of the treasurer, the Board shall cause an annual audit of this Association's books to be made by a certified public accountant at the completion of each fiscal year and shall prepare an annual budget and statement of income and expenditure to be presented to the membership at its regular annual meeting, which budget shall contain, within the limits of available funds, adequate reserves for the maintenance and replacement of Association property and for the maintenance of members' property as required by the Declaration , all in accordance with sound financial practice; and

(i) otherwise manage the affairs of the Association.

ARTICLE IX

Officers and Their Duties

Section 1. Enumeration of Offices. The officers of this Association shall be a President, a Vice-President, a Secretary, and a Treasurer and such other officers as the Board may from time to time by resolution create. All officers shall be members of the Board of Directors.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year and until his successor shall be elected and qualify, unless he dies, resigns, or is removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold offices for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces, unless he sooner dies, resigns, or is removed, or otherwise disqualified to

serve.

Section 7. Multiple Offices. No person shall simultaneously hold more than one office except:

(a) special offices created pursuant to Section 4 of this Article may be combined with any other office; and

(b) any officer also may serve as a director.

Section 8. Duties. the duties of the officers are as follows:

(a) President. The President shall preside at all meetings of the Board of Directors; see that orders and resolutions of the Board are carried out; sign all leases, mortgages, deeds and other written instruments and co-sign all checks and promissory notes; and exercise the discharge such other duties as may be required of him by the Board.

(b) Vice-President. The Vice-President shall act in the place instead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required by the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and exercise and discharge such other duties as may be required of him by the Board.

(d) Treasurer. The Treasurer shall cause the receipt of and deposit in appropriate bank accounts all monies of Association and disburse such funds as directed by resolution of the Board of Directors; sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by an independent accountant at the completion of each fiscal year; prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members; and exercise and discharge such other duties as may be required of him by the Board.

ARTICLE X

Committees

The Board of Directors of the Association shall appoint an Architectural Control

Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose. The Chairman of the ACC shall be a Board member and all ACC Committee members shall be appointed by a Majority of the Board.

ARTICLE XI

Books and Records

The books, records, and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member(s). The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost. As used in this Article only, "member" shall include any person or entity holding a first mortgage on such member's Lot.

ARTICLE XII

Assessments

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest at the rate of eighteen percent (18%) per annum; and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessments; and the Association shall have all other rights and remedies provided in the Declaration, including but not limited to suspension of the Lot Owner(s) easement of enjoyment. No Owner may waive or otherwise escape liability for the assessments provided for herein for non-use of the Common Area or abandonment of his Lot. A suit to recover a money judgment for unpaid expenses hereunder shall be maintainable without foreclosure or waiving the lien securing the same.

ARTICLE XIII

Corporate Seal

The Association shall have a seal in circular form having within its circumference the

words: "WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC." , an impression of said seal appearing on the margin hereof.

ARTICLE XIV

Amendments

Section 1. These By-Laws may be altered or rescinded by majority vote of a quorum of members present at any regular or special meeting of the membership duly called and convened.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control; and, in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

ARTICLE XV

Miscellaneous

The fiscal year of the Association shall begin on the first day of January of every year.

IN WITNESS WHEREOF, we, being all of the directors of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., have hereunto set our hands this 12 day of May, 2009

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC. a Florida corporation not for profit, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereon, held on the 12 day of May, 2009.

Beth G. King Secretary
BETH G. KING

Patricia J. Kaeberlin President
PATRICIA J. KAEBERLIN

Max Swain VP
MAX SWAIN

Barbara F. Evans Treasurer
BARBARA F. EVANS

Max Swain
MAX SWAIN

Donald R. Kyser
DONALD R. KYSER

Karen L. Louy
KAREN L. LOUY

Richard F. Pearson
RICHARD F. PEARSON

Pam Bergstedt
PAM BERGSTEDT

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME the undersigned officer duly authorized to administer oaths, personally appeared Beth G. King, Patricia J. Kaeberlin, Max Swain, Barbara F. Evans, Donald R. Kyser, Karen L. Louy, Richard F. Pearson and Pam Bergstedt, all personally known to me, who having been duly sworn, deposes and says: That they attest that the matters above are true and correct and that they have duly executed same.

WITNESS my hand the 12th day of May, 2009.

NOTARY PUBLIC - STATE OF FLORIDA
My commission expires:

GRACE ANNE GLAVIN
Commission DD 687040
Expires June 21, 2011

EXHIBIT D

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SEMINOLE CO. FL

GRANT OF EASEMENTS
AND
AMENDMENT TO DECLARATION

THIS INSTRUMENT is made and entered into January 28, 1981, between WINTER SPRINGS DEVELOPMENT CORPORATION, a Florida corporation ("Owner"), and J.S.I. DEVELOPERS, INC., a Florida corporation ("Developer"), joined by WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit (the "Association"), and SEMINOLE UTILITY COMPANY, a Florida corporation ("Seminole"), and WITNESSES that the parties agree as follows:

Return to: J.S.I. Developers, Inc.
P.O. Box 838
Casselberry, Fl. 32707
(2)

PART A: BACKGROUND AND PURPOSE

Simultaneously with the execution and delivery of this instrument, Owner by Fee Simple Deed of even date ("Owner's Deed") has conveyed to the Association the lands in Seminole County, Florida, described on Exhibit "A" attached and here called the "Easement Area." The Easement Area includes the portion platted as the Southerly extension of Forest Hills Drive by the Plat of WEDGEWOOD TENNIS VILLAS, Plat Book 24, Page 33 (the "Plat"). The portion so platted is called the "South Road Entrance" in this instrument; and the entirety of the Easement Area, less and except the South Road Entrance, is called the "Retention Area" in this instrument.

The conveyance of the Easement Area was subject to the rights granted Florida Power Corporation by instrument recorded at Offical Records Book 193, Page 276, (the "Power Easement"). The provisions of this instrument are subject, subordinate, and inferior in all respects to the provisions of the Power Easement.

Except for the South Road Entrance, Developer owns all of the lands encompassed by the Plat (the "Properties") and

THIS INSTRUMENT WAS PREPARED BY:
Joseph Castello
Holland & Knight
Post Office Box 1288
Tampa, Florida 33601

OFFICIAL RECORDS
PAGE
1321 0362
SEMINOLE CO. FL.

has formulated a common plan for their development and beneficial use and enjoyment as a residential community. In furtherance of such plan, Developer has established certain private streets and easements by the Plat, consisting of the streets shown on the Plat as Wilson Road, Goolagong Court, Borg Lane, Forest Hills Drive, Dunlap Circle, Tanner Lane, Spalding Road, Adidas Road, Evert Court, Austin Court, King Court, and Connors Lane, and the areas designated "Utility Easement" or "Drainage Easement" on the Plat. The foregoing portions of the Properties are individually and collectively called the "Streets and Easements" in this instrument.

Also in furtherance of such plan, Developer has recorded the "Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla" dated July 2, 1980, at Offical Records Book 1285, Page 1844 (the "Declaration"), which, among other things, establishes the Association as a mandatory membership homeowner's association having jurisdiction of the Properties.

The Plat and the Declaration contemplate that the South Road Entrance will constitute part of "Common Area A" as defined in Subsection 4(a), Article I, of the Declaration and subject to the rights of ingress and egress established by the "Dedication" contained in the Plat. The Plat and the Declaration also contemplate that the Streets and Easements will be available to Seminole for the purpose of furnishing utility services to the Properties and other lands.

Developer's plan for the Properties also contemplates that Developer, as part of the "Work," as defined in Section 11, Article I, of the Declaration, will construct or install, as the case may be, certain utility installations and drainage facilities within the Streets and Easements and the Easement Area, some of which will become the property of,

OFFICIAL RECORDS
PAGE
1321 0363
SEMINOLE CO. FL.

and be maintained by, Seminole, and some of which will become the property of, and be maintained by, the Association, as provided in the Declaration.

In conveying the Easement Area to the Association, Owner has retained ownership of the lands to the South of Winter Springs Boulevard described on Exhibit "B" attached and here called the "Country Club," on which Owner operates Tuscawilla Golf and Country Club; and, by the delivery and acceptance of Owner's Deed, Owner and the Association intend to constitute the Easement Area a portion of "Common Area B," as defined in Subsection 4(a), Article I, of the Declaration.

The parties now want to provide for the ratification of the easements of ingress and egress over the South Road Entrance, as established by the Plat; the grant of temporary easements to Developer for the improvement, operation, maintenance, repair of, and replacement of facilities within, the Easement Area; the grant to Seminole of utility easements over, across, and through the Streets and Easements and the Easement Area; the restriction of the Easement Area; and the Amendment of the Declaration to the extent necessary to reflect that the South Road Entrance constitutes a portion of Common Area A and that the Retention Area constitutes a portion of Common Area B. Among other things, the mutual provisions of this instrument constitute the consideration for the parties' executing, delivering, and accepting this instrument and performing their respective obligations contained in this instrument.

PART B: OPERATIVE PROVISIONS

1. RECITALS. The foregoing statement of the background and purpose of this instrument is here incorporated as part of this instrument for all purposes.

OFFICIAL RECORDS
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SEMINOLE CO. FL.

2. RATIFICATION. Owner and the Association ratify, confirm, and adopt the "Dedication" contained on the Plat with respect to the South Road Entrance with the same force and effect as if they each had joined in the execution and delivery of the Plat. Without limitation, such parties grant permanent, non-exclusive easements for ingress and egress over and across the South Road Entrance to the persons described in "Dedication" appearing on the Plat.

3. UTILITY EASEMENTS. Developer and the Association grant to Seminole permanent, non-exclusive easements over, across, and through all of the Streets and Easements for the purposes of installing, constructing, maintaining, servicing, operating, repairing, and replacing any and all improvements, facilities, or structures that are necessary, convenient, or desirable for providing utility services to the Properties, and such other lands as Seminole from time to time lawfully may serve, and for making any and all other uses, and performing any and all other activities, over, under, upon, or within the Streets and Easements as are necessary, convenient, or desirable for any such purpose. The foregoing rights may be exercised only for the purpose of furnishing water, sewer, and such other utility services as Seminole from time to time lawfully may furnish to the Properties or any and all other adjoining or contiguous lands. Lands will be deemed adjoining or contiguous for purposes of the foregoing even if separated by easements or rights-of-way. Developer and the Association covenant with Seminole that, following the completion of the Work, the Streets and Easements will not be obstructed and that Seminole has no duty of maintenance with respect to the surface of the

Streets and Easements. Without limitation, the Association or the applicable "Owner," as defined in Section 2, Article I, of the Declaration, at all times will maintain, repair, and restore, without cost or expense to Seminole, the Streets and Easements, except for the facilities or improvements, or both, from time to time situated therein, owned by Seminole, and accepted by Seminole for maintenance. All of the parties to this instrument grant to Seminole permanent, non-exclusive easements for the foregoing purposes, and upon the foregoing terms and conditions, over, across, and through the entirety of the Easement Area, except that: (i) no use, activity, or improvement may be made of or to the Retention Area by Seminole that is inconsistent, or interferes with, the drainage facilities to be constructed therein by Developer as part of the Work; and (ii) Owner's consent is required to each such use, activity, or improvement, as provided below in this instrument.

4. TEMPORARY EASEMENTS. Owner has excepted from Owner's Deed, and hereby grants to Developer, temporary easements over, across, and through all of the Easement Area for the purpose of doing all things necessary, convenient, or desirable to complete the Work and, without limitation, installing, constructing, maintaining, operating, and replacing any and all improvements that are necessary, convenient, or desirable to permit the use of the South Road Entrance and the Retention Area for their respective intended purposes, all such improvements to be approved by Owner as provided in the following paragraph. The foregoing specifically includes the installation, maintenance, operation, and replacement of such signs, displays, and similar items as Developer considers necessary, convenient, or desirable in connection with the development and sale of the Properties in parcels and as are approved by Owner, such approval not to be unreasonably withheld or delayed so long as such

items meet or exceed the standard prevailing in the Tuscawilla development.

5. OWNER'S APPROVAL. Any and all permanent improvements installed within the Easement Area pursuant to the temporary easements granted by the preceding paragraph must be constructed, installed, and maintained, as the case may be, substantially in accordance with plans and specifications prepared and sealed by a reputable, independent engineer and approved by Owner, such approval not to be unreasonably withheld or delayed, so long as such improvements, upon completion in accordance with the plans and specifications, will (i) conform with all applicable requirements of the City of Winter Springs, Florida, and any other applicable public authority; and (ii) substantially meet or exceed the standard of construction prevailing in the development known as "Tuscawilla"; and (iii) with respect to any and all drainage facilities, are sufficient, together with all other drainage facilities serving or contemplated to serve the Properties, to provide reasonably adequate storm water drainage from the Properties. Developer covenants with Owner that the applicable portion of the Work will be completed as provided in this paragraph.

6. SEMINOLE'S APPROVAL. As part of the Work, Developer will install within the Streets and Easements water and sanitary sewer facilities in accordance with plans and specifications previously approved by Owner and Seminole. As and when, and only if, such facilities are so installed in accordance with such plans and specifications and otherwise as provided in a separate agreement between Developer and Owner for the benefit of Seminole, all such facilities will become Seminole's property, and Seminole thereafter will operate, maintain, service, repair, and replace them at Seminole's cost. Such responsibility further will accrue as and when, and only if, Developer conveys title to all such facilities to Seminole, free and clear of any and all liens

and encumbrances by bill of sale recorded in the Seminole County Public Records and joined by Seminole for the purpose of evidencing Seminole's acceptance of such facilities for maintenance. Developer covenants with Owner and Seminole that the applicable portions of the Work will be completed and conveyed to Seminole as provided in this paragraph and as provided in all separate agreements between or among them. For purposes of this paragraph, the term "facilities" does not include the lands in which they are installed, the parties intending that the same remain personal property for all purposes.

7. TERMINATION. The temporary easements granted to Developer by this instrument will continue until whichever of the following occurs first: (i) the conveyance by Developer to a person other than a successor developer of the "233rd lot," as defined in Section 15, Article I, of the Declaration; or (ii) Developer's voluntary relinquishment of such easements by an instrument recorded in the Seminole County Public Records.

8. OWNER'S RESERVATIONS. Owner has reserved and excepted from Owner's Deed a right of entry to the Retention Area, for a period of twenty years following the date of this instrument, to erect, install, maintain, and replace, as the case may be, such signs, displays, and similar items promoting the Tuscawilla development as are consistent with similar items displayed elsewhere in such development; provided, however, no such entry is inconsistent with the use of the Retention Area for its intended purposes. Owner also has so reserved and excepted permanent, non-exclusive easements for drainage over, across, through, and into the Retention Area to the extent of any unused capacity not required to provide the Properties with adequate storm water drainage.

9. OWNER'S RESTRICTION. Except for the construction, installation, maintenance, operation, servicing

OFFICIAL RECORDS
BOOK
PAGE
1321 0368
SEMINOLE CO. FL.

repair, or replacement, as the case may be, of improvements approved by Owner or Seminole as part of the Work, and except for any use, activity, improvement, structure, or alteration by FP&L pursuant to the FP&L Easement, no use, activity, structure, improvement, or alteration may be made of or to the Easement Area, or permitted to remain within the Easement Area, unless and until each such use, activity, structure, alteration, or improvement has been approved by Owner in writing. The foregoing restriction is for the benefit of, and will run with the title to, the Country Club and will continue in force and effect until whichever of the following occurs first: (i) the use of all portions of the Country Club as a golf or country club, or both, is discontinued for a period of eighteen consecutive months; or (ii) forty years from the date this instrument is recorded.

10. DECLARATION AMENDED. Developer, as sole owner of the Properties, hereby amends the Declaration to the extent necessary to reflect the provisions of this instrument. Without limitation, Exhibit "B" to the Declaration is amended to include the South Road Entrance as a portion of Common Area A, and Exhibit "C" to the Declaration is amended to include the Retention Area as part of Common Area B. Notwithstanding any provision of the Declaration or this instrument to the contrary, however, nothing contained in this instrument in any manner will be interpreted, construed, applied, or enforced by the Association, or any "Owner," as defined in the Declaration, so as to interfere with Developer's completing the Work and the sale of the Properties in parcels; and the provisions of this instrument, as to the Association and all such "Owners," in all respects are subject to the provisions of Subsection 1(g) and Section 13, Article II, of the Declaration. By joining in the execution and delivery of this instrument, the Association specifically consents to the foregoing with respect to the Easement Area.

11. EFFECT. The provisions of this instrument bind and are for the benefit of the respective successors

and assigns of the parties. Without limitation, the provisions of this instrument with respect to ingress and egress over, across, and through the South Road Entrance are for the benefit of those persons enumerated in the "Dedication" appearing on the Plat. Wherever used in this instrument, (i) the terms "will," "must," and "should" have the same effect as the term "shall"; (ii) "include" and "including" are always without limitation; and (iii) all recording references are to the Public Records of Seminole County, Florida. Unless the context expressly provides otherwise, all action is at the expense of the party required to take it. Part and other headings, and all underscores, are for indexing only and are not to be used to interpret, construe, apply, or enforce the substantive provisions of this instrument.

IN WITNESS WHEREOF, the parties have executed and delivered this instrument the date stated above.

WINTER SPRINGS DEVLEOPMENT CORPORATION

SIGNATURES WITNESSED BY:

BY: _____ President

ATTEST: _____ Secretary

As to Both

"OWNER"

(CORPORATE SEAL)

J.S.I. DEVELOPERS, INC.

BY: _____ President

ATTEST: _____ Secretary

As to Both

"DEVELOPER"

(CORPORATE SEAL)

OFFICIAL RECORDS
PAGE
1321 0370
SEMINOLE CO. FL.

WEDGEWOOD TENNIS VILLAS OF
TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC.

Edmond Schweickert

BY: _____
President

ATTEST: _____
Secretary

Bonnie Blair
As to Both

"ASSOCIATION"

(CORPORATE SEAL)

[redacted]

SEMINOLE UTILITY COMPANY

Robert D Tarr

BY: Roy T Dye
President

ATTEST: A E Blair
Secretary

Antoinette B. Hebert
As to Both

"SEMINOLE"

STATE OF FLORIDA
COUNTY OF SEMINOLE

The execution of the foregoing instrument was acknowledged before me on January 28, 1981, by Roy T. Dye and A. E. Blair, respectively the President and Secretary of WINTER SPRINGS DEVELOPMENT CORPORATION, a Florida corporation, on behalf of the corporation.

Gloria H. Allison
NOTARY PUBLIC

My Commission Expires:

(AFFIX NOTARIAL SEAL)

OFFICIAL RECORDS
PAGE

1321 0371

SEMINOLE CO. FL.

STATE OF FLORIDA
COUNTY OF Seminole

The execution of the foregoing instrument was acknowledged before me Jan 28, 1981, by Joseph J. Hanratty and Raymond B. Savarese respectively the President and Secretary of J.S.I. DEVELOPERS, INC., a Florida corporation, on behalf of the corporation.

Pamela Hanson-Phillips
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires May 17, 1982
Bonded by Huckleberry Ins. Co.

(AFFIX NOTARIAL SEAL)

STATE OF FLORIDA
COUNTY OF Seminole

The execution of the foregoing instrument was acknowledged before January 28, 1981, by Joseph J. Hanratty and Raymond B. Savarese respectively the President and Secretary of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, on behalf of the corporation.

Pamela Hanson-Phillips
NOTARY PUBLIC

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires May 17, 1982
Bonded by Huckleberry Ins. Co.

(AFFIX NOTARIAL SEAL)

[redacted]

STATE OF FLORIDA
COUNTY OF SEMINOLE

The execution of the foregoing instrument was acknowledged before me on January 28, 1981, by

OFFICIAL RECORDS
PAGE
1321 0372
SEMINOLE CO. FL.

ROY T. DYE and A. E. BLAIR, respectively the President and Secretary of SEMINOLE UTILITY COMPANY, a Florida corporation on behalf of the corporation.

Gloria H. Allison
NOTARY PUBLIC

My Commission Expires:

(AFFIX NOTARIAL SEAL)

OFFICIAL RECORDS
PAGE
1321 0373
SEMINOLE CO. FL.

EXHIBIT "A"

Begin at the Point of Beginning of WEDGEWOOD TENNIS VILLAS, as per map or plat recorded at Plat Book 24, Page 33, Seminole County Public Records, such point being the Northeast corner of the intersection of Tuscora Drive and a "100' Fla. Power Corp. Easement" as shown on said Plat and being located with reference to the centerline intersection of Winter Springs Boulevard and Northern Way in the manner shown and described on such Plat, the foregoing being also the POINT OF BEGINNING of the parcel here described; run thence South 89°58'36" East along the Southerly boundary of said Plat a distance of 863.00 feet to the intersection of such Southerly boundary and the Westerly boundary of Forest Hills Drive, as shown on said plat; continue South 89°58'36" East a distance of 40.00 feet to the point of intersection with the Southerly boundary of said plat and the Easterly boundary of said Forest Hills Drive; thence continue South 89°58'36" East along the Southerly boundary of said plat a distance of 970 feet, more or less, to the centerline of Howell Creek; thence Southerly along said centerline a distance of 100 feet, more or less, to the South boundary of the "100' Fla. Power Corp. Easement" as shown on said Plat; thence North 89°58'36" West along the Southerly boundary of said Easement to a point of intersection with the Northerly boundary of Winter Springs Boulevard (existing 120' right-of-way); thence North 89°58'36" East along said Northerly right-of-way to a point of curvature concave to the Northeasterly, as shown on said plat, having a radius of 25.00 feet and a radius of 90°00'00", said curve being the intersection of the Northerly right-of-way line of Winter Springs Boulevard and the Easterly right-of-way line of Tuscora Drive; thence Northerly along the arc of said curve a distance of 39.27 feet to a point of curvature of curve concave to the Southeasterly, as shown on said plat, having a radius of 363.50 feet and a central angle of 11°54'26", said curve being the Easterly right-of-way line of Tuscora Drive; thence Northerly along the arc of said curve a distance of 75.54 feet to the POINT OF BEGINNING.

OFFICIAL RECORDS
PAGE

EXHIBIT B

1321 0374

HENRICH, INC.
LAND SURVEYORS
890 Wymore Road
Winter Park, Florida 32789

PHONE
(305) 647-7346

LEON P. HENRICH
IRVIN W. TROTTER
O. L. "JACK" CARTER
MELVIN E. AYERS

April 11, 1978

DESCRIPTION OF TUSCAWILLA GOLF COURSE

PARCEL ONE, GOLF COURSE WEST OF FLORIDA POWER AND LIGHT EASEMENT: Beginning at the Northeast corner of Winter Springs Unit 3, as recorded in Plat Book 17, Pages 89 and 90, Public Records of Seminole County, Florida; run thence the following courses along the Northerly boundary line of said Winter Springs Unit 3: S.87°51'00"W. 448.73 feet to the point of curvature of a curve concave Northerly having a radius of 20,289.77 feet and a central angle of 01°53'51"; run thence Westerly along the arc of said curve 671.95 feet to the point of tangency; run thence S.89°44'51"W. 236.74 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1610.00 feet and a central angle of 52°58'48"; run thence Northwesterly along the arc of said curve 1488.73 feet; thence leaving aforesaid Northerly boundary line of Winter Springs Unit 3, run N.21°34'51"E. 145.76 feet; thence N.87°19'11"E. 70.00 feet; thence N.69°55'33"E. 138.85 feet; thence N.44°52'21"W. 274.06 feet; thence N.25°28'58"W. 306.15 feet; thence N.11°00'34"W. 150.34 feet; thence N.18°54'08"W. 489.86 feet; thence N.10°53'10"W. 634.02 feet; thence N.26°37'51"W. 474.25 feet; thence N.07° 14'23"W. 319.40 feet to a point on a curve concave Northwesterly, with a radius of 1205.92 feet, said point being on the proposed Southerly right-of-way line of the Easterly extension of Winter Springs Boulevard; thence from a tangent bearing of N.82°45'37"E., run Northeasterly through a central angle of 51°04'18" along the arc of said curve and said Southerly right-of-way line 1074.92 feet to a point on the Westerly easement line of a Florida Power and Light Easement recorded in Official Record Book 183, Page 130, Public Records of Seminole County, Florida; run thence S.54°05' 37"W. along said Westerly easement line 628.75 feet; thence, leaving said Westerly easement line, run S.64°55'36"W. 518.66 feet; thence S.61°53'50"W. 526.07 feet; thence S.29°58'16"E. 340.05 feet; thence S.10°47'28"E. 566.65 feet; thence S.01°14'52"E. 796.14 feet; thence S.58°23'53"E. 442.28 feet; thence S.09°24'26"E. 541.51 feet; thence S.78°53'12"E. 145.64 feet; thence S.60°35'58"E. 731.14 feet; thence N.36°44'30"E. 170.31 feet; thence N.79° 44'00"E. 630.09 feet; thence S.70°29'34"E. 215.02 feet; thence N.01°11'44"W. 418.79 feet; thence N.75°52'42"W. 331.30 feet; thence N.31°44'13"W. 765.84 feet; thence N.17°04'38"W. 898.37 feet; thence N.58°14'07"E. 155.39 feet to a point on the aforesaid Westerly easement line of a Florida Power and Light easement; run thence S.31°45'52"E. along said Westerly easement line 2844.42 feet to a point on the Easterly extension of the aforesaid Northerly boundary line of Winter Springs Unit 3; run thence S.87°51'00"W. along said Northerly boundary line 269.15 feet to the point of beginning, containing 70.566 more or less acres, all of the above described Golf Course being in the City of Winter Springs, Seminole County, Florida.

PARCEL TWO, GOLF COURSE EAST OF FLORIDA POWER AND LIGHT EASEMENT: From the Northeast corner of Winter Springs Unit 3, as recorded in Plat Book 17, Pages 89 and 90, Public Records of Seminole County, Florida; run N.87°51' 00"E. along an Easterly extension of the North line of said Winter Springs Unit 3, a distance of 395.67 feet to a point on the East easement line of a Florida Power and Light easement recorded in Official Record Book 183, Page 130, Public Records of Seminole County, Florida; run thence N.31°45'52"W. along said East easement line, 2590.84 feet to a point of beginning in the centerline of Howell Creek; thence run further N.31°45'52"W. along said East easement line, 1444.39 feet; thence N.54°05'37"W. along said East easement line, 475.71 feet; thence leaving said East easement line, run N.66°37'19"E. 693.81 feet; thence N.52°10'34"E. 307.37 feet; thence N.42° 31'59"E. 234.26 feet; thence N.00°03'17"E. 335.25 feet to a point on the proposed South right-of-way line of the Easterly extension of Winter Springs Boulevard; run thence S.89°58'36"E., along said proposed South right-of-way line, 1285.51 feet to the point of curvature of a curve concave Southerly, with a radius of 2292.46 feet and a central angle of 16°23'18"; run thence Easterly along the arc of said curve and said proposed South right-of-way line 655.71 feet to a point, said point being in the aforesaid centerline of Howell Creek; run thence Southerly along said centerline of Howell Creek the following courses, run S.29°07'42"W. 14.99 feet; thence S.17°37'28"E. 70.78 feet; thence S.36°07'55"W. 67.49 feet; thence N.76°26'55"W. 72.69

OFFICIAL RECORDS
BK. PAGE
1321 0375
SEMINOLE CO. FL.

EXHIBIT B

DESC. PARCEL 2, TUSCAWILLA GOLF COURSE (CONT'D).

feet; thence S.51°59'49"W. 77.50 feet; thence leaving aforesaid centerline of Howell Creek, run S.22°25'15"W. 276.24 feet; thence S.01°02'05"E. 114.88 feet to the point of curvature of a curve concave Northeasterly, with a radius of 55.84 feet and a central angle of 64°09'40"; run thence Southeasterly along the arc of said curve 62.53 feet to the point of tangency; run thence S.65°11'45"E. 389.00 feet to the point of curvature of a curve concave Southwesterly, with a radius of 57.51 feet and a central angle of 82°00'20"; run thence Southeasterly along the arc of said curve 80.30 feet to the point of tangency; run thence S.16°48'35"W. 39.04 feet; thence S.52° 19'24"E. 809.11 feet; thence S.34°11'57"E. 550.87 feet; thence S.12°56'23" E. 100.00 feet; thence S.30°55'51"E. 434.41 feet; thence S.34°38'06"W. 299. 31 feet; thence S.57°16'57"E. 259.96 feet; thence S.78°11'13"E. 1038.42 feet; thence S.66°25'16"E. 470.11 feet; thence S.44°59'44"E. 280.91 feet; thence S.05°54'54"W. 612.03 feet to a point on a curve, concave Southerly, having a radius of 921.22 feet, said point being on the proposed Northerly right-of-way line of the Easterly extension of Northern Way; thence from a tangent bearing of S.85°00'20"W., run Westerly through a central angle of 19°50'20" along the arc of said curve and said proposed Northerly right-of-way line, 318.98 feet to the point of tangency, run thence S.65°10'00"W. further along said proposed Northerly right-of-way line 350.00 feet to the point of curvature of a curve concave Northerly, with a radius of 1160.00 feet and a central angle of 11°43'08"; run thence Westerly along the arc of said curve and said proposed Northerly right-of-way line, 237.26 feet to the point of reverse curve of a curve concave Southeasterly, with a radius of 1258.15 feet and a central angle of 20°20'51"; run thence Westerly along the arc of said curve and said proposed Northerly right-of-way line 446.81 feet to a point; thence leaving aforesaid proposed Northerly right-of-way line run N.11°43'32"W. 317.70 feet; thence N.53°31'50"W. 231. 34 feet; thence N.29°33'07"W. 299.19 feet; thence S.75°09'51"W. 643.68 feet; thence S.68°02'37"W. 699.47 feet; thence N.31°23'45"W. 652.31 feet; thence N.69°24'09"W. 315.33 feet; thence N.23°33'39"W. 353.84 feet; thence N.13°05' 14"W. 426.26 feet; thence N.18°31'15"W. 333.70 feet; thence N.22°05'05"W. 167.53 feet; thence N.56°17'36"W. 186.67 feet; thence N.26°54'18"W. 364.56 feet to a point on the centerline of the aforesaid Howell Creek; run thence Southerly along said centerline of Howell Creek the following courses: run S.36°44'06"W. 64.26 feet; thence S.03°10'47"W. 47.03 feet; thence N.50°10' 05"W. 90.81 feet; thence S.07°08'54"W. 47.03 feet; thence S.40°43'04"E. 40. 98 feet; thence S.40°01'25"W. 33.49 feet; thence N.76°52'16"W. 74.79 feet; thence S.28°09'35"E. 65.08 feet; thence S.31°48'19"W. 91.69 feet; thence S.02°38'26"E. 56.84 feet; thence S.81°28'42"W. 61.22 feet; thence S.10°10' 05"W. 55.13 feet; thence S.40°40'42"W. 61.28 feet; thence S.84°28'41"W. 93.38 feet; thence S.29°04'00"E. 34.04 feet; thence S.16°08'27"W. 61.62 feet; thence N.65°42'28"W. 53.92 feet; thence S.13°57'00"W. 100.44 feet; thence S.55°48'42"W. 39.28 feet to the point of beginning, (Less from the Northeast corner of Winter Springs Unit 3, as recorded in Plat Book 17, Pages 89 and 90, Public Records of Seminole County, Florida, run N.87°51'00"E. along an Easterly extension of the North line of said Winter Springs Unit 3, a distance of 395.67 feet to a point on the East easement line of a Florida Power and Light easement recorded in Official Record Book 183, Page 130, Public Records of Seminole County, Florida; run thence N.31°45'52"W. 3674. 63 feet; thence East 1426.66 feet to the point of beginning, said point being in the centerline of Howell Creek; run thence Northerly along said centerline of Howell Creek the following courses: run N.14°31'15"E. 103. 24 feet; thence N.40°31'18"E. 53.38 feet; thence N.06°08'17"E. 107.86 feet; thence N.64°20'12"E. 107.70 feet; thence N.13°25'05"W. 106.26 feet; thence N.21°36'48"W. 84.60 feet; thence N.24°28'06"E. 51.90 feet; thence N.06°02' 13"E. 79.25 feet; thence S.42°23'31"E. 73.29 feet; thence N.18°47'34"E. 21.16 feet; thence leaving aforesaid centerline of Howell Creek, run S.69° 21'05"E. 383.36 feet; thence S.87°36'29"E. 584.25 feet; thence S.35°33'16"E. 1132.10 feet; thence S.23°18'52"E. 592.33 feet; thence S.71°54'46"W. 184.01 feet; thence S.04°17'52"W. 87.14 feet; thence S.39°28'43"E. 722.49 feet; thence S.73°12'02"E. 288.95 feet; thence N.85°20'31"E. 402.56 feet; thence S.89°35'29"E. 135.88 feet; thence N.63°11'33"E. 180.55 feet; thence S.59° 00'08"E. 196.74 feet; thence S.43°57'50"E. 183.81 feet; thence S.08°58'56"E. 93.96 feet; thence S.53°43'20"E. 79.74 feet; thence S.06°15'58"W. 121.12 feet; thence S.68°17'08"W. 417.24 feet; thence S.81°58'16"W. 763.79 feet;

OFFICIAL RECORDS
PAGE
1321 0376
SEMINOLE CO. FL.

EXHIBIT B

DESC, PARCEL 2, TUSCAWILLA GOLF COURSE (CONT'D).
PAGE 3

thence N.22°15'35"W. 478.46 feet; thence S.89°17'52"W. 774.22 feet; thence S.59°41'12"W. 274.66 feet; thence S.46°08'35"W. 280.40 feet; thence N.15°25'14"W. 391.42 feet; thence N.53°28'50"W. 243.05 feet; thence S.52°04'07"W. 164.22 feet; thence N.66°51'36"W. 136.24 feet; thence N.01°21'28"E. 453.26 feet; thence N.12°55'37"W. 176.79 feet; thence N.03°41'55"W. 244.63 feet; thence N.40°22'26"W. 310.68 feet; thence N.64°51'51"E. 135.01 feet; thence N.31°51'32"E. 146.61 feet; thence N.15°31'08"W. 400.00 feet; thence N.40°04'14"W. 122.72 feet; thence N.73°42'49"W. 68.22 feet; thence S.51°13'55"W. 90.20 feet; thence N.54°25'38"W. 216.20 feet to the point of beginning). Containing 163,0268 more or less acres, all of the above described parcel being in the City of Winter Springs, Seminole County, Florida.

THIS INSTRUMENT PREPARED BY
AND IS TO BE RETURNED TO:

Grace Anne Glavin, P.A.
Post Office Box 3778
Winter Springs, FL 32708-3778
(407) 699-1110

OFFICIAL RECORDS
BOOK 2180 PAGE 0694
SEMINOLE CO. FL.

MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL
326241

RECORDED & VERIFIED
1992 SEP 22 AM 8:08

DECLARATION OF NON-ACCEPTANCE OF DEED

WHEREAS, by resolution of the Board of Directors of **WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC, a Florida corporation** (hereinafter referred to as the "Association"), at regular meeting held January 21, 1992, be it resolved as follows:

1. By Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla dated July 2, 1980 and recorded on the 8th day of July, 1980 in Official Records Book 1285 at Page 1844 in the Public Records of Seminole County, Florida, certain real property known as "Common Area B" was to be owned by the Association at the time of the conveyance of the 233rd lot.

2. On January 6, 1992, J. S. I. DEVELOPERS, INC., a Florida corporation (hereinafter referred to as the "Developer"), recorded that certain Quit-Claim Deed to the Association in Official Records Book 2375 at Page 1128 of the Public Records of Seminole County, Florida, a copy of which Deed is attached hereto as Exhibit "A" and by this reference made a part hereof, to the "Recreation

Area" property without said Quit-Claim Deed being dated and without the Acknowledgment by the Notary Public being dated. The grantor, J. S. I. DEVELOPERS, INC., has failed, despite numerous requests, to correct the defect of said Quit-Claim Deed.

3. Said Quit-Claim Deed contains an Addendum which unreasonable and without basis in the Declaration, restricts the ability of the Association and residents to use the Clubhouse located on the "Recreation Area" property.

4. The Association has resolved not to accept any delivery of said Quit-Claim Deed as recorded and declares any legal effect of its existence to be null and void.

IN WITNESS WHEREOF, the undersigned has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, this 16TH day of SEPTEMBER, 1992.

Signed, sealed and delivered in the presence of:

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation

(CORPORATE SEAL)

By: Thomas A. Brown 9-16-92
Thomas A. Brown, President

Attest: Elaine Heilman Sec 9.16.92
Elaine Heilman, Secretary

OFFICIAL RECORDS BOOK 2480 PAGE 0695 SEMINOLE CO. FL.

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, THOMAS A. BROWN and ELAINE HELFMAN, known to me to be the President and Secretary, respectively, of Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., a Florida corporation, and that they acknowledged executing the same freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

OFFICIAL RECORDS BOOK 2480 PAGE 0696 SEMINOLE CO., FL.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of Sept, 1992.

(SEAL)

MARY A. ROUNDTREE
NOTARY PUBLIC
STATE OF FLORIDA

AA 436439

My Commission Expires:

Notary Public
State of Florida at Large
My Commission Expires:
April 9, 1996

CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FL.

229473

RECORDED & VERIFIED

1992 JAN -6 AM 8:58

RAMCO FORM 43

This Quit-Claim Deed, Executed this day of December, A. D. 1991, by J. S. I. DEVELOPERS, INC.,

a corporation existing under the laws of the State of Florida, and having its principal place of business at Post Office Box 838, Casselberry, FL 32707

first party, to WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation,

whose postoffice address is 1401 Forest Hills Drive, Winter Springs, FL 32708

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of $10.00 and other good & valuable consideration in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Seminole State of Florida, to-wit:

See "Exhibit A" attached hereto and made a part hereof.

SEE ADDENDUM attached hereto and incorporated herein, containing a reversionary clause if the premises are used for commercial purposes.

OFFICIAL RECORDS BOOK 2180 PAGE 0697 SEMINOLE CO. FL.

OFFICIAL RECORDS BOOK 2375 PAGE 1128 SEMINOLE CO. FL.

Documentary Tax Pd. $ 1.00

$ ____ Intangible Tax Pd.

Maryanne Morse, Clerk of Circuit Court

County By: ____ D.C.

LEGIBILITY UNSATISFACTORY FOR MICROFILMING

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

J. S. I. DEVELOPERS, INC.,
a Florida corporation

Signed, sealed and delivered in the presence of:

By: Joseph J. Hanratty, President

Witness

Witness

ATTEST:

Secretary

STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Joseph J. Hanratty

well known to me to be the President of J. S. I. DEVELOPERS, INC., a corporation named as first party in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of December, A. D. 19 91.

NOTARY PUBLIC

Evelyn F. Daugherty
Notary Public, State of Florida
My Commission Expires: [illegible]

EXHIBIT "A"

This instrument prepared by: Joseph J. Hanratty
Address: P. O. Box 838
Casselberry, FL 32707

@Altamonte Title

"EXHIBIT A"

OFFICIAL RECORDS BOOK 2375 PAGE 1130 SEMINOLE CO. FL.

OFFICIAL RECORDS BOOK 2480 PAGE 0698 SEMINOLE CO. FL.

DESCRIPTION FOR WEDGEWOOD TENNIS VILLA

"RECREATION AREA"

From the Centerline of Intersection of Winter Springs Boulevard and Northern Way, as shown on the Plat of WINTER SPRINGS UNIT FOUR, as recorded in Plat Book 10, pages 6, 7, and 8, of the Public Records of Seminole County, Florida; run N.86°23'06"E. along the Centerline of Winter Springs Boulevard and a prolongation of said Centerline 282.86 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 1145.92 feet and a central angle of 50°54'39", thence run Northeasterly along the arc of said curve 1170.22 feet to the point of tangency; thence run N.27°28'26"E., 261.56 feet to a curve concave Southeasterly having a radius of 1165.10 feet and a central angle of 62°32'60", thence run Northeasterly along the arc of said curve 1261.10 feet to the Point of Tangency, thence run S.89°00'30"E., 348.00 feet; thence run N.00°01'24"E., 60.00 feet to a curve concave Northeasterly, having a radius of 25.00 feet, thence from a tangent bearing of N.89°58'36"W., run Northwesterly along the arc of said curve 39.27 feet through a central angle of 90° to the point of compound curvature of a curve concave Easterly and having a radius of 3163.60 feet, thence run Northerly along the arc of said curve 75.64 feet throug a central angle of 11°54'26"; thence run S.09°59'36"E.; 901.00 feet, for a POINT OF BEGINNING: -hence run N.00°01'24"E., 241.60 feet, thence run Northeasterly along a Curve concave Easterly having a radius of 230 feet, a central angle of 20°24'30", an arc distance of 81.92 feet, thence run Northeasterly along a curve concave Southeasterly having a radius of 25 feet, a central angle of 101°15'06", a chord bearing of N.71°03'27"E., an arc distance of 44.18 feet, thence run S.59°19'00"E., 143.06 feet, thence run Southeasterly along a curve concave Southwesterly having a radius of 430 feet, a central angle of 15°46'12" a chord bearing of S.66°25'49"E., an arc distance of 118.37 feet, thence run Southeasterly along a curve concave Northeasterly having a radius of 270 feet, a central angle of 12°20'19", a chord bearing of S.46°42'46"E., an arc distance of 58.15 feet, thence run S.38°07'03W., 170.16 feet, thence run N.89°58'36"W., 204.96 feet to the Point of Beginning. Containing 1.69 Acres.

OFFICIAL RECORDS BOOK 2180 PAGE 0699 SEMINOLE CO. FL.

OFFICIAL RECORDS BOOK 2375 PAGE 1129 SEMINOLE CO. FL.

ADDENDUM

This conveyance is executed pursuant to the J.S.I. Developers, Inc. agreement to build a clubhouse facility for the benefit of the residents and homeowners of the Wedgewood Tennis Villas of Tuscawilla, and notwithstanding language contained heretofore in this deed, is specifically limited by the contunued use of the facility and grounds for the general benefit of the said residents and homeowners.

Title hereto is vested conditioned upon no commercial use of the facility and grounds with the exception that infrequent, incidental rentals of the premises may be made for festive events such as weddings, anniversaries, holiday events, and social functions of one days duration. Provided further that any commercial use of the facility and the grounds other than above stated shall divest the grantee (Wedgewood Tennis Villas of Tuscawilla Homeowners Association) of title and terminate this interest completely and the grantor, its heirs, successors, or assignees shall have the right of reentry to take full possession of; as well as title to, said real property and improvements thereon.

Prepared by & Return to:
Grace Glavin Esq
LAW OFFICE OF
GRACE ANNE GLAVIN P.A.
1340 TUSKAWILLA ROAD SUITE #106
WINTER SPRINGS FL 32708

FIRST AMENDED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA

WITNESSETH:

75

WHEREAS, WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA collectively represents that certain parcel of real property situated in Seminole County, Florida, described in exhibit "A" attached hereto and incorporated herein by reference: and

WHEREAS, the owners thereof desire to continue and modify by this First Amendment a common plan of development on said real property as originally has imposed thereon Declaration of Easements, Covenants, Conditions and Restrictions as recorded July 8, 1980 in Official Records Book 1285, Page 1844 et seq. of the Public Records of Seminole County, Florida, for the purpose of protecting the value and desirability thereof, and for the purpose of enhancing the marketability thereof;

It is further the owners' intent that all of the real property subject to this Declaration shall be held, sold, and conveyed subject to the easements , conditions, covenants, and restrictions set forth in the Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, said real property and be binding upon all parties having any right , title, or interest therein, or any part thereof, their respective heirs, successors, and

MARYANNE MORSE, CLERK OF CIRCUIT COURT
CLERK OF SEMINOLE COUNTY
BK 07285 Pgs 0972 - 1015; (244pgs)
FILE NUM 2009127692
RECORDED 11/10/2009 02:59:32 PM
RECORDING FEES 2,075.50
RECORDED BY J Eckenroth

assigns; and which shall inure to the benefit of the association and each Owner thereof, as said terms are more particularly defined in this Declaration.

All references to the "Declaration" or the "Declaration of Easements, Covenants, Conditions, and Restrictions of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA" now or hereafter made in other instruments of Public Record in Seminole County, Florida, or in the Articles of Incorporation, By-Laws, and other corporate documents and papers of WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC., a Florida corporation not for profit, shall mean and refer to this Declaration as herein set forth.

THIS FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA as recorded July 8, 1980 at Official Records Book 1285, Page 1844 et seq of the Public Record of Seminole County, Florida, sets forth as follows:

ARTICLE I

DEFINITIONS AND CONSTRUCTION

Section 1. "Association" means Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., a corporation not for profit, organized pursuant to Chapter 617, Florida Statutes, its successors and assigns.

Section 2. "Owner" means the record Owner, whether one or more persons or entities, of the fee simple title to any lot which is part of the Properties, including contract sellers, but

excluding any other party holding such fee simple title merely as security for the performance of an obligation.

Section 3. "Properties" means that certain parcel of real property described in Exhibit "A" attached to hereto and incorporated herein by reference, together with such addition thereto as may hereafter by annexed by amendment to this Declaration.

Section 4.(a) "Common Area A" means all real property consisting primarily of roads and road rights-of-way owned by the Association for the common use and enjoyment of the owners. Common area A to be owned by the association at the time of the conveyance of the first lot is described in Exhibit "B" attached hereto and incorporated herein by reference.

(b) "Common Area B" means all real property consisting primarily of recreational land with improvements of a recreation building, tennis courts and related improvements owned by the Association for the common use and enjoyment of the Owners.

(c) "Common Area" refers to common area A and Common Area B as described in Exhibit "B" and Exhibit "C", respectively, attached hereto and incorporated herein by reference.

Section 5. "Lot" means any plot of land shown upon any recorded subdivision map or plot of the Properties together with all improvements thereon, with the exception of the Common Area(s).

Section 6. "Mortgage" means any mortgage, deed of trust, or other instrument transferring any interest in a lot, or any portion thereof, as security of performance of an obligation.

Section 7. "Mortgagee" means any person named as the Oblige under any Mortgage, as herein above defined, or any successor in interest to such person under such Mortgage.

Section 8. "FHA" means The Federal Housing Administration.

Section 9. "VA" means the Veterans Administration.

Section 10. "The Work" means the initial development of the properties as a residential community by the construction and the installation thereof of streets, buildings, and other improvements by the Developer.

Section 11. "Recorded" means filed for record in the public records of Seminole County, Florida.

Section 12. "Person" means any natural person or artificial legal entity.

Section 13. "Interpretation." Unless the context otherwise requires, the use herein of the singular shall include the plural and vice versa; the use of one gender shall include all genders; and the use of the term "including" shall mean "including, without limitation." This Declaration shall be liberally construed in favor of the party seeking to enforce the provisions hereof to effectuate the purpose of protecting and enhancing the value, marketability, and desirability of the properties by providing a common plan for the development and preservation thereof. The headings used herein are used for indexing purposes only and shall not be used as a means of interpreting or construing the substantive provisions hereof.

ARTICLE II

PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every Owner shall have a non-exclusive right and easement of enjoyment in and to the Common Area(s) subject to the following provisions:

(a) The right of the association to make regular and special assessments and other fees for the construction, beautification, and maintenance of the Common Area(s).

(b) The right of the Association to suspend the voting rights of an Owner for any period during Which:

(i) any assessment (and/or costs, expenses and/or reasonable attorneys' fees involved, if any) against his Lot remains unpaid,

(ii) the Lot Owner is in violation of any of the terms and conditions of this Declaration , and

(iii) for a period not to exceed sixty (60) days for any infraction of it's published rules and regulations.

(c) The right of the Association to suspend the Lot Owners' Easement of enjoyment in and to the Common Area(s) for any period during which:

(i) any assessment (and/or costs, expenses and/or reasonable attorneys' fees involved, if any) against his Lot remains unpaid,

(ii) the Lot Owner is in violation of any of the terms and conditions of this Declaration , and

(iii) the Lot Owner commits an infraction of it's published rules and regulations (in which case the period of suspension shall not exceed sixty (60) days).

(d) The right of the Association to dedicate or transfer all or any part of the Common Area(s) to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument signed by fifty-one percent (51%) of the members agreeing to such dedication or transfer has been recorded.

Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-Laws of the association, his right of enjoyment to the Common area and facilities thereon to the members of his family, his tenants, or contract purchasers, provided the foregoing actually reside upon such Owner's Lot.

Section 3. Owner's Other Easements. Each Owner shall have an easement for pedestrian and vehicular ingress and egress over, upon, and across the common area for access to his Lot and shall have the right to lateral and subjacent support of his Lot. Such easements of ingress and egress shall be non-exclusive as to all common recreational area, streets, and roads situated on the Properties. There shall be reciprocal appurtenant easements for the maintenance, repair, and reconstruction of any Common Area(s), as hereinafter more particularly provided.

Section 4. Easements of Encroachment. There shall be reciprocal appurtenant easement of encroachment as between each Lot and such portion or portions of the Common Area adjacent thereto, or as between adjacent Lots, or both, for the placement, settling, or shifting of the improvements constructed, reconstructed, or altered thereon (in accordance with the terms hereof), to a distance of not more than five (5) feet, as measured from any point on the common

boundary between each Lot and the adjacent portion of the Common area or as between said adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point, provided, however, that in no event shall an easement for encroachment exist if such encroachment is caused by willful misconduct on the part of an Owner , Tenant, or the Association.

Section 5. Antennas: No television, radio or other masts, towers, poles, antennas, aerials, wires, or appurtenances thereto, shall be erected, constructed, or maintained on any Lot in such a manner as to be visible from the exterior of such Lot, without the express prior written approval of the Architectural Contract Committee of the Association which approval may be withheld for any reason whatsoever in the sole discretion of such committee.

Section 6. Use of Units: Each Lot shall be used for a single-family residential purpose only, and no trade or business of any kind may be carried on therein. Lease or rental of a Lot for single-family residential purposes shall not be construed as a violation of this Covenant.

Section 7. Use of Common Area(s). There shall be no obstruction of the Common Area(s), nor shall anything be kept or stored on any part of the Common Area without the prior written consent of Association, as may be appropriate, except as specifically provided herein. Nothing shall be altered on, constructed in, or removed from the Common Area(s) except upon the prior written consent of the Association, as may be appropriate.

Section 8. Prohibition of Damage and Certain Activities. Nothing shall be done or kept in any Lot or in the Common Area(s) or any part thereof to increase the rate of insurance on the properties or any part thereof over what the Association, but for such activity, would pay, without the prior written consent of the Association. Nothing shall be done or kept in any Lot or

in the Common Area(s), or any part thereof, which would be in violation of any Statute, rule, ordinance, regulation, permit, or any other validly imposed requirement of any governmental body. No damage to, or waste of, the Common Area(s) or any part thereof or of the exterior of the properties and buildings shall be committed by any Owner or any Tenant or invitee of any Owner; and each Owner shall indemnify and hold the Association and other Owners harmless against all loss resulting from any such damage or waste caused by his or his tenants or invitees, to the Association or other Owners. No noxious, destructive or offensive activity shall be permitted on any Lot or in Common Area(s) or any part thereof, nor shall anything be done therein which may be or may become an annoyance or nuisance to any other Owner or to any other person at any time lawfully residing on the properties.

Section 9. Signs Prohibited. No sign of any kind shall be displayed to the public view on any Lot or the Common Area(s) without the prior written consent of the Association, except customary name and address signs and a lawn sign of not more than five square feet in size advertising the property for sale or rent, provided the same are in accordance with the rules and regulations adopted by the Association. All signs must comply with the ordinances or city code of the City of Winter Springs, Florida, where applicable.

Section 10. Parking. No owner shall park, store, keep, repair, or restore any vehicle, boat, or trailer anywhere upon the Properties, except within the garaged area of each Lot and concealed from view; provided, however, that:

(a) two passenger automobile; or

(b) one passenger automobile and/or either one motorcycle or truck of ½ ton capacity or less;

may be parked on the driveway area appurtenant to each Lot. No boat(s) or boat trailer(s) may be parked, stored, kept, repaired or restored on driveway areas. Use of all guest parking areas on the Common Area(s), if any, shall be subject to such rules and regulations as may from time to time be adopted by the Association.

Section 11. Animals. No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any Lot or the Common Area(s), except that dogs, cats, and other customary household pets may be kept on Lots subject to rules and regulations adopted by the Association, provided that such pets do not create a nuisance and further provided that such pets are not kept, bred, or maintained for any commercial purpose. The Association may prohibit the keeping of any pet anywhere upon the properties which the Association reasonably determine may constitute a threat to the safety or health of persons lawfully upon the Properties. All owners at all times shall comply with all rules, regulations, city codes, ordinances, statutes, and laws adopted, promulgated, or enforced by any governmental authority or public agency having jurisdiction of the Properties and relating to animals.

Section 12. Rubbish. No rubbish, trash, garbage, or other waste material shall be kept or permitted upon any Lot or Common Area(s) except inside the improvements on each Lot or in sanitary containers concealed from view, and in accordance with rules and regulations adopted by the Association, and in accordance with all codes, ordinances, rules, regulations, and laws of governmental authorities having jurisdiction thereof.

Section 13. Rules and Regulations. No Owner shall violate the rules and regulations for the use of the Lots and the Common Area(s), as the same are from time to time adopted by the Association. The prohibitions and restrictions contained in this Article shall be self-

executing without implementation by rules and regulations; but the foregoing shall not be construed as an implied prohibitions against the Association's extending the scope of such prohibitions and restrictions by from time to time adopting rules and regulations consistent with this Declaration.

Section 14. Ownership Rights Limited To Those Enumerated. No transfer of title to any Lot shall pass to the Owner thereof any rights in and to the Common Area(s) except as are expressly enumerated in this Declaration. In the event any Lot is shown or described as bounded by any stream, pond, or any other body of water situated in whole or in part upon the Common Area(s), all riparian rights therein shall be appurtenant to the Common Area(s) and no attempted grant thereof to an Owner shall be effective as to the Association or the other Owners. In the event any Lot is shown or described as abutting a street, utility easement, or other area dedicated to public use, the underlying fee simple title to such area, if any, shall not pass as an appurtenance to such Lot, but shall be construed as part of the Common Area(s) and pass as an appurtenance to the Common Area(s). No provision in any Deed or other instrument of conveyance of any interest in any Lot shall be construed as passing any right, title, and interest in and to the common Area(s) except as expressly provided, but that such monument shall be a part of the Common Area(s) and all rights therein shall inure to the benefit of the Association and all Owners.

Section 15. All portions of lots on Howell Creek, which are shown on recorded plat as Greenbelt Easement, shall not have any structures constructed of any kind including fences, patios, or pools within such Greenbelt Easement. All trees and all natural ground cover shall remain and only minor hand-clearing will be allowed. This easement shall not be sodded or

planted in grass or otherwise be maintained as part of the developed lot. The Wedgewood Tennis Villas of Tuscawilla Homeowners' Association, Inc., will have the right to enter said easement to maintain the drainage.

ARTICLE III

MEMBER AND VOTING RIGHTS

Section 1. Membership. Every Owner of a Lot which is subject to assessment shall be a member of the association. If title to a Lot is held by more than one person, each of such persons shall be members. An Owner of more than one Lot shall be entitled to one membership for each lot owned by him. Each such membership shall be appurtenant to the lot upon which it is based and shall be transferred automatically by conveyance of that lot. no person or entity other than an Owner may be a member of the Association, and a membership in the Association may not be transferred except in connection with the transfer of title to a Lot; provided, however, the foregoing shall not be construed to prohibit the assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

Section 2. Voting. The Association shall have one (1) class of voting membership:

All members shall be all Owners and shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be counted as a single member. The vote for such Lot shall be exercised as they among themselves determine; but in no event shall more than one (1) vote be cast with respect with any Lot. There shall be no split vote. Prior to the time of any meeting at which a vote is to be taken, each co-owner shall file the name of the voting co-owner with the Secretary of the Association in order to be entitled

to vote at such meeting, unless such co-owners have filed a general voting authority with the Secretary applicable to all votes until rescinded.

Section 3. Amplification. The provisions of this Declaration are amplified by the Articles of Incorporation and the By-Laws of the Association; provided, however, no such amplification shall substantially alter or amend any of the rights or obligations of the Owners set forth herein. In the event of any conflict between this Declaration and the Articles of Incorporation or the By-Laws, this Declaration shall control.

ARTICLE IV

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

Section 1. The Common Area(s). The Association, subject to the rights of the Owner as set forth in this Declaration, shall be responsible for the exclusive management, control and maintenance of the Common Area(s) and all improvements thereon (including furnishings and equipment related thereto), and shall keep the same in good, clean, substantial, attractive, and sanitary condition, order and repair. The Association's duties shall extend to, and include, all streets upon, over and through the Common Area(s).

Section 2. Private Streets And Roadways. The Association shall be responsible for the exclusive management, control and maintenance of all streets and private roadways and improvements thereon, if any, constructed, or to be constructed, on lands submitted to and under this declaration, and shall keep same in good, clean, substantial, attractive and sanitary condition, order and repair.

Section 3. Street Lighting. The Association shall be responsible for the exclusive management, control and maintenance of all street lighting constructed, or to be constructed by the Association. The Association shall also pay the costs of operation of such street lighting. Nothing herein contained shall require the Association to pay for any interior or exterior lighting fixtures of Lot Owners on their lots..

Section 4. Sidewalks. The Association shall be responsible for the exclusive management, control and maintenance of any and all sidewalks, if any, installed within the Common Area(s) or within the lands submitted to and under this Declaration and of the sidewalks, installed or to be installed, by the Association, if any.

Section 5. Exterior Maintenance. In addition to maintenance of the Common Area(s), the Association's duty of exterior maintenance which is subject to assessment hereunder shall include maintenance and replacement of any landscaping which is part of the Work and replacements thereof. The Association's duty of exterior maintenance shall not extend to, nor include any of the following:

(a) Paint, repair, replace, and care for roofs, gutters, downspouts, exterior building surfaces, and walks as part of the Common Areas.

(b) Maintenance, repair, or replacement of glass surfaces or screening;

(c) Replacement of exterior doors, including garage doors, and patio gates;

(d) Maintenance or replacement of any trees, shrubs, or landscaped areas installed or created by any Owner in addition to, or in replacement of, the landscaped areas which is part of the Work;

(e) Maintenance, repair, or replacement of any exterior lighting fixtures, mail boxes, or other similar attachments;

(f) Maintenance, repair, or replacement required because of the occurrence of any fires, wind, vandalism, or other casualty;

(g) Maintenance or replacement of any trees, shrubs, or landscaped area within any enclosed patio or courtyard area of any Lot;

(h) Replacement of driveway. Maintenance, repair, or replacement, as the case may be, of any of the foregoing excluded items shall be responsibility of each Owner. Should any Owner neglect or fail to maintain, repair, or replace, as the case may be, any of the foregoing excluded items, then the Association, after approval by a two-thirds vote of its Board of Directors, may maintain, repair, or replace the same, as the case may be, at such Owner's expense; and the cost thereof shall be added to and become a part of the assessment against such Owner's Lot. If the need for any maintenance, repair, or replacement, as the case may be, pursuant to this section is caused by the willful or negligent act of any Owner, or any member of any Owner's family or household, or any tenant's family or household, then the cost thereof shall be added to and become a part of the assessment against such Owner's Lot. The Association additionally shall be subrogated to the rights of such Owner with respect to damage caused by any invitee, tenant, or member of such Tenant's family or household.

Section 6. Right of Entry. The Association, through its employees, contractors, and agents, is hereby granted a right of entry into and upon each Lot to the extent reasonably necessary to discharge the Association's duties of exterior maintenance and for any other purpose reasonably related to the Association's performance of any duty imposed, or exercise of any right

granted, by this Declaration, including, without limitation, the discharge of any duty of maintenance or replacement, or both, imposed upon any Owner. Such right of entry shall be exercised in a peaceful and reasonable manner at reasonable times and upon reasonable notice whenever the circumstances permit. Entry into any improvement upon any Lot shall not be made without the consent of the Owner or occupant thereof except when such entry is reasonably necessary for the immediate preservation or protection, or both, of the health or safety, or both, of any person lawfully upon the Properties or of any such person's property. An Owner shall not arbitrarily withhold consent to such entry for the purpose of discharging any duty or exercising any right granted by the foregoing sections of this Article, provided such entry is upon reasonable notice, at a reasonable time, and in a peaceful and reasonable manner.

Section 7. Services for Association. The Association may obtain and pay for the services of any person or entity to manage its affairs, or any part thereof, to the extent it deems advisable, as well as such other personnel as the Association shall determine to be necessary or desirable for the proper operation of the Properties, whether such personnel are furnished or employed directly by the Association or by any persons or entity with whom or which it or they contract. The Association may obtain and pay for legal and accounting services necessary or desirable in connection with the operation of the Properties or the enforcement of this Declaration.

Section 8. Materials for Association and/or Owner(s). The Association may obtain and pay for materials from any person(s), firm(s), corporation(s) or other entity or entities, to the extent they deem necessary, desirable and/or advisable for the proper operation of the Properties, whether such materials are furnished directly by the Association or by any person(s), firm(s),

corporation(s) or other entity or entities with whom or which they contract. In the event that the Association obtain such materials for the benefit or on account of a particular Lot or Lot Owners, the Lot Owner or Lot Owners shall pay for same directly or shall reimburse the Association. All sums due to the Association pursuant to such contract(s) shall be added to and become an assessment against an Owner's Lot or Owner's Lots, as the case may be.

Section 9. Services For Owners. The Association may contract, or otherwise arrange, with any person or entity to furnish water, trash collection, sewer services, maintenance, replacement, and other common services to all Lots. With permission of the Board of Directors, any owner may contract for his own landscaping and lawn cutting services at his own expense. All sums due to the Association pursuant to such contract shall be added to and become an assessment against such Owner's Lot.

Section 10. Personal Property For Common Use. The Association may acquire and hold tangible and intangible personal property and may dispose of the same by sale or otherwise, subject to such restrictions as may from time to time be provided in the Association's By-Laws.

Section 11. Rules and Regulations. The Association from time to time may adopt, alter, amend, and rescind reasonable rules and regulations governing the use of the Lots and of the Common Area(s), after such Common Area(s) have been conveyed to the Association which rules and regulations shall be consistent with the rights and duties established by this Declaration.

Section 12. Implied Rights. The Association may exercise any other right or privilege given to it expressly by this Declaration, its article of incorporation, or by law, and every other right or privilege reasonably to be implied from the existence of any right or privilege granted herein or reasonably necessary to effectuate the exercise of any right or privilege granted herein.

ARTICLE V

Covenants for Assessments

Section 1. Creation of a Lien and Personal Obligation of Assessments. Each Owner of any Lot 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 Association: (1) annual assessments or charges; and (2) special assessments for capital improves such assessments to be established and collected as herein provided; and (3) special assessments against any particular Lot which are established pursuant to the terms of this Declaration; and (4) all excise taxes, if any, which may be imposed on all or any portion of the foregoing by law. All Such assessments, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the property against which each assessment is made. Each such assessment, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment became due. The personal obligation for delinquent assessments shall not pass to an Owner's successors in title unless expressly assumed by them, but shall continue to be a charge and lien on the property against which each assessment is made.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the health, safety, and welfare of the residents in the Properties; for the improvement and maintenance of the Common Area(s) (regardless of when conveyed to the Association), for payment of all taxes assessed to the Association, if any, in respect to the

Common Area(s) (regardless of when conveyed to the Association), or the improvements or personal property thereon, or both; and for the Association's general activities and operations in promoting the health, safety, and welfare of the residents in the Properties.

Section 3. Maximum Assessment. The maximum annual assessment shall be $720.00 per year payable $60.00 per month due and payable on the first day of each month with a late charge in the amount of twelve percent (12%) per annum to be assessed when the payment shall be thirty (30) days late. The maximum annual assessment may not be increased more than twenty percent (20%) each year by a vote of the majority of the Board of Directors.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the 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 Area(s), including fixtures and personal property related thereto, or the properties, provided that any such assessment shall have the assent of fifty-one percent (51%) of the votes of the owners.

Section 5. Notice of Meetings. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 hereof shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast a majority of all the votes of the membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the

subsequent meeting shall be the same as the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 6. Uniform Rate of Assessment. Both special assessments for capital improvements, and annual assessments, shall be fixed at a uniform rate for all Lots and may be collected on a monthly basis in the discretion of the Board of Directors of the Association; provided, however, the foregoing requirement of uniformity should not prevent assessments against any particular lot which are established pursuant to the terms of this Declaration.

Section 7. Date of Commencement of Annual Assessments. The annual assessments provided for herein shall commence as to all Lots within that portion of the Properties described in Exhibit "A" attached hereto.

Section 8. Lien for Assessments. All sums assessed to any Lot pursuant to this Declaration, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, shall be secured by a lien on such Lot in favor of the Association. Such lien shall be subject and inferior to the lien for all sums secured by a first mortgage encumbering such Lot. Except for liens for all sums secured by a first mortgage, all other lienors acquiring liens on any Lot after recording of this Declaration in the Public Records of Seminole County, Florida, shall be deemed to consent that such liens shall be inferior to liens for assessments, as provided herein, whether or not such consent is specifically set forth in the instruments creating such liens. The recordation of this Declaration in the Public Records of Seminole County, Florida, shall constitute constructive notice to all subsequent purchasers and creditors, or either, of the existence of the lien hereby created in favor of the Association and the priority thereof and shall

place upon each such purchaser or creditor, other than a first mortgagee, the duty of inquiring of the Association as to the status of assessments against any Lot within the properties.

Section 9. Effect of Nonpayment of Assessments; Remedies of the Association. Any Assessment not paid within (30) days after the due date shall bear interest from the due date at the rate of twelve percent (12%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the 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. A suit to recover a money judgment for unpaid assessment hereunder shall be maintainable without foreclosing or waiving the lien securing the same and the Association shall be entitled to collect all costs, expenses, and reasonable attorneys' fees involved whether suit be brought or not and whether the action is for money judgement or foreclosure of lien. In addition to the foregoing, the Association shall have the right to suspend the Lot Owner's easement of enjoyment in and to the Common Area(s) for any period during which any assessment (and/or costs, expenses and/or reasonable attorneys' fees involved) against his Lot remains unpaid.

Section 10. Foreclosure. The lien for sums assessed pursuant to this Declaration may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property may be foreclosed in Florida. In any such foreclosure, The Owner shall be required to pay all costs and expenses of foreclosure, including reasonable attorneys' fees. All such, costs and expenses shall be secured by the lien being foreclosed. The Owner shall also be required to pay to the Association any assessments against the Lot which shall become due during the period of foreclosure, and the same shall be secured by the lien foreclosed and accounted for as of the

date the Owner's title is divested by foreclosure. The Association shall have the right and power to bid at the foreclosure or other legal sale to acquire the Lot foreclosed, and thereafter to hold, convey, lease, rent, encumber, use and otherwise deal with the same as the Owner thereof for the purposes of resale only. In the event the foreclosure sale results in a deficiency, the Court ordering the same may, in its discretion, enter a personal judgement against the Owner thereof for such deficiency, in the same manner as is provided for foreclosure of mortgage in the State of Florida.

Section 11. Homesteads. By acceptance of a deed thereto, the Owner of each Lot shall be deemed to acknowledge conclusively that the obligations evidenced by the assessments provided for in this Declaration are for the improving and maintenance of any homestead maintained by such Owner on such Owner's Lot.

Section 12. 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 shall not affect the assessment lien. However, the sale or transfer of any Lot pursuant to foreclosure of any such first mortgage, or any proceeding in lieu thereof, shall extinguish the lien of such assessments as to payments which became due prior to such sale or transfer. No Sale or transfer shall relieve such Lot from liability for assessments thereafter becoming due or from the lien thereof. The Association shall, upon written request, report to any encumbrancer of a Lot any unpaid assessments remaining unpaid for a period longer then thirty (30) days after the same shall have become due and shall give such encumbrancer a period of thirty (30) days in which to cure such delinquency before instituting foreclosure proceedings against the Lot; provided, however, that such encumbrancer first shall have furnished to the Association written notice of

the existence of the encumbrance, which notice shall designate the Lot encumbered by a proper legal description and shall state the address to which notices pursuant to this section shall be given to the encumbrancer. Any encumbrancer holding a lien on a Lot may pay, but shall not be required to pay, any amounts secured by the lien created, and by so paying shall be subrogated to all rights of the Association with respect to such lien, including priority.

ARTICLE VI

Architectural Control

Section 1. Architectural Control Committee. The Board of Directors of the Association shall appoint as a standing committee an Architectural Control Committee, which shall be composed of three (3) or more persons appointed by the Board of Directors, or in the Board's discretion, the Board may constitute itself the Architectural Control Committee. No member of the Committee shall be entitled to compensation for services performed. The Architectural Control Committee shall have full power to regulate all exterior changes to the Properties in the manner hereinafter provided.

Section 2. Committee Authority. The Committee shall have full authority to regulate the use and appearance of the exterior of the Properties to assure harmony of external design and location in relation to surrounding building and topography and to protect and conserve the value and desirability of the properties as a residential community. The power to regulate shall include the power to prohibit those exterior uses or activities deemed inconsistent with the provisions of this Declaration, or contrary to the best interests of the Association in maintaining the value and desirability of the Properties as a residential community, or both. The Committee shall have

authority to adopt, promulgate, amend, and revise rules and regulations in connection with the foregoing; provided , however, such rules and regulations shall be consistent with the provisions of this Declaration and, in the event the Board of Directors of this Association has not constituted itself as the Committee, such rules and regulations shall be approved by the Board of Directors prior to the same taking effect. Violations of the Committee's rules and regulations shall be enforced by the Board of Directors, unless such enforcement authority is delegated to the Committee by resolution of the Board of Directors.

Section 3. Committee Approval. Without limitation of the foregoing , no changes, alterations, additions, reconstruction, replacements, or attachments of any nature whatsoever, shall be made to the exterior of any Lot, including that portion of any Lot not actually occupied by the Improvements thereon, except such as are identical to those installed, improved, or made in connection with the Work, until the plans and specifications showing the nature, kind, shape, heights, materials, locations, color and approximate cost of the same shall have been submitted to, and approved by the Architectural Control Committee in writing and any and all governmental authorities having jurisdiction thereof. The Committee's approval shall not be required of any changes or alterations within a completely enclosed courtyard area, provided the same are not visible from the Common Area(s) or visually objectionable to any adjoining Lot, it being expressly intended that any landscaping within an enclosed courtyard area which is capable of attaining a height in excess of any courtyard fence, if any, shall be subject to Committee approval as hereinabove provided. No Owner shall undertake any exterior maintenance of his Lot which is the duty of the Association, as herein above provided, without the prior approval of the Committee No replacement shall be made by any Owner without the Committee's prior

approval as provided above, unless the replacement is within the rules and regulations promulgated by the Board of Directors. Nothing shall be kept, placed, stored, or maintained upon the exterior of any Lot, including any portion of any Lot not enclosed by the improvements thereon, or upon the Common Area(s), without the Committee's prior written approval as provided above. All applications to the Committee for approval of any of the foregoing shall be accompanied by plans and specifications of such other drawings or documentation as the Committee may require. In all events, the Committee's approval shall be in writing. If no application has been made to the Architectural Control Committee, a cause of action to enjoin or remove any structure, activity, use, change, alteration, or addition in violation of the prohibitions contained in this section may be instituted at any time, by the Association, or any other Owner may resort immediately to any other lawful remedy for such violation

Section 4. Procedure. The Committee, with approval from the Board of Directors, may, from time to time, adopt, promulgate, rescind, amend, and revise rules and regulations governing procedure in all matters within its jurisdiction. In the event the Board of Directors of the Association does not constitute itself the Architectural Control Committee, then the Board of Directors, in its discretion, may provide by resolution for appeal of decisions of the Architectural Control Committee to the Board of Directors, subject to such limitations and procedures as the Board deems advisable. The Board of Directors of the Association, or the Architectural Control Committee, may appoint one or more persons to make preliminary review of all applications to the Architectural Control Committee and report such applications to the Committee with such person's recommendation for Committee action thereon. Such preliminary review shall be subject to such regulations and limitations as the Board of Directors or the Architectural Control

Committee deems advisable. The Committee's procedures at all times shall afford the Owner whose lot is affected by Committee action reasonable notice of all Committee proceedings and a reasonable opportunity for such Owner to be heard personally and through representatives of his choosing.

Section 5. Standards. No approval shall be given by the Association's Board of Directors or Architectural Control Committee, as may be appropriate pursuant to the provisions of this Article unless the Board of Committee, as the case may be, determines that such approval shall: (a) assure harmony of external design, materials, and location in relation to surrounding buildings and topography within the Properties; and (b) shall protect and conserve the value and desirability of the Properties as a residential community; and (c) shall be consistent with the provisions of this Declaration; and (d) shall be in the best interest of the Association in maintaining the value and desirability of the Properties as a residential community. The Committee, as may be appropriate, may deny any application on the ground that the proposed alteration will create an undue burden of maintaining upon the Association. The Committee may condition the approval of any application upon the Owner's providing reasonable security that the contemplated work will be completed substantially in accordance with the plans and specifications therefor submitted to the Committee, as may be appropriate.

Section 6. Governmental Approval. Nothing herein contained shall be deemed to excuse or waive the obligation of the Lot Owner to comply with all codes, ordinances, rules, regulations and laws, where applicable, of governmental authorities having jurisdiction thereof.

ARTICLE VII

General Provisions

Section 1. Enforcement. The Association, or any Owner, 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, or pursuant to, the provisions of this Declaration; and the party enforcing the same shall have the right to recover all costs and expenses incurred, including reasonable attorneys fees and court costs for such enforcement, may be assessed against such Owner's Lot as a special assessment pursuant to the provisions hereof. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so at any time. If these restrictions are enforced by appropriate proceedings by any such Owner or Owners, such Owner or Owners may be reimbursed by the Association for all or any part of the costs and expenses incurred, including reasonable attorneys' fees, in the discretion of the Board of Directors of the Association.

Section 2. Severability. Invalidation of any one of these covenants of restrictions by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Association, or the Owner of any Lot subject to this Declaration, their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Amended Declaration is recorded, after which time said covenants shall be automatically extended for successive periods

of ten (10) years. The covenants and restrictions of this Amended Declaration may be amended by the instrument signed by not less than fifty-one percent (51%) of the Lot Owners. Any amendment must be properly recorded.

Section 4. Effect of Recording. Any Lot situated within the real property described in Exhibit "A" attached hereto shall be deemed to be "subject to assessment," as such term id used in this Declaration, or in the Association's Articles of incorporation or By-Laws, upon recording of this Declaration; and any Lot annexed pursuant to the provisions hereof shall be deemed "subject to assessment"upon recording of the Amendment to this Declaration annexing the same.

Section 5. Dedications. Subject to the requirements of Article II, Section 1, of this Declaration, and of Section 4 of this Article, the Association may dedicate all streets and roads in the Common Area to public use and, upon acceptance of such dedication by the public agency having jurisdiction of the same, the terms and provisions of this Declaration shall not apply to the areas so dedicated to the extent that the provisions of this Declaration are inconsistent with such dedication.

Section 6. Not a Condominium. In 1980, it was specifically declared to be Developer's intent and each Lot Owner acquiring title to any Lot within Wedgewood Tennis Villas of Tuscawilla does hereby expressly covenant and agree that Wedgewood Tennis Villas of Tuscawilla shall not be a condominium as defined under Florida Statutes, Ch. 718 et. seq., and that nothing herein contained shall be deemed to require compliance with the Condominium Law of the State of Florida.

ALL OTHER PROVISIONS of the original Declaration of Easements, Covenants, Conditions and Restrictions shall remain unless otherwise expressly amended or deleted supra.

Unit Owner: RAMON A. ARRUFAT (Please Print) (Signature) Ramon A. Arrufat

Unit Address: 701 ADDAX RD WINTER SPRINGS, FL.

Date: 8-15-09, 2009

Max Swaim
Witness

Roger Kaebelein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 15 day Aug 2009

By Ramon A. Arrufat, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaebelein
My Commission DD467026
Expires 10/08/2009

Unit Owner: Ryan Retherford (Please Print) (Signature) Ryan Retherford

Unit Address: 702 Adidas Rd.

Date: 5-31, 2009

Max Swaim
Witness

Roger Kaberlein
Witness

State Of Florida
County of Seminole

The foregoing Instrument was acknowledged before me this 31st day of May 2009

By Ryan Retherford, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD467026
Expires 10/06/2009

Notary Public State of Florida

Unit Owner: David Jacobs (Please Print) (Signature) David Jacobs

Unit Address: 705 Adios Rd

Date: 6/8, 2009

Max Swaim
Witness

Janice N. Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 5th day June, 2009

By David Jacobs, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberskin
My Commission DD457025
Expires 10/08/2009

Unit Owner: Theresa M Booth (Please Print) Theresa M Booth (Signature) Theresa M. Booth

Unit Address: 706 Addison Rd, Winter Springs Fla

Date: 5/30, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day May 2009

By Theresa M. Booth, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: GRACE MENGANI (Please Print) (Signature) Grace Mengani

Unit Address: 707 Adirondack Road

Date: 5-12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Grace Mengani, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kesberlein
My Commission DD457095
Expires 10/08/2009

Unit Owner: Ann Kucewicz (Please Print) Ann Kucewicz (Signature) Ann Kucewicz

Unit Address: 708 Oakdale Road

Date: 6/16/09, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day June 2009

By Ann Kucewicz, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457727
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: JUAN GOMEZ (Please Print) (Signature) Juan Gomez

Unit Address: 710 ADIDAS

Date: 6/26, 2009

Beth G. King
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 26 day Jun 2009

By Juan Gomez, who acknowledged before me that he/she attests to same.

Janet M. Galloway
Notary Public State of Florida

Seminole County

JANET M. GALLOWAY
MY COMMISSION # DD585400
EXPIRES: November 12, 2010
Ft. Notary Discount Assoc. Co.

Unit Owner: IRMA L. COOK (Please Print) Irma L. Cook (Signature) Irma Cook

Unit Address: 712 Adidas Rd

Date: June 3, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3rd day June, 2009

By Irma L. Cook, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: Marc Moree (Please Print) (Signature) Marc Moree

Unit Address: 713 Adidas Rd 32708

Date: 5/31, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 31st day May, 2009

By Marc Moree, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: GERALD H. Mills (Please Print) (Signature) Gerald Mills

Unit Address: 715 ADIDAS RD.

Date: 6-3, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3rd day of June 2009

By Gerald H. Mills, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2008

Notary Public State of Florida

Unit Owner: THOMAS A BROWN (Please Print) Thomas A. Brown (Signature) Thomas A. Brown

Unit Address: 717 ADIDAS RD. WINTER SPRINGS, FL 32708

Date: 6/3, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3rd day June, 2009

By Thomas A. Brown, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kesterson
My Commission DD457025
Expires 10/08/2009

Unit Owner: Date April 1, 2009

Cecelia Moring
Witness

Max D. Swaim
Max D Swaim
Hille Tanner
719 Adidas

Betty K. Lewis
Witness

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day of April, 2009 By Max W. Swaim, who acknowledged before me that he/she attests to same.

exhibit 4/1/09

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Clifford T. Collins (Please Print) (Signature) Clifford T. Collins

Unit Address: 720 Adidas Rd, Winter Springs, FL 32708

Date: 5/12, 2009

Betty K. Lewis
Witness

Lawrence Spano
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day of May, 2009

By Clifford T. Collins, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kerberich
My Commission DD457025
Expires 10/08/2009

Unit Owner: JAMES VANCLEVE (Please Print) James Van Cleve (Signature) James Van Cleve

Unit Address: 721 ADIDAS ROAD, WINTER SPRINGS, FL 32708

Date: 5/30, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day May, 2009

By James VanCleve, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: Karla K Cole (Please Print) Karla K Cole (Signature) Karla K. Cole

Unit Address: 722 Adidas Rd, Winter Springs, FL 32708

Date: August 4, 2009

Carla A. Starr
Carla A. STARR
Witness

Witness T.L. Young

State Of ~~Florida~~ Maryland
County of ~~Seminole~~ Montgomery

The foregoing instrument was acknowledged before me this 4 day Aug, 2009

By Karla K. Cole, who acknowledged before me that he/she attests to same.

Notary Public State of ~~Florida~~ Maryland

ALLIASI C. CRUZ-FERNANDEZ
Notary Public-Maryland
Howard County
My Commission Expires
December 21, 2012

Unit Owner: Shannon Socarras (Please Print) (Signature) Shannon Socarro

Unit Address: 723 [illegible] Rd

Date: 5.30, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day of May 2009

By Shannon Socarras, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: David L. Jones (Please Print) David L. Jones (Signature) David L. Jones

Unit Address: 724 Adidas Rd

Date: 6-30, 2009

Roger Kaeberlein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day May, 2009

By David L. Jones, who acknowledged before me that he/she attests to same.

Patricia J Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: Chris Coventry (Please Print) (Signature) Chris Coventry

Unit Address: 725 Lot 043 RD.

Date: June 1, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day June 2009

By Chris Coventry, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457021
Expires 10/06/2009

Notary Public, State of Florida

Unit Owner: Rose Mary Smith Rosemary Smith Rosemary Smith
(Please Print) (Signature)

Unit Address: 729 Adelaide Road

Date: Sept 1, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day Sept 2009
By Rosemary Smith, who acknowledged before me that he/she
attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: James R Lee (Please Print) (Signature) James R. Lee

Unit Address: 731 Adams

Date Aug. 28, 2009

Max Swaim
Witness

Lorie Ann Lee
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day Aug 2009

By James R. Lee, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: Madelon M Twitty (Please Print) Madelon M Twitty (Signature) Madelon Twitty

Unit Address: 732 Adidas Rd Winter Springs, FL 32708

Date: July 1, 2009.

Kathleen Bishop
Witness

Paul V. Beals
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1 day July 2009

By Madelon M. Twitty, who acknowledged before me that he/she attests to same.

PAUL V. BEALS
Comm# DD0768117
Expires 4/11/2012
Florida Notary Asan., Inc

Paul V. Beals
Notary Public State of Florida

Unit Owner: John Cathcart (Please Print) (Signature) John Cathcart

Unit Address: 733 Adidas Rd

Date: 3/28, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day of March, 2009 By John Cathcart, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD467025
Expires 10/08/2009

Unit Owner: John P. Klinke Jr (Please Print) (Signature) John P. Klinke

Unit Address: 734 Addis Rd

Date: May 20th, 2009

Roger Kaeberlein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 20th day May, 2009

By John P. Klinke, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: Ida A Miles (Please Print) Ida a Miles (Signature) Ida A. Miles

Unit Address: 735 Adidas Rd.

Date: 5-30-, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day May 2009

By Ida A. Miles, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Nathan Vlasaty (Please Print) (Signature) Nathan Vlasaty

Unit Address: 736 Adidas Rd

Date: June 1, 2009

Roger Kaeberlein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day June 2009

By Nathan Vlasaty, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: Alan R. Carter (Please Print) (Signature) Alan R. Carter

Unit Address: 737 Adidas Rd.

Date: 8-17-, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 17 day Aug, 2009

By Patricia Cole, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: MARK R. BUUGERT (Please Print) Mary R. Bungert (Signature) Mary Bungert

Unit Address: 740 ADIDAS RD.

Date: May 12, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Mary Bungert, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: Linda Thomas (Please Print) Linda Thomas (Signature) Linda Thomas

Unit Address: 794 Austin Ct

Date: 05-30-09 2009

Roger Kaeberlein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day of May 2009

By Linda Thomas, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457028
Expires 10/08/2009

Patricia J. Kaeberlein
Notary Public State of Florida

Unit Owner: Pete Anderson Pete Anderson
(Please Print) (Signature)

Unit Address: 795 Austin Ct.

Date: May 30, 2009

Roger Kaebelein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day May 2009

By Pete Anderson, who acknowledged before me that he/she attests to same.

Patricia J. Kaebelein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaebelein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Shauna Doyle (Please Print) (Signature) Shauna Doyle

Unit Address: 796 Austin Ct

Date: 5/30, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day of May 2009

By Shauna Doyle, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: UTEGAARD, MARILYN (Please Print) Marilyn Utegaard (Signature) Marilyn Utegaard

Unit Address: 797 AUSTIN CT

Date: 5/30/09, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day May, 2009

By Marilyn Utegaard, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: James Mondello (Please Print) (Signature) James Mondello

Unit Address: 798 Austin Ct

Date: June 6, 2009

Ruth J. Hemphill
Ruth J. Hemphill
Witness

Roger Kaeberlein
Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 6th day June 2009

By James Mondello, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Ruth Hemphill (Please Print) Ruth Hemphill (Signature) Ruth Hemphill

Unit Address: 799 Austin Ct

Date: May 12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Ruth Hemphill, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE BUSCHE
DD658989
2011

Unit Owner: Gary Goldman (Please Print) (Signature) Gary Goldman

Unit Address: 1410 Bory Lane

Date: May 12, 2009

Donald R Kaplen
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Gary Goldman, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Commission DD487026
Expires: 6/8/2009

Unit Owner: GARNET E. MAURER (Please Print) Garnet E Maurer (Signature) Garnet Maurer

Unit Address: 1411 BOAT LN. W.S. 32708

Date: 5/12/09, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Garnet E. Maurer, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia Kimberlain
My Commission DD457025
Expires 10/08/2009

Unit Owner: Joseph Rafanello (Please Print) Joseph Rafanello (Signature) Joseph Rafanello

Unit Address: 1413 Borg Lane

Date: May 4, 2009

Witness: Dorthey M. Rafanello Beth King

Witness: Annette Romaine

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 4th day May 2009

By Joseph Rafanello, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Alberta F. Ashley (Please Print) Alberta F. Ashley (Signature) Alberta F. Ashley

Unit Address: 1413 Bonglen. WSF. 32708

Date: 5/12, 2009

Donald R. Kaplen
Donald R. Kaplen
Witness

Margaret Mary Shumway
Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this ___day ___,2009

By Alberta F. Ashley, who acknowledged before me that he/she attests to same.

Patricia J. Kaplen
Notary Public State of Florida

State of Florida
Expires 10/8/2009

Unit Owner: Date May 11, 2009
1414 Borg Lane

Witness

Witness

Susan L. Kellicut
1414 Borg Lane

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 11th day of May, 2009 By SUSAN L. KELLICUT, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

ELAINE A. IANNELLI
Notary Public - State of Florida
My Commission Expires Jan 02, 2012
Commission # DD 778034
Bonded Through National Notary Assn

Unit Owner: Date 4-29-09, 2009

Matthew S. Stroret
Witness

Russell Web
Witness

Ray James Hughes
1415 Bone Lane
Winter Springs, FL 32708

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29 day of April, 2009 By Ray James Hughes who acknowledged before me that he/she attests to same.

Notary Public State of Florida

JULIA STROUD
MY COMMISSION # DD 783350
EXPIRES: April 7, 2012
Bonded Thru Notary Public Underwriters

Unit Owner: Richard Ostrow (Please Print) Richard Ostrow (Signature)

Unit Address: 1416 Berg Ln

Date: 5/12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Richard Ostrow, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD467026
Expires 10/08/2009

Unit Owner: Brenda Grainger (Please Print) (Signature) Brenda Grainger

Unit Address: 1417 Berg Ln

Date: 5/12, 2009

Witness Lawrence Spano

Witness Margaret Mary Shamway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this ___day ___,2009

By Brenda Grainger, who acknowledged before me that he/she

attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia [illegible]
My Commission DD487025
Expires 10/8/2009

Unit Owner: Date April 7, 2009

Witness Max Swairn

1148 Berg Anna Romaine

Witness Betty Lewis

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7 day of April 2009 By Anna Romaine, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Douglas Pinder (Please Print) Douglas Pinder (Signature) Douglas Pinder

Unit Address: 1420 Borg Lane

Date: May 12th, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Douglas Pinder, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
My Commission DD487025
Expires 10/08/2011

Unit Owner: Kathryn Larson (Please Print) K Larson (Signature) Kathryn Larson

Unit Address: 1421 Borgia Ln.

Date: 5-12, 2009

Annette Romaine
Witness

Margaret Mary Shinaday
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May, 2009

By Kathryn Larson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Commission DD487025
Expires 10/08/2009

Unit Owner: CRAIG Costa (Please Print) (Signature) Craig Costa

Unit Address: 1452 Connors Lane

Date: 6/02, 2009

Max Swann
Witness

Karen L. Lorey
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Craig Costa, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Ruth Hemphill (Please Print) Ruth Hemphill (Signature) Ruth Hemphill

Unit Address: 1453 [redacted] Connors Lane

Date: May 12 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Ruth Hemphill who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD658909
EXPIRES: April 04, 2011

Unit Owner: Janet Fauser (Please Print) (Signature) Janet Fauser

Unit Address: 1454 Connors Lane

Date: 6/2/09, 2009

Pam Bergstedt
Pam Bergstedt
Witness

Karen L. Lorey
Karen L. Lorey
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Janet Fauser, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD487025
Expires 10/08/2009

Unit Owner: MARY NAN JOHNSON (Please Print) Mary Nan Johnson (Signature) Mary Nan Johnson

Unit Address: 1455 Conners Ln. WS, FL 32792

Date: June 2, 2009

Roger Kaeberlein
Witness Roger Kaeberlein

Max Swaim
Witness Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Mary Nan Johnson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/09/2009

Patricia J. Kaeberlein
Notary Public State of Florida

Unit Owner: HELEN MATYAS Helen Matyas Helen Matyas
(Please Print) (Signature)

Unit Address: 1456 Connors Lane

Date: June 2, 2009

Karen L Lorey Karen L Lorey
Witness

Pam Bergstedt Pam Bergstedt
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Helen Matyas, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaestner
My Commission DD457025
Expires 10/08/2009

Unit Owner: Pamela Bergstedt (Please Print) Pamela Bergstedt (Signature) Pamela Bergstedt

Unit Address: 1458 Connors Lane

Date: 5/12/09, 2009

Lawrence Sparo
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May, 2009

By Pamela Bergstedt, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Commission DD457025
Expires 10/06/2009

Unit Owner: Robert V. Michele Billoni (Please Print) (Signature) Michele Billoni

Unit Address: 1460 Connors Ln.

Date: 5/12/09, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day May, 2009

By Robert V. Michelle Billoni, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia Kaeberlein
My Commission DD467025
Expires 10/08/2009

Unit Owner: RICHARD J. RUGGIERO (Please Print) (Signature) Richard Ruggiero

Unit Address: 1462 CONNORS LANE, WINTER SPRINGS, FL 32708

Date: JULY 6, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 6th day July, 2009

By Richard J. Ruggiero, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: David K Green (Please Print) (Signature) David K Green

Unit Address: 1464 Connors Lane

Date: June 6, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 6th day June, 2009

By David K. Green, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD483024
Expires 10/06/2009

Unit Owner: DAVID MITCHELL (Please Print) (Signature) David Mitchell

Unit Address: 1468 CONNORS CANE

Date: 6/2, 2009

Max Swaim
Witness

Karen L Leray
Karen L. Leray
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June 2009

By David Mitchell, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kesberlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Tania Julin (Please Print) Tania Julin (Signature) Tania Julin

Unit Address: 1470 Connors Ln Winter Springs FL 32708

Date: 6/2, 2009

Karen L Leroy
Karen L. Leroy
Witness

Pam Bergstedt
Pam Bergstedt
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Tania Julin, who acknowledged before me that he/she attests to same.

Patricia J Kasberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: MARINA-PALUMBO Marina Palumbo
(Please Print) (Signature) Marina Palumbo

Unit Address: 1471 Cannoles Lane Winter Springs

Date: 6/3/09, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3rd day June, 2009

By Marina Palumbo, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: ANDREW J ISEMAN (Please Print) (Signature) Andrew J Iseman

Unit Address: 1472 CONNORS LANE WINTER PARK FL 32708

Date: June 2 09, 2009

Karen L Lorey
Karen L. Lorey
Witness

Ruel Clifton
Ruel Clifton
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Andrew J. Iseman, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasbarian
My Commission DD457025
Expires 10/08/2009

Unit Owner: Karen L. Lorey (Please Print) Karen L. Lorey (Signature) Karen L. Lorey

Unit Address: 474 Connors Lane

Date: 5/12, 2009

Pat Kaeberlein
Witness

Betty K. Lewis
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Karen Lorey, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD650000
EXPIRES April 04, 2011

Unit Owner: CATHERINE OTT (Please Print) Catherine Ott (Signature) Catherine Ott

Unit Address: 1475 Cannons Lane Winter Spgs. Fl. 32708

Date: June 2, 2009

Karen L Lorey
Karen L Lorey
Witness

Pam Bergstedt
Pam Bergstedt
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Catherine Ott, who acknowledged before me that he/she attests to same.

Patricia J Kerbedian
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kerbedian
My Commission DD457026
Expires 10/08/2009

Unit Owner: Erika J. Sargent (Please Print) Erika J. Sargent (Signature) Erika J. Sargent

Unit Address: 1476 Connors Lane

Date: 6/2, 2009

Karen L Lorey
Karen L. Lorey
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Erika J Sargent, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD467025
Expires 10/09/2009

Unit Owner: THOMAS RUGGLES (Please Print) (Signature) Thomas Ruggles

Unit Address: 1477 CONNORS LANE

Date: 5/12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day of May, 2009 By Thomas Ruggles, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasbarian
My Commission DD486026
Expires 10/06/2009

Unit Owner: Date 07 April, 2009

Max Swaim
Witness

Beth G. King
1478 Connors

William Boardman
Witness

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 By Beth G. King, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia Lauterbach
My Commission DD457025
Expires 10/08/2009

Unit Owner: Harry W Livengood (Please Print) (Signature) Harry W. Livengood

Unit Address: 1479 Conners Ln

Date: 6/7/09, 2009

Karen L Lorey
Karen L. Lorey
Witness

Pam Bergstedt
Pam Bergstedt
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Harry W. Livengood, who acknowledged before me that he/she attests to same.

Patricia J Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/09/2009

Unit Owner: Carolyn Powell (Please Print) Carolyn Powell (Signature) Carolyn Powell

Unit Address: 1480 Connors Lane

Date: June 2, 2009

Karen L Lorey
Karen L. Lorey
Witness

Ruel Clifton
Ruel Clifton
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Carolyn Powell, who acknowledged before me that he/she attests to same.

Patricia J Kaberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: Stephen Hunnell (Please Print) (Signature) Stephen Hunnell

Unit Address: 1486 Connors Lane Winter Springs FL 32708

Date: June 2, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Stephen Hunnell, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: JACKIE SWANN (Please Print) Jackie Swann (Signature) Jackie Swann

Unit Address: 1488 CONNORS LANE

Date: June 2 2009

Karen L Lorey
Karen L Lorey
Witness

Max Swann
Max Swann
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29 day June 2009

By Jackie Swann, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: Date April 7, 2009

Witness
Max Swaim

Betty K. Lewis
1490 Connors

Witness
William Boardman

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 by Betty K. Lewis, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kesterlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: JOSEPH V. LAMBERT (Please Print) (Signature) Joseph V. Lambert

Unit Address: 1491 CONTINUES LANE, WINTER SPRINGS, FL 32708

Date: 7-9, 2009

Deborah C. Hodges
Deborah C. Hodges
Witness

Denis M. Parker
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 9 day 7, 2009

By Joseph Lambert, who acknowledged before me that he/she attests to same.

Ilva M. Miller
Notary Public State of Florida

Unit Owner CAROLE COPELAND (Please Print) Carole Copeland (Signature) Carole Copeland

Unit Address: 1492 CONNORS LANE

Date: 6/3, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3rd day June, 2009

By Carole Copeland, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD467025
Expires 10/06/2009

Unit Owner: JOE SANTILLI (Please Print) (Signature) Joe Santilli

Unit Address: 1493 EVENINGS LANE

Date: 6/10/09, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 10th day June, 2009

By Joe Santilli, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Kimberly Morgan (Please Print) (Signature) Kimberly Morgan

Unit Address: 743 Dunlap Circle

Date: 5-12-, 2009

Witness Donald R. Kafe

Witness Margaret Mary

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Kimberly Morgan, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

State of Florida
DD457025
Jul 2009

Unit Owner: Jack Kramer (Please Print) (Signature) Jack Kramer

Unit Address: 745 Dunlap Cir.

Date: 8-7-, 2009

Witness Roger Kaebelein

Witness Max Sisaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day of July 2009

By Jack Kramer, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaebelein
My Commission DD457026
Expires 10/08/2009

Unit Owner: Jack Cauchois
(Please Print) (Signature) Jack Cauchois

Unit Address: 747 Dunlap

Date: 06-25-09, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25th day June, 2009

By Jack Cauchois, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457127
Expires 10/06/2009

Unit Owner: Thomas MARTIN Thomas Martin Thomas Martin
(Please Print) (Signature)

Unit Address: 148 Dunloy Cir. Winter Springs, FL.

Date: June 16, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 9th day June, 2009

By Thomas Martin, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/8/2009

Notary Public State of Florida

Unit Owner: Anthony David Anthony J David
(Please Print) (Signature) Anthony David

Unit Address: 749 Dunlap Cir Winter Springs Fl. 32708

Date: 6-18, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 18th day June, 2009

By Anthony David, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Mike McDonald (Please Print) (Signature) Mike McDonald

Unit Address: 751 Dunlop Ct.

Date: 6/7/09, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day June, 2009

By Mike McDonald, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD4[illegible]
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: Date 4/7, 2009

John W. Hofen
753 Dunlap

Witness
Patricia Kaeberlein

Witness Barbara Evans
Barbara Evans

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 By John Hofen, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD499035
Expires 10/01/2009

Unit Owner: Richard Woodley (Please Print) (Signature) Richard Woodley

Unit Address: 754 Dunlap circle, Winter Springs, FL.

Date: Aug 2nd, 2009

Witness Deborah Sharper

Witness M. Deller

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3 day August, 2009

By Richard Woodley, who acknowledged before me that he/she attests to same.

MICHELE BARRY-BODEN
MY COMMISSION # DD647081
EXPIRES June 15, 2011

Notary Public State of Florida

Unit Owner: Janet Theophilus (Please Print) Janet Theophilus (Signature) Janet Theophilus

Unit Address: 755 Dunlop Circle

Date: 6/11, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 11th day June, 2009

By Janet Theophilus, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD459028
Expires 10/08/2009

Unit Owner: Kirstin Lewis (Please Print) K. Lewis (Signature) Kirstin Lewis

Unit Address: 756 Dunlap Circle Winter Springs FL 32708

Date: June 7, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day June 2009

By Kirstin Lewis, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: ANTONIO SOARES (Please Print) (Signature) Antonio Soares

Unit Address: 757 DUNLAP CIRCLE, WINTER SPRINGS, FL 32708

Date: 6/16, 2009

Witness Roger Kaeberlein

Witness Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16 day June, 2009

By Antonio Soares, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: Rosemario Priest Rosemaire Priest
(Please Print) (Signature) Rosemario Priest

Unit Address: 757 Dunlap Circle Winter Sp 3270

Date: 6-8-09, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 8th day June, 2009

By Rosemario Priest, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD467026
Expires 10/06/2009

Unit Owner: Date April 7, 2009

Witness
Mark Swaim

William Boardman
7100 Dunlap

Witness
Betty K. Lewis

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 By William Boardman, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD437028
Expires 10/08/2009

Unit Owner: KAROL T. EVANS (Please Print) Karol T. Evans (Signature) Karol T. Evans

Unit Address: 761 Dunlap Circle

Date: June 11, 2009

Roger Kaeberlein
Roger Kaeberlein
Witness

R.M. Evans
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 11th day June, 2009

By Karol T. Evans, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD467025
Expires 10/08/2009

Unit Owner: LYNN EUTZLER (Please Print) Lynn Eutzler (Signature) Lynn Eutzler

Unit Address: 764 Duncan Circle

Date: 9-1, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day Sept, 2009

By Lynn Eutzler, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD45...
Expires 10/08/2009

Unit Owner: ARTHUR J. RICHARD (Please Print) (Signature) Arthur J. Richard

Unit Address: 767 DUNLAP CIR

Date: 5-12, 2009

Annette Romaine
Witness

Margaret Mary Shanaway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By: Arthur Richard, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD650989
EXPIRES: April 04, 2011

Unit Owner: Robert/Michele Billoni (Please Print) (Signature) Michele Billoni

Unit Address: 768 Dunlap Cr.

Date: 5/12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May, 2009

By Robert/Michelle Billoni, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
My Commission DD457025
Expires 10/08/2009

Unit Owner: JANICE T. SLADZINSKI (Please Print) (Signature) Janice Sladzinski

Unit Address: 769 DUNLAP CIRCLE

Date: 6-6, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 6th day June 2009

By JANICE T. SLADZINSKI, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: DENNIS L. HEATH (Please Print) Dennis L Heath (Signature) Dennis L. Heath

Unit Address: (LOT63) 771 DUNLAP CIR, WINTER SPRINGS, FL 32708

Date: 16 Jul, 2009

Kevin Obert
Witness

C.H. Mile
Witness

U.S. ARMY KWAJALEIN ATOLL/REAGAN TEST SITE
REPUBLIC OF THE MARSHALL ISLANDS

The foregoing instrument was acknowledged before me this 16 day Jul, 2009

By DENNIS L. HEATH, who acknowledged before me that he/~~she~~ attests to same.

Notary Public
NELDA H. REYNOLDS
USAKA/RTS Legal Office

Notarized under authority of Title 10, USC, Sec., 936, 1044a & AR 27-55.

Unit Owner: Susan J. Montesi
(Please Print) (Signature) Susan J. Montesi

Unit Address: 772 Dunlap Circle
Winter Springs, FL. 32708

Date: July 13 2009

Tina M. McCrea
Witness

Wendy L. Hodson
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 13 day July, 2009

By Susan J. Montesi, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Tina M McCrea
My Commission DD760720
Expires 08/04/2011

Unit Owner: Keith Richardson Keith Richardson
(Please Print) (Signature) Keith Richardson

Unit Address: 773 Dunlap Circle

Date: June 6, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 6th day June 2009

By Keith Richardson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Date 4/7, 2009

Barbara F. Evans
Witness

Donald R. Kaplan
Donald R. Kaplan
775 Dunlap

Witness

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 By Donald R. Kaplan, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

UNIT. Nº 000 WT 060

Unit Owner: NELSON R. MANNO (Please Print) (Signature) Nelson Manno

Unit Address: 777 DUNLAP CIR

Date: AUG. 5, 2009

BERNADTE NUNES
Bernadte Nunes
Witness

QUINTINO MANO
Quintino Mano
Witness

State Of ~~Florida~~ California
County of ~~Seminole~~ Sacramento

The foregoing instrument was acknowledged before me this 15 day Aug 2009

By Nelson R. Manno, who acknowledged before me that ~~he/she~~ attests to same.

CHRISTINA ROOSEVELT
COMM. # 1666190
NOTARY PUBLIC-CALIFORNIA
SACRAMENTO COUNTY
My Comm. Expires OCT. 8, 2010

Notary Public State of ~~Florida~~ California

Unit Owner: STEVEN CARR (Please Print) Steven Carr (Signature) Steven Carr

Unit Address: 779 DUNLAP CIRCLE

Date: 6/6, 2009

Max Swalm
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 6th day June 2009

By Steven Carr, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: Margaret Hoffman (Please Print) Margaret Hoffman (Signature) Margaret Hoffman

Unit Address: 780 DUNLAP CIRCLE

Date: 6/16, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 9th day June 2009

By Margaret Hoffman, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD451028
Expires 10/09/2009

Patricia J. Kaeberlein
Notary Public State of Florida

Unit Owner: William Kahn (Please Print) William R. Kahn (Signature) William Kahn

Unit Address: 781 Dunlap Circle

Beverly E. Kahn

Date Sept. 25, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25th day Sept, 2009

By William Kahn, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasbarian
My Commission DD457025
Expires 10/09/2009

Unit Owner: ROSEMARY GULINO Rosemary K. Gulino
(Please Print) (Signature) Rosemary K. Gulino

Unit Address: 782 EVERT CT

Date: 8-17-09, 2009

Roger Kaeberlein
Witness Roger Kaeberlein

Max Swaim
Witness Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 17th day Aug, 2009

By Rosemary Gulino, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Mark Desabrais (Please Print) (Signature) Mark Desabrais

Unit Address: 783 Evert Ct.

Date: Aug. 28, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day of Aug 2009

By Mark Desabrais, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/04/2009

Notary Public State of Florida

Unit Owner: Virginia Hamm (Please Print) Virginia Hamm (Signature) Virginia Hamm

Unit Address: 785 Event Court

Date: 5-12, 2009

Cliff Lane
Witness

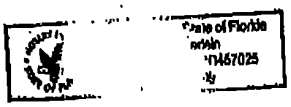
Betty K. Lewis
Witness

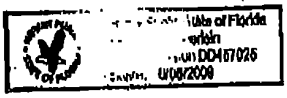
State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May, 2009

By Virginia Hamm, who acknowledged before me that he/she attests to same.

Notary Public State of Florida





Unit Owner: Darren Riley (Please Print) (Signature) Darren Riley

Unit Address: 786 EVERT CT, Winter Springs, FL

Date: 6-29, 2009

Farida Paran
Farida Paran
Witness

Pat Johnson
Pat Johnson
Witness

State Of ~~Florida~~ Georgia
County of ~~Seminole~~ Gwinnett

The foregoing instrument was acknowledged before me this 29th day June, 2009

By Darren Riley, who acknowledged before me that he/she attests to same.

Notary Public State of ~~Florida~~ Georgia

WARREN GILBERT III
NOTARY PUBLIC
Gwinnett County - State of Georgia
My Comm. Expires Apr. 14, 2012

Unit Owner: Esther Guisao (Please Print) (Signature) Esther Guisao

Unit Address: 787 Event CT

Date: 5/12/ 2009

Witness Margaret Mary Shumway

Witness Lawrence Spano

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Esther Guisao, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
DD457026
2009

Unit Owner: JOAN KELLEY (Please Print) Joan L. Kelley (Signature) Joan Kelley

Unit Address: 788 EVERT CT. W.S.

Date: 5.28, 2009

Lillian Woodman
Witness

Janet M. Galloway
Janet M. Galloway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day May, 2009

By Joan Kelley, who acknowledged before me that he/she attests to same.

Patricia J Kesberish
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kesberish
My Commission DD457025
Expires 10/09/2009

Unit Owner: MARTHA DELUCA (Please Print) (Signature) Martha DeLuca

Unit Address: 789 EVERT CT 32708

Date: 5/12, 2009

Witness: Annette Romaine

Witness: Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Martha Deluca, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

State of Florida
Expires 6/08/2009

Unit Owner: Donald F. Moore (Please Print) Donald F. Moore (Signature) Donald Moore

Unit Address: 1404 Forest Hills Drive

Date: 5/12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009 By Donald Moore, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD638909
EXPIRES: April 01, 2011

Unit Owner: Maria C. Sahuquillo (Please Print) (Signature) Maria C. Sahuquillo

Unit Address: 1406 Forest Hills Dr.

Date: 6-23, 2009

Max Swaim
Witness

Witness Howard Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25th day June 2009

By Maria Sahuquillo, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Richard F Pearson (Please Print) (Signature) Richard Pearson

Unit Address: 1405 Forest Hills Dr

Date: May 12, 2009

Annette Pomdire
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Richard Pearson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: KEN THOMAS (Please Print) Kenneth Thomas (Signature) Kenneth Thomas

Unit Address: 1414 Forest Hills Drive

Date: 9-28-, 2009

x Milagros Hanat
Witness Milagros Hanat

x Evelyn Derth
Witness Evelyn Derth

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day of Sept 2009

By Deborah Tritt, who acknowledged before me that he/she attests to same.

DEBORAH TRITT
Notary Public, State of Florida
My comm. exp. Mar. 19, 2010
Comm. No. DD 614529

Deborah Tritt
Notary Public State of Florida

Unit Owner: _____ Brian J. MacMahon
(Please Print) (Signature) Brian MacMahon

Unit Address: 1415 Forest Hills Dr.

Date: 5-16, 2009

C. Wood
Witness

Anne L. Combs
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day May, 2009

By Brian J. MacMahon, who acknowledged before me that he/she attests to same.

Patricia J. Kerberien
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kerberien
My Commission DD467025
Expires 10/08/2009

Unit Owner: Louis Joachim (Please Print) (Signature) Louis Joachim

Unit Address: 1416 Forest Hills Dr

Date: 6-2, 2009

Witness Annette Romaine

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June, 2009

By Louis Joachim, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD45"025
Expires 10/08/2009

Unit Owner: Daniel Platt (Please Print) Daniel L Platt (Signature) Daniel Platt

Unit Address: 1417 Forest Hills Dr Winter Springs

Date: June 2, 2009

Annette Romaine
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 2nd day June 2009

By Daniel Platt, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/06/2009

Unit Owner: Rebecca Hoeppner (Please Print) Rebecca Hoeppner (Signature) Rebecca Hoeppner

Unit Address: 1418 Forest Hills Dr

Date: 20 June, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25th day June, 2009

By Rebecca Hoeppner, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: TIFFANY BOSHANE (Please Print) (Signature) Tiffany Boshane

Unit Address: 1419 Forest Hills Dr.

Date April 30th 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day Apr, 2009

By Tiffany Boshane, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: STEVEN KRACHT (Please Print) Steven Kracht (Signature) Steven Kracht

Unit Address: 1420 FOREST HILLS DRIVE

Date: JULY 21, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 21st day JULY, 2009

By STEVEN KRACHT, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

THERESA M BOOTH
MY COMMISSION # DD474348
EXPIRES Sept 21, 2009
Florida Notary Service.com

Unit Owner: Darlene Peterson (Please Print) Darlene Peterson (Signature) Darlene Peterson

Unit Address: 1421 Forest Hills Dr

Date: 6/3, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3rd day June 2009

By Darlene Peterson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: MARYLIN SCHAFER (Please Print) Marylin Schafer (Signature) Marylin Schaefer

Unit Address: 1422 FOREST HILLS DR.

Date: May 31, 2009

Max Swain
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 31st day May 2009

By: Marylin Schaefer who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457032
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Jeffrey Mayer (Please Print) (Signature) Jeffrey Mayer

Unit Address: 1425 Forest Hills Drive

Date: 5-31 ; 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 31st day of May 2009

By Jeffrey Mayer, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457072
Expires 10/08/2009

Unit Owner: Mark Simmons (Please Print) (Signature) Mark Simmons

Unit Address: 1496 Forest Hills Drive

Date: Sept. 25, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25th day Sept, 2009

By Mark Simmons, who acknowledged before me that he/she attests to same.

Notary Public State of Florida Patricia J Kaeberlein My Commission DD457025 Expires 10/06/2009

Notary Public State of Florida

Unit Owner: Ramon E. Lopez (Please Print) (Signature) Ramon E. Lopez

Unit Address: 1427 Forest Hills

Date: June 20, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25th day June, 2009

By Ramon Lopez, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/28/2009

Unit Owner: Date April 7, 2009

Witness — Ann B. Austin

Anne L. Combs
1428 Forest Hills

Witness — Maggie Sperandeo

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 by Anne L. Combs, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: ADRIENNE TZIVANI (Please Print) (Signature) Adrienne Tzivani

Unit Address: 1429 Forest Hills Drive

Date: May 28, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day May, 2009

By Adrienne Tzivani, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: ROGER PIORIER (Please Print) (Signature) Roger Piorier

Unit Address: 1430 FOREST Hills DR

Date: Mar 16, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day Mar 2009

By Roger Piorier, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Commission DD457026
Expires 10/08/2009

Unit Owner: NORMAN COLLINS (Please Print) Norman W. Collins (Signature) Norman Collins

Unit Address: 1432 FOREST HILLS DR.

Date: MAY 29, 2009

Roger Kaeberlein
Witness
Roger Kaeberlein

Witness
Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29th day May 2009

By Norman Collins, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

State of Florida
DD457026
11/08/2008

Unit Owner: Patricia Kaeberlein (Signature) Patricia kaeberlein
(Please Print)

Unit Address: 4488 Forest Hills Drive

Date: 5/28, 2009

Lillian Woodman
Witness

Roger kaeberlein / Beth G. King
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28 day May 2009

By PATRICIA KAEBERLEIN, who acknowledged before me that he/she attests to same.

Janet M. Galloway
Notary Public State of Florida
Seminole County

JANET M. GALLOWAY
MY COMMISSION # DD716400
EXPIRES: November 12, 2010
Ft. Notary Discount Assoc. Co.

Unit Owner: Date 4/15, 2009

Witness Larry M. Yeasley husband-wife

1454 Forest Hills Drive

Witness Roger Kaeberlein

Witness Beth G. King

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 15th day of April, 2009 By Larry M. Yeasley, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD487026
Expires 10/08/2009

Unit Owner: Donna Harston (Please Print) Donna Harston (Signature) Donna Harston

Unit Address: 1436 Forest Hills Dr Winter Springs

Date: May 13, 2009 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 13th day May 2009

By Donna Heinstein, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD487025
Expires 10/08/2009

Unit Owner: Lola Votta Lola Votta
(Please Print) (Signature) Lola Votta

Unit Address: 1437 Forest Hills Dr.

Date: May 13, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 13th day May 2009

By Lola Votta, who acknowledged before me that he/she attests to same.

Patricia J. Kasberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457028
Expires 10/09/2009

Unit Owner: Peter A. LENKO Peter A. Lenko
(Please Print) (Signature) Peter A. Lenko

Unit Address: 1458 Forest Hills Drive

Date: 5/28/, 2009

Roger Kaeberlein
Witness Roger Kaeberlein

Witness Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day May, 2009

By Peter A. Lenko, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: Date April 7, 09, 2009

Ann B. Austin
Witness

Margie Sperandeo
Margie Sperandeo
1439 Forest Hills

Anne L. Combs
Witness

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 by Margie Sperandeo, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: Melanie McWilliams (Please Print) (Signature) Melanie McWilliams

Unit Address: 1440 Forest Hills Dr

Date: 5/16, 2009

Anne L. Combs
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day May 2009

By Melanie McWilliams, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/8/2009

Unit Owner: MICHAEL VLASATY (Please Print) (Signature) Michael Vlasaty

Unit Address: 1441 FOREST HILLS DR

Date: MAY 16, 2009

Anne L. Combs
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day May 2009

By Michael Vlasaty, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD615726
Expires 10/09/2009

Unit Owner: Pat Henry (Please Print) Pat Henry (Signature) Pat Henry

Unit Address: 1442 Forest Hills Dr.

Date: 8/4, 2009

Witness
Max Swaim

Witness
Barbara F. Evans

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 4th day Aug, 2009

By Pat Henry, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Keeberlain
My Commission DD457025
Expires 10/08/2009

Unit Owner: Elizabeth Montoya (Please Print) Elizabeth Montoya (Signature) Elizabeth Montoya

Unit Address: 1443 Forest Hills Dr, Winter Springs, FL 32708

Date: 5/28/, 2009

Anne L Combs
Witness Anne L. Combs

Roger Kaeberlein
Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day May 2009

By Elizabeth Montoya, who acknowledged before me that he/she attests to same.

Patricia J Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: Debra Kolar (Please Print) Debra Kolar (Signature) Debra Kolar

Unit Address: 1444 Forest Hills Drive

Date: 5/14, 2009

Anne L Combs
Witness

Beth G. King
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 14th day May, 2009

By Debra Kolar, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kneberlein
My Commission DD467025
Expires 10/08/2009

Unit Owner: Barbara Reuter Barbara B. Reuter Barbara Reuter
(Please Print) (Signature)

Unit Address: 1445 Forest Hills Dr

Date: 5/12, 2009

Witness Annette Romaine

Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this ___day ___,2009

By Barbara Reuter, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
My Commission DD457025
Expires 10/07/2009

Unit Owner: Date May 8, 2009

Joan McEvery
Witness Joan McEvery

Kathryn A. Decker
Kathryn A. Decker
1446 Forest Hills Dr.
Winter Springs, FL 32708

Kelly G. Mirror
Witness Kelly G. Mirror

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 8 day of May, 2009 By Kathryn A Decker, who acknowledged before me that he/she attests to same.

Faith L. Fortin
Notary Public State of Florida

FAITH L FORTIN
MY COMMISSION # DD663135
EXPIRES: Nov. 23, 2009
Florida Notary Service.com

Unit Owner: Caitlin macmahon (Please Print) (Signature) Caitlin MacMahon

Unit Address: 1447 Forest Hills Dr.

Date: 5-16-, 2009

Anne L. Combs
Witness

Brian S. Miller
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day May, 2009.

By Caitlin MacMahon, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia Fahrenkopf
My Commission DD748025
Expires 10/05/2011

Unit Owner: ERIC JOHNSTON (Please Print) (Signature) Eric Johnston

Unit Address: 1449 FOREST HILLS DR

Date: 5/16, 2009

Anne L. Combs
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 6th day of May 2009

By Eric Johnston, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: James Goswitz (Please Print) (Signature) James Goswitz

Unit Address: 1601 Goalagging Cir

Date: 5-12-, 2009

Annette Fontaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By James Goswitz, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMM
EXP

Unit Owner: Dorothy E. Snelling (Please Print) (Signature) Dorothy Snelling

Unit Address: 1407 Gooloogong, Winter Springs FL 32708

Date: June 11, 2009

Joan S. Ripple
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day June 2009

By Dorothy E. Snelling, who acknowledged before me that he/she attests to same.

RITA R. MARTINEZ
MY COMMISSION # DD 674068
EXPIRES: October 8, 2009
Bonded Thru Budget Notary Services

Notary Public State of Florida

Unit Owner: John Quinteros (Please Print) (Signature) John Quinteros

Unit Address: 1404 Laurelwood Ct W Lake Sary FL 32708

Date: 5/31, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 31st day of May 2009

By John Quinteros, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission Expires 10/06/2009

Notary Public State of Florida

Unit Owner: Kimberly Lochrane (Please Print) (Signature) Kimberly Lochrane

Unit Address: 1405 Goolagong Ct.

Date: May 15, 2009

Witness Anne L. Combs

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 5th day May, 2009

By Kimberly Lochrane, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: JON BEAN (Please Print) (Signature) Jon Bean

Unit Address: 1406 GOOLAGONG CT

Date: 9/25, 2009

E. Gallagher
Witness

Lawrence Spano
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25 day Sept, 2009

By Jon Bean, who acknowledged before me that he/she attests to same.

Deanna T. Rinnell
Notary Public State of Florida

DEANNA T. RINNELL
Notary Public - State of Florida
My Comm. Expires Oct 27, 2012
Commission # DD 834499
Bonded Through National Notary Assn.

Unit Owner: Lynn Fekany (Please Print) Lynn Fekany (Signature) Lynn Fekany

Unit Address: 1407 Coolagong Ct
Winter Springs, FL 32708

Date: 5-26, 2009

Roger Kaeberlein
Witness Roger Kaeberlein

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 26th day May, 2009

By Lynn Fekany, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J. Kaeberlein
My Commission DD457025
Expires 9/08/2009

Unit Owner: JACQUELINE E. NOGLE (Please Print) Jacqueline E. Nogle (Signature) Jacqueline Nogle

Unit Address: 1452 KING CT WINTER SPRINGS FL 32708

Date: 27 May, 2009

Witness

MD Swain
Max Swain

Witness

Barbara F. Evans
Barbara F. Evans

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day May, 2009

By Jacqueline E. Nogle, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: Date 4-28-, 2009

Witness Pamela Ray

Witness Marie Burges

Krystal Ericsson
1458 King Court
Krystal Ericsson

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28 day of April, 2008
By Krystal Ericsson, who acknowledged before me that he/she executed
to same.

Notary Public State of Florida

JANET G. MURRAY
MY COMMISSION EXPIRES
January 19, 2009
DD 556780
NOTARY PUBLIC STATE OF FLORIDA

Unit Owner: DOMINIC COMMESSO (Please Print) (Signature) Dominic Commesso

Unit Address: 1454 KING CT.

Date: Aug 5, 2009

Max Swaim
Witness

Roger Kaebetlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 5th day Aug 2009

By Dominic Commesso, who acknowledged before me that he/she attests to same.

Patricia J Kaebetlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaebetlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: Date June 3, 2009

Linda D. Billig
1455 King Ct.
Witness Linda D. Billig

Witness

Witness

Danisha M. Haley

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 3rd day of June, 2009
By Linda D. Billig, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

NOTARY PUBLIC - STATE OF FLORIDA
Susan M. Schwab
Commission #DD644328
Expires: APR. 03, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Unit Owner: Date 4/7/09, 2009

Witness

Barbara F. Evans
Barbara Evans
1456 King

Witness Pat Kaeberlein

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 By Barbara F. Evans, who acknowledged before me that he/she attests to same.

4/7/09

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Elisa McCurry Elisa McCurry
(Please Print) (Signature)

Unit Address: 1457 King Court

Date: 8/28, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day Aug 2009

By Elisa McCurry, who acknowledged before me that he/she attests to same.

Notary Public: State of Florida
Patricia J Kaiserlein
My Commission DD457025
Expires 10/09/2009

Notary Public State of Florida

Unit Owner: Jeanne Morrow (Please Print) (Signature) Jeanne Morrow

Unit Address: 1456 King Ct Winter Springs FL 32708

Date: 5-27, 2009

Barbara F. Evans
Barbara F. Evans
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day May, 2009

By Jeanne Morrow, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kesterlein
My Commission DD457025
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Patricia A Stirn (Please Print) (Signature) Patricia A. Stirn

Unit Address: 1459 King Ct, Winter Spring, FL 32708

Date: June 4, 2009

Witness Roger Kaeberlein

Witness Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 4th day June, 2009

By Patricia A. Stirn, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/06/2009

Unit Owner: Loretta (Please Print) Loretta Zydorski (Signature) Loretta Zydorski

Unit Address: 1460 King Ct, Winter Springs, FL

Date: 5/27/09 2009

Max Sivaim
Witness

Barbara F. Evans
Barbara F. Evans
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day May 2009

By Loretta Zydorski, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD467025
Expires 10/08/2009

Unit Owner: Eugene Perillo
(Please Print) (Signature) Eugene Perillo

Unit Address: 1420 Spalding Rd

Date: 26 August 2009

Witness

Witness

With the United States Armed Forces
At Illesheim, Federal Republic of Germany)

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 26th day Aug, 2009

By Eugene J. Perillo, who acknowledged before me that he/she attests to same.

Notary Public State of ~~Florida~~ YB-01, U.S. Army
Legal Administrator

With the Authority of a Notary Public
Article 136, UCMJ (10 U. S. C. 1044 a)

OFFICE OF THE STAFF JUDGE ADVOCATE
NOTARY PUBLIC UNDER TITLE 10 US CODE 1044a

Unit Owner: JULIO RAMOS (Please Print) (Signature) Julio Ramos

Unit Address: 1422 Spalding RD. Winter Spgs. FL 32708

Date: 5/23/09, 2009

Pat Kaeberlien
Witness

Lillian Woodman
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28 day May 2009

By JULIO A. RAMOS, who acknowledged before me that he/she attests to same.

Janet M. Galloway
Notary Public State of Florida

Seminole County

JANET M. GALLOWAY
MY COMMISSION # DD584400
EXPIRES: November 12, 2010
Notary Discount Assoc. Co.

Unit Owner: Jane Caime (Please Print) Jane Caime (Signature) Jane Caime

Unit Address: 1424 Spalding

Date: 7/25, 2009

Max Swaim
Witness

Beth G. King
Beth G. King

H. Caime
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this ___day ___,2009

By Jane Caime, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kasbarian
My Commission DD457025
Expires 10/08/2009

Patricia J Kasbarian
Notary Public State of Florida

Unit Owner: William Craton
(Please Print) (Signature) William Craton

Unit Address: 1425 Spalding Road

Date: 12 May, 2009

Witness Annette Romaine

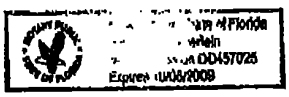
Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May, 2009

By William Craton, who acknowledged before me that he/she attests to same.

Notary Public State of Florida



Unit Owner: KAREN BRESLAUER (Please Print) Karen Breslauer (Signature) Karen Breslauer

Unit Address: 1426 SPALDING RD

Date: 5/12, 2009

Witness Patricia Kaeberlein

Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Karen Breslauer, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. RUSCHE
MY COMMISSION # DD658969
EXPIRES: April 04, 2011

Unit Owner: GENE A. AMICARELLI (Please Print) (Signature) Gene A. Amicarelli

Unit Address: 1429 SPALDING RD

Date: 5-16, 2009

Debra J. Lamb
Debra J Lamb
Witness

Margaret Mary Shumway
Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day May 2009

By Gene A. Amicarelli, who acknowledged before me that he/she attests to same.

Patricia J. Kasbedain
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasbedain
My Commission DD457025
Expires 10/08/2009

Unit Owner: Margaret M. Shumway (Please Print) Margaret Mary Shumway (Signature)

Unit Address: 1429 Spalding

1429 Spalding

Date: May 4th, 2009

J. Gell
Witness

Don Kaplan
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 4th day May 2009

By Margaret M. Shumway, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberian
My Commission DD467025
Expires 10/8/2009

Unit Owner: Fatme Ghaddar (Please Print) (Signature) Fatme Ghadda

Unit Address: 1432 Sparkling RD Winterspring FL 32708

Date: 6/29/09 2009

Witness

Witness Jeanette Barakat

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29 day Jun 2009

By Fatme Ghaddar, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

LISHA NOSSAMAN
Notary Public, State of Florida
Commission# DD706268
My comm. expires Aug. 19, 2011

Unit Owner: Irene I. Morris Irene I Morris
(Please Print) (Signature) Irene I Morris

Unit Address: 1433 Spalding Rd.

Date: 5/13, 2009

Annette Romaine
Witness

Lillian Woodman
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 13th day May, 2009

By Irene I. Morris, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: Boris Ugartechea (Please Print) (Signature) Boris Ugartechea

Unit Address: 1435 Spalding Rd.

Date: 5/28/09 2009

Amelia Ugartechea
Amelia Ugartechea
Witness

Lillian Woodman
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day of May 2009

By Boris Ugartechea, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457026
Expires 10/06/2009

Unit Owner: Peter J. Cruz (Please Print) Peter J Cruz (Signature) Peter J Cruz

Unit Address: 1436 Spaulding

Date: May 28th, 2009

Lillian Woodman
Witness

David Craig
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day of May, 2009

By Peter J. Cruz, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457125
Expires 10/06/2009

Unit Owner: Karri W. Johnson (Please Print) (Signature) Karri Johnson

Unit Address: 1437 Spaulding

Date: May 8th, 2009

Barbara Reuter
Witness

Cecelia Moring
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 8th day May, 2009

By Karri W. Johnson, who acknowledged before me that he/she

attests to same.

Patricia J. Kaiserlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaiserlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: Robert & Lillian Woodman (Please Print) Lillian Woodman (Signature) Lillian Woodman

Unit Address: 1439 Spalding Rd

Date: 5/12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009 By Robert & Lillian Woodman who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD [illegible]
EXPIRES [illegible]

Unit Owner: Jacquie Myers (Please Print) Jacquie Myers (Signature) Jacquie Myers

Unit Address: 1440 Spalding Rd

Date: 5-28, 2009

Lillian Woodman
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day May, 2009

By Jacquie Myers, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: William Faust (Please Print) William Faust (Signature) William Faust

Unit Address: 1472 Spalding Rd

Date: 5/28, 2009

Lillian Woodman
Witness Lillian Woodman

Roger Kaeberlein
Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day May, 2009

By William Faust, who acknowledged before me that he/she attests to same.

Patricia J Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Herb Levine Herb Levine
(Please Print) (Signature)

Unit Address: 1444 Spalding Rd.

Date: 6/30/09, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day June, 2009

By Herb Levine, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/06/2009

Unit Owner: JANET GALLOWAY / Janet M. Galloway
(Please Print) (Signature) Janet M. Galloway

Unit Address: 1445 Spalding Rd.

Date: May 28, 2009

Roger Kaeberlein
Roger Kaeberlein
Witness

Lillian Woodman
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 28th day May 2009

By Janet Galloway, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: MARGARET A FORD (Please Print) Margaret A. Ford (Signature) Margaret Ford

Unit Address: 1446 Spalding Rd

Date: May 12, 4, 2009

Donald R Kaplan
Donald R. Kaplen
Witness

Margaret Mary Shumway
Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 5th day May, 2009

By Margaret A. Ford, who acknowledged before me that he/she attests to same.

Patricia J Kaplen
Notary Public State of Florida

Notary Public State of Florida
My Commission Expires
DD457026

-28-

Unit Owner Clara M. Leskowitz Clara M. Leskowitz
(Please Print) (Signature) Clara M. Leskowitz

Unit Address: 1447 Spalding Rd W.S. Fl. 32708

Date: May 12, 2009

Witness Annette Romaine

Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009

By Clara M. Leskowitz, who acknowledged before me that he/she

attests to same.

Notary Public State of Florida

State of Florida
Notarial
Commission DD457025
Expires 10/08/2009

Unit Owner: 136 DeEtta Morrone DeEtta Morrone / DeEtta Morrone
(Please Print) (Signature)

Unit Address: 1418 Spalding Rd.

Date: 5/12, 2009

Witness Annette Romaine

Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May, 2009

By DeEtta Morrone, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kneberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: John Misiano (Please Print) (Signature) John Misiano

Unit Address: 1413 TANNER LANE LOT 89

Date: May 30, 2009

LuAnn Misiano
Witness

Beth A King
Beth A. King

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 30th day May 2009

By John Misiano, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457029
Expires 10/09/2009

Notary Public State of Florida

Unit Owner: Cornelia Phillips Cornelia Phillips Cornelia Phillips
(Please Print) (Signature)

Unit Address: 1415 Tamarac Lane

Date: May 12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May, 2009

By Cornelia Phillips, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

[illegible] State of Florida
[illegible] Commission DD457026
Expires 10/08/2009

Unit Owner: Date April 7, 2009

~~Cecelia Moring~~ Max Swain

Cecelia Moring
Cecelia Moring
~~714 Adida~~
1414 Tanner

Witness

~~Betty K. Lewis~~
Betty K. Lewis

Witness

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of April, 2009 By Cecelia Moring, who acknowledged before me that he/she attests to same.

Patricia J. Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: RONALD COMBS (Please Print) (Signature) Ronald Combs

Unit Address: 1417 TANNER LANE

Date: 6/20, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 20th day June, 2009

By Ronald Combs, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Karen Astringer (Please Print) K Astringer (Signature) Karen Astringer

Unit Address: 1418 Tanner Ln.

Date: 5/12/09, 2009

Annette Romaine
Witness

Barbara F. Evans
Barbara F. Evans
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day of May 2009

By Karen Astringer, who acknowledged before me that he/she attests to same.

Patricia J. Kasbarian
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasbarian
My Commission DD457025
Expires 10/06/2009

Unit Owner: ANNE FIALA Anne Fiala
(Please Print) (Signature) Anne Fiala.

Unit Address: 1419 TANNER LN

Date: 2/29/09 2009

Roger Kaeberlein
Witness Roger Kaeberlein

Max Swaim.
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day Feb, 2009

By Anne Fiala, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: JOHN L. HANNAH (Please Print) (Signature) John L. Hannah

Unit Address: 1420 TANNER LANE W. S. FL, 32708

Date: 5-29, 2009

Roger Kaeberlein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29th day May 2009

By John L. Hannah, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: ROBERT EVANS (Please Print) (Signature) Robert Evans

Unit Address: 1421 TANNER LN

Date: 6/11, 2009

Karol T. Evans
Karol T. Evans
Witness

Beth G. King
Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 11th day June, 2009

By Robert Evans, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

Notary Public State of Florida

Unit Owner: DONALD Appel (Please Print) (Signature) Donald Appel

Unit Address: 701 Wilson Rd

Date: 5-27-1, 2009

Witness Roger Kaeberlein

Witness Max Swain

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day of May, 2009

By Donald Appel, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: Alba PATERSON/ Alba
(Please Print) Patricia Dec (Signature) Alba Paterson

Unit Address: 703 Wilson Rd.

Date: 16 July, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16 day July 2009

By Alba w paterson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

QEANETTE BARAKAT
Notary Public, State of Florida
Commission# DD564668
My comm. expires July 12, 2011

Unit Owner: KAY FARRELL (Please Print) Kay Farrell (Signature) Kay Farrell

Unit Address: 704 Wilson

Date: 5-31, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 31st day May 2009

By Ray Farrell, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/05/2009

Unit Owner: JOANN MUSSELWHITE (Please Print) (Signature) Joann Musselwhit

Unit Address: 705 Wilson Rd

Date: 5/31, 2009

Witness Max Swaim

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 31st day May 2009

By Joann Musselwhite who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: David Zyglorski (Please Print) David Zyglorski (Signature) David Zyglorski

Unit Address: 707 Wilson Rd

Date: 5-29, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29th day May 2009

By David Zyglorski, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD437021
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: Ken Ratcliffe (Please Print) Ken Ratcliffe (Signature) Ken Ratcliffe

Unit Address: 708 Wilson Road

Date: May 12th, 2009

Annette Ro
Witness

Margaret Mary Shumway
Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Ken Ratcliffe, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD658989
EXPIRES: April 04, 2011

Unit Owner: ARSENIA RASMUSSEN (Please Print) Arsenia Rasmussen (Signature) Arsenia Rasmussen

Unit Address: 710 Wilson Rd

Date: 5-12-, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Arsenia Rasmussen, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD658969
EXPIRES: April 04, 2011

Unit Owner: Linda Constantino Linda Constantino Linda Constantino
(Please Print) (Signature)

Unit Address: 711 Wilson Rd.,

Date: 6-1, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day June 2009

By Linda Constantino who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD451[illegible]
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: Melissa Anderson (Please Print) (Signature) Melissa Anderson

Unit Address: 713 Wilson Rd,

Date: 5-27, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day of May 2009

By Melissa Anderson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

GRACE ANNE GLAVIN
Commission DD 657060
Expires June 21, 2011

Unit Owner: JUDITH HERSCH (Please Print) Judith Hersch (Signature) Judith Hersch

Unit Address: 714 WILSON RD.

Date: 5-13-, 2009

Witness
Annette Romaine

Witness
Lillian Boardman

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 13th day May, 2009

By Judith Hersch, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kasberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: MARTHA EDWARDS (Please Print) Martha Edwards (Signature) Martha Edwards

Unit Address: 715 Wilson Rd - W. Sfgs. Fla. 32708

Date: 6-1, 2009

MD Swaim
Witness Max Swaim

Roger Kaeberlein
Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day June 2009

By Martha Edwards, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD45112
Expires 10/08/2009

Patricia J. Kaeberlein
Notary Public State of Florida

Unit Owner: Ellen Carlson (Please Print) (Signature) Ellen Carlson

Unit Address: 716 Wilson Rd.

Date: June 25, 2009

Witness Roger Kaeberlein

Witness Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25th day June, 2009

By Ellen Carlson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: CRYSTAL WATSON (Please Print) Crystal Watson (Signature) Crystal Watson

Unit Address: 717 Nelson

Date: 5/12, 2009.

Annette Pomaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May, 2009

By Crystal Watson, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Unit Owner: CATHERINE M. BAKER Catherine M Baker
(Please Print) (Signature) Catherine M. Baker

Unit Address: 719 WILSON RD.

Date: MAY 12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009
By Catherine Baker, who acknowledged before me that he/she
attests to same.

Notary Public State of Florida

DANIELLE L. RUSCHE
MY COMMISSION # DD668089
EXPIRES: April 11, 2011

Unit Owner: PHYLLIS LENTZ (Please Print) Phyllis Lentz (Signature) Phyllis Lentz

Unit Address: 721 WILSON RD

Date: 6/7, 2009

Max Susaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 1st day Jun, 2009

By Phyllis Lentz, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457072
Expires 10/08/2009

Unit Owner: Kimberly S Mills (Please Print) Kimberly S. Mills (Signature) Kimberly S. Mills

Unit Address: 723 Wilson Road

Date: 4/20, 2009

Witness Beth G. King

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 20th day of April 2009

By Kimberly S Mills, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Joan S. Repple (Please Print) Joan S. Repple (Signature) Joan S. Repple

Unit Address: 735 Wilson Road

Date: April 17, 2009

Witness Beth G. King

Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 17th day April 2009

By Joan Repple, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: BOGDA STARUSZKIEWICZ (Please Print) (Signature) Bogda Staruszkiewicz

Unit Address: 728 WILSON ROAD, WINTER SPRINGS FL 32708

Date: Aug. 17, ; 2009

Roger Kaeberlein
Witness

Melissa T. Arndonice
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 17th day Aug 2009

By Bogda Staruszkiewicz, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: CANDACE TENDA (Please Print) Candace Tenda (Signature) Candace Tenda

Unit Address: 729 Wilson Road

Date: June 8, 2009

Donald R Kale
Donald R. Kale
Witness

Roger Kaeberlein
Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 8th day June, 2009

By Candace Tenda, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/08/2009

Unit Owner: Smith, Mary Michele (Please Print) Mary Michele Smith (Signature) Mary Michele Smit

Unit Address: 732 Wilson Rd Winter Springs FL

Date: May 12, 2009

Margaret Mary Shumway
Margaret Mary Shumway
Witness

Lawrence Spano
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12th day May 2009.

By Mary Michelle, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
n DD457025
Expires 1/08/2009

Unit Owner: Lizabeth Lee (Please Print) Lizabeth Lee (Signature) Lizabeth Lee

Unit Address: 235 Wilson Road

Date: 5/12, 2009

Annette Romaine
Witness

Margaret Mary Shumway
Witness Margaret Mary Shumway

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 12 day May 2009

By Lizabeth Lee, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

DANIELLE L. BUSCHE
MY COMMISSION # DD[illegible]
EXPIRES: April 04, 2011

Unit Owner: Ann B. Austin (Please Print) Ann B. Austin (Signature) Ann B. Austin

Unit Address: 737 Colleen

Date: Sept. 26, 2009

Beth G. King
Witness Beth G. King

Roger Kaeberlein
Witness Roger Kaeberlein

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 26th day Sept, 2009

By Ann B. Austin, who acknowledged before me that he/she attests to same.

Patricia J Kaeberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457025
Expires 10/09/2009

Unit Owner: Linda S McGuire (Please Print) Linda S. McGuire (Signature) Linda S. McGuire

Unit Address: 738 Wilson Rd

Date: 5/13, 2009

Annette Romaine
Witness

Loree Louise Porenzie
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 13th day May 2009

By Linda S McGuire, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kemberlain
My Commission DD457025
Expires 10/08/2009

Unit Owner: Pete Sherman Peter Sherman Pete Sherman
(Please Print) (Signature)

Unit Address: 739 WILSON Road

Date: 5/31, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 31 day Nov 2009

By Pete Sherman, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD487075
Expires 10/06/2009

Patricia J. Kaeberlein
Notary Public State of Florida

Unit Owner: Edith Bowland Edith Bowland
(Please Print) (Signature) Edith Bowland

Unit Address: 791 Wood

Date: 6-7-09, 2009

Max Swaim
Witness

Roger Kaeberlein
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 7th day of June, 2009

By Edith Bowland, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457171
Expires 10/08/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: ERNEST M. VODA Ernest M. Voda
(Please Print) (Signature)
Ernest M. Voda

Unit Address: 743 Wildwood Rd

Date: 05/27, 2009

Roger Kaberlein
Roger Kaberlein
Witness

Mark Swaim
Mark Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day May, 2009

By Ernest M. Voda, who acknowledged before me that he/she attests to same.

Patricia J. Kaberlein
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaberlein
My Commission DD457025
Expires 10/06/2009

Unit Owner: Jane Caime (Please Print) Jane Caime (Signature) Jane Caime

Unit Address: 745 Wilson Rd

Date: 7/23/, 2009

Max Swaim
Witness

H. Caime
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 25 day July, 2009

By Jane Caime, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Halberstein
My Commission DD457026
Expires 10/08/2009

Notary Public State of Florida

Unit Owner: Helen Roorda (Signature) Helen Roorda
(Please Print)

Unit Address: 747 Wilson Rd. Winter Springs, FL 32708

Date: 5/29/09, 2009.

Roger Kaeberlein
Witness
Roger Kaeberlein

Max Swaim
Witness
Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29th day May 2009.

By Helen Roorda, who acknowledged before me that he/she attests to same.

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/06/2009

Patricia J Kaeberlein
Notary Public State of Florida

Unit Owner: Stacey Hendricks (Please Print) Stacey Hendricks (Signature) Stacey Hendricks

Unit Address: 749 Wilson Rd.

Date: 5-29, 2009

Roger Kaeberlein
Roger Kaeberlein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 29th day May 2009

By Stacey Hendricks, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/08/2009

Unit Owner: Vicki Bordulis (Please Print) Vicki Bordulis (Signature) Vicki Bordulis

Unit Address: 750 Wilson Rd

Date: June 20, 2009

Witness

Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 20th day June, 2009

By Vicki Bordulis, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457028
Expires 10/09/2009

Unit Owner: Cynthia Fisher (Please Print) Cynthia Fisher (Signature) Cynthia Fisher

Unit Address: 751 Wilson Road

Date: June 16, 2009

Roger Kimberlin
Roger Kimberlein
Witness

Max Swaim
Witness

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 16th day June 2009

By Cynthia Fisher, who acknowledged before me that he/she attests to same.

Patricia J Kimberlin
Notary Public State of Florida

Notary Public State of Florida
Patricia J Kimberlin
My Commission DD457025
Expires 10/09/2009

Unit Owner: Juan A. Torres (Please Print) (Signature) Juan A. Torres

Unit Address: 753 Wilson Rd

Date: 5-27, 2009

Witness Roger Kaeberlein

Witness Max Swaim

State Of Florida
County of Seminole

The foregoing instrument was acknowledged before me this 27th day May, 2009

By Juan A. Torres, who acknowledged before me that he/she attests to same.

Notary Public State of Florida

Notary Public State of Florida
Patricia J Kaeberlein
My Commission DD457026
Expires 10/09/2009

1321

SEMINOLE CO. FLA.

EXHIBIT "A"

Begin at the Point of Beginning of WEDGEWOOD TENNIS VILLAS, as per map or plat recorded at Plat Book 24, Page 33, Seminole County Public Records, such point being the Northmost corner of the intersection of Tuscora Drive and a "100' Fla. Power Corp. Easement" as shown on said Plat and being located with reference to the centerline intersection of Winter Springs Boulevard and Northern Way in the manner shown and described on such Plat, the foregoing being also the POINT OF BEGINNING of the parcel here described; run thence South 89°58'36" East along the Southerly boundary of said Plat a distance of 865.00 feet to the intersection of such Southerly boundary and the Westerly boundary of Forest Hills Drive, as shown on said plat; continue South 89°58'36" East a distance of 40.00 feet to the point of intersection with the Southerly boundary of said plat and the Easterly boundary of said Forest Hills Drive; thence continue South 89°58'36" East along the Southerly boundary of said plat a distance of 970 feet, more or less, to the centerline of Howell Creek; thence Southerly along said centerline a distance of 100 feet, more or less, to the South boundary of the "100' Fla. Power Corp. Easement" as shown on said Plat; thence North 89°58'36" West along the Southerly boundary of said Easement to a point of intersection with the Northerly boundary of Winter Springs Boulevard (existing 120' right-of-way); thence North 89°58'36" East along said Northerly right-of-way to a point of curvature concave to the Northeasterly, as shown on said plat, having a radius of 25.00 feet and a radius of 90°00'00", said curve being the intersection of the Northerly right-of-way line of Winter Springs Boulevard and the Easterly right-of-way line of Tuscora Drive; thence Northerly along the arc of said curve a distance of 39.27 feet to a point of curvature of curve concave to the Southeasterly, as shown on said plat, having a radius of 363.50 feet and a central angle of 11°54'26", said curve being the Easterly right-of-way line of Tuscora Drive; thence Northerly along the arc of said curve a distance of 75.54 feet to the POINT OF BEGINNING.

LEGIBILITY FOR SCANNING

DESCRIPTION FOR NEIGHBORHOOD TENNIS VILLA

"RECREATION AREA"

From the Centerline of Intersection of Winter Springs Boulevard and Northern Way, as shown on the Plat of WINTER SPRINGS UNIT FOUR, as recorded in Plat Book 10, pages 6, 7, and 8, of the Public Records of Seminole County, Florida; run N.00°25'05"E. along the Centerline 202.08 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 1145.92 feet and a central angle of 59°04'39", thence run Northeasterly along the arc of said curve 1180.22 feet to the point of tangency; thence run N.29°29'26"E., 261.58 feet to a curve concave Southeasterly having a radius of 1165.10 feet and a central angle of 62°32'58", thence run Northeasterly along the arc of said curve 1271.10 feet to the Point of Tangency; thence run S.09°58'36"E., 340.00 feet; thence run N.80°01'24"E., 60.00 feet to a curve concave Northeasterly, having a radius of 25.00 feet, thence from a tangent bearing of N.09°58'36"W., run Northeasterly along the arc of said curve 39.27 feet through a central angle of 90° to the point of compound curvature of a curve concave Easterly and having a radius of 3103.58 feet, thence run Northerly along the arc of said curve 79.54 feet through a central angle of 11°04'26"; thence run S.09°58'36"E.; 901.00 feet, for a POINT OF BEGINNING; thence run N.80°01'24"E., 241.60 feet, thence run Northeasterly along a curve concave Easterly having a radius of 230 feet, a central angle of 20°24'30", an arc distance of 81.92 feet, thence run Northeasterly along a curve concave Southeasterly having a radius of 25 feet, a central angle of 101°16'00", a chord bearing of N.71°03'27"E., an arc distance of 44.18 feet, thence run S.50°19'00"E., 143.06 feet, thence run Southeasterly along a curve concave Southwesterly having a radius of 430 feet, a central angle of 15°46'22" a chord bearing of S.69°26'49"E., an arc distance of 118.37 feet, thence run Southeasterly along a curve concave Northeasterly having a radius of 270 feet, a central angle of 12°20'19", a chord bearing of S.41°42'40"E., an arc distance of 58.16 feet, thence run S.35°07'03"W., 170.16 feet, thence run N.89°58'36"W., 204.95 feet to the Point of Beginning. Containing 1.69 Acres.

LEGIBILITY UNSATISFACTORY
For Recording

Exhibit "D"

EXHIBIT "O"

SEMINOLE COUNTY,FL. RECORDED & VERIFIED

229473

1992 JAN -6 AM 8:58

5.00 13

QUIT-CLAIM DEED
FROM CORPORATION

NAMCO FORM 41

This Quit-Claim Deed, Executed this day of December , A. D. 1991 , by
J. S. I. DEVELOPERS, INC.
a corporation existing under the laws of the State of Florida , and having its principal place of
business at Post Office Box 630; Casselberry, FL 32707
first party, to WOODWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS' ASSOCIATION, INC.,
a Florida corporation,
whose postoffice address is 1401 Forest Hills Drive, Winter Springs, FL 32708
second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, That the said first party, for and in consideration of the sum of $10.00 and other good and valuable consideration to him/it paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has to and to the following described lot, piece or parcel of land, situate, lying and being in the County of Seminole State of Florida , to wit:

See "Exhibit A" attached hereto and made a part hereof.

SEE ADDENDUM attached hereto and incorporated herein, containing a reversionary clause if the premises are used for commercial purposes.

OFFICIAL RECORDS BOOK 2375 PAGE 1128 SEMINOLE CO. FL.

Documentary Tax Pd. $ .10

$ ____ Intangible Tax Pd.

Maryanne Morse, Clerk Seminole

County By ____ D.C.

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof the said first party has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

J. S. I. DEVELOPERS, INC.,
a Florida corporation

Signed, sealed and delivered in the presence of:

By Joseph J. Hanratty
President

Witness

Witness

STATE OF Florida
COUNTY OF Seminole

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments personally appeared Joseph J. Hanratty

as President of the corporation named in that party, well known to me to be the President and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily for the purposes therein expressed, and that the said corporation has duly affixed thereto the official seal of said corporation, under authority duly vested in them by said corporation and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 6th day of December , A. D. 91

Notary Public, State of Florida

This instrument prepared by:
Joseph J. Hanratty
P. O. Box 630
Casselberry, FL 32707

@Attorneys Title

ADDENDUM

This conveyance is executed pursuant to the J.S.I. Developers, Inc. agreement to build a clubhouse facility for the benefit of the residents and homeowners of the Hedgewood Tennis Villas of Tuscawilla, and notwithstanding language contained heretofore in this dead, is specifically limited by the continued use of the facility and grounds for the general benefit of the said residents and homeowners.

Title hereto is vested conditioned upon no commercial use of the facility and grounds with the exception that infrequent, incidental rentals of the premises may be made for festive events such as weddings, anniversaries, holiday events, and social functions of one days duration. Provided further that any commercial use of the facility and the grounds other than above stated shall divest the grantee (Hedgewood Tennis Villas of Tuscawilla Homeowners Association) of title and terminate this interest completely and the grantor, its heirs, successors, or assignees shall have the right of reentry to take full possession of; as well as title to, said real property and improvements thereon.

OFFICIAL RECORDS
BOOK 2375 PAGE 1129
SEMINOLE CO. FL.

"EXHIBIT A"

OFFICIAL RECORDS BOOK PAGE
SEMINOLE CO. FL.
2375 1130

DESCRIPTION FOR HEDGEWOOD TENNIS VILLA

"RECREATION AREA"

From the Centerline of Intersection of Winter Springs Boulevard and Northern Way, as shown on the Plat of WINTER SPRINGS UNIT FOUR, as recorded in Plat Book 18, pages 6, 7, and 8, of the Public Records of Seminole County, Florida; run N.00°23'05"E. along the Centerline of Winter Springs Boulevard and a prolongation of said Centerline 282.85 feet to the Point of Curvature of a curve concave Northwesterly, having a radius of 1145.92 feet and a central angle of 80°54'30", thence run Northeasterly along the arc of said curve 1170.22 feet to the point of tangency; thence run N.27°28'20"E., 261.50 feet to a curve concave Southeasterly having a radius of 1166.18 feet and a central angle of 02°32'50", thence run Northeasterly along the arc of said curve 1261.10 feet to the Point of Tangency, thence run S.09°00'30"E., 340.00 feet; thence run N.00°01'24"E., 60.00 feet to a curve concave Northeasterly, having a radius of 25.00 feet, thence from a tangent bearing of N.89°58'36"W., run Northwesterly along the arc of said curve 39.27 feet through a central angle of 90° to the point of compound curvature of a curve concave Easterly and having a radius of 3103.50 feet, thence run Northerly along the arc of said curve 75.54 feet through a central angle of 11°54'26"; thence run S.09°00'36"E.; 901.00 feet, for a POINT OF BEGINNING; thence run N.00°01'24"E., 241.60 feet, thence run Northeasterly along a Curve concave Easterly having a radius of 230 feet, a central angle of 20°24'30", an arc distance of 81.92 feet; thence run Northeasterly along a curve concave Southeasterly having a radius of 25 feet, a central angle of 101°15'06", a chord bearing of N.71°03'27"E., an arc distance of 44.18 feet, thence run S.68°19'00"E., 143.06 feet, thence run Southeasterly along a curve concave Southwesterly having a radius of 430 feet, a central angle of 15°46'22" a chord bearing of S.60°26'49"E., an arc distance of 118.37 feet; thence run Southeasterly along a curve concave Northeasterly having a radius of 270 feet, a central angle of 12°20'19", a chord bearing of S.40°42'00"E., an arc distance of 58.18 feet, thence run S.36°07'03"E., 170.10 feet, thence run N.09°58'36"W., 204.98 feet to the Point of Beginning. Containing 1.69 Acres.

LEGIBILITY UNSATISFACTORY FOR SCANNING

Grant Maloy, Clerk Of The Circuit Court & Comptroller Seminole County, FL
Inst #2022035462 Book:10200 Page:454-456; (3 PAGES) RCD: 3/23/2022 4:24:32 PM
REC FEE $27.00

The Instrument was prepared
by and return to:
~~Theresa M. McDowell, Esquire~~ William E. Reischmann, Jr., Esquire
Gargaresa, Weiss, D'Agresta & Salzman, P.A.
111 N Orange Ave, Suite 2000
PO Box 2873
Orlando, Florida 32802-2873

SECOND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA

THIS SECOND AMENDMENT TO THE DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA ("Second Amendment") is made this 14 day of March, 2022 hereby amends the Declaration of Easements, Covenants, Conditions and Restrictions for Wedgewood Tennis Villas of Tuscawilla ("Declaration").

WHEREAS, the Declaration for the Wedgewood Tennis Villas of Tuscawilla ("Association") was recorded on July 8th, 1980 in Official Records Book 1285, Page 1844, of the Public Records of Seminole County, Florida; and

WHEREAS, a Quit Claim Deed, including an amendment to the Declaration contained and incorporated therein, was recorded on January, 6, 1992, in O.R. Book 2375, Page 1128, of the Public Records of Seminole County, Florida; and

WHEREAS, the First Amendment to the Declaration was recorded on November 10, 2009 in O.R. Book 7285, Page 972, of the Public Records of Seminole County, Florida; and

WHEREAS, the Association desires to amend the Declaration in order to revise the rights and obligations of the Association as they pertain to exterior maintenance.

WHEREAS, pursuant to Article VII, Section (3) of the Declaration, the Declaration may be amended by an instrument signed by not less than fifty-one percent of the Lot Owners; and

WHEREAS, the Association has obtained, via instrument, the necessary number of consents to adopt the Second Amendment.

NOW, THEREFORE, THE DECLARATION FOR WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA IS AMENDED AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are hereby fully incorporated herein by this reference.

Section 2. Amendment to the Declaration. The Declaration for Wedgewood Tennis Villas of Tuscawilla is hereby amended as follows (underlined type indicates additions and ~~strikeout~~ type indicates deletions, It is intended that the text denoted by the asterisks (***) and set forth in this Second Amendment shall remain unchanged from the language existing prior to Amendment:

ARTICLE I

DEFINITIONS AND CONSTRUCTION

***

Section 10. "The Work" means the initial development of the properties as a residential community by the construction and the installation thereof of streets, buildings, and other improvements by the Developer.

***

ARTICLE IV

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

***

Section 5. Exterior Maintenance. ~~In addition to maintenance of the Common Area(s), the Association's duty of exterior maintenance which is subject to assessment hereunder shall include maintenance and replacement of any landscaping which is part of the Work and replacements thereof.~~ The Association's duty of exterior maintenance shall not extend to, nor include any of the following:

(a) Paint, repair, replace, and care for roofs, gutters, downspouts, exterior building surfaces, and walks as part of the Common Areas.

(b) Maintenance, repair, or replacement of glass surfaces or screening;

(c) Replacement of exterior doors, including garage doors, and patio gates;

(d) Maintenance or replacement of any trees, shrubs , or landscaped areas installed or created by any Owner ~~in addition to~~, or ~~in~~ the maintenance or replacement of, ~~the~~ any ~~landscaped~~ landscaping ~~areas~~ which was or is part of the Work;

***

Section 3. Effective Date and Recording. This Amendment shall become adopted upon execution by the Board of Directors and effective upon recordation in the Public Records of Seminole County, Florida.

ADOPTED by the Wedgewood Tennis Villas of Tuscawilla Homeowners Association this 14 day of March, 2022

IN WITNESS WHEREOF, WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA, has caused these presents to be executed in its name, by its proper officers duly authorized, this 14 day of March, 2022

<Corporate Seal>

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC

A Florida-not-for-profit Corporation.

Signed, sealed and delivered in the presence of:

By: [signature] (print name) BRIAN WALLACE As President for the Association	By: [signature] (print name) Susan L. Kellicut As Secretary for the Association
(witness) [signature] (print name) Kristin Alvarado	(witness) [signature] (print name) CHESTER ZWISSLER

3

STATE OF FLORIDA)

COUNTY OF Seminole)

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization, this 14 day of March, 2022 by Brian Susan Kimble Prescott, as President + Secretary of the WEDGEWOOD TENNIS VILLAS AT TUSCAWILLA HOMEOWNERS ASSOCIATION, INC., a Florida Corporation. They are personally known to me or has produced _____ as identification.

[Notary Seal]

Notary Public
Name: Sindi Klein-Hamill
My Commission Expires: 11/18/24

SINDI KLEIN-HAMILL
Notary Public, State of Florida
Commission No. HH 64706
Commission Expires 11/18/2024

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Carole Carrier the Owner(s) of Lot 2 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1413 Borg Lane Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Carole Carrier
Address: 1413 Borg Lane Winter Spr FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Carole Carrier who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711883
Expires 8/19/2029

Owner (signature)
Print Name:
Address:

STATE OF FLORIDA
COUNTY OF

THE FOREGOING instrument was acknowledged before me this ____ day of ____ (month), ____ (year), by ____, who is personally known to me, or produced ____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Gayle Rossmeissl & Jeff Rossmeissl the Owner(s) of Lot 3 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1415 Borg Lane W.S. FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name:
Address: 1415 Borg Lane
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Jeffrey Rossmeissl who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: 1415 Borg Lane
Address: Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Gayle Rossmeissl who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

1 of 2

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lynn, Michael & Melissa Ney the Owner(s) of Lot 4 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1417 Borg Ln. do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Lynn Ney
Owner (signature)
Print Name: Lynn Ney
Address: 1417 Borg Ln.
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Lynn Ney who is personally known to me or produced FL DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711853
Expires 8/19/2029

Michael Ney
Owner (signature)
Print Name: Michael Ney
Address: 1417 Borg Ln.
Winter Springs, FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Michael Ney who is personally known to me or produced FL DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711853
Expires 8/19/2029

2 of 2

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lynn Michael Melissa the Owner(s) of Lot 4 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1417 Borg Lane do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Melissa Ney
Melissa Ney
Owner (signature)
Print Name: _____
Address: 1417 Borg Ln
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Melissa Ney who is personally known to me or produced FL DL as identification.

Brittany Lee Sweeney
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee S.
My Commissic
Expires 6

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Georgiana Yasko the Owner(s) of Lot 9 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 753 Wilson, Winter Sp, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Georgiana Yasko
Owner (signature)
Print Name: Georgiana Yasko
Address: 753 Wilson
Winter Sp, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Georgiana Yasko who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We GERALD J FITZGERALD the Owner(s) of Lot 10 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 751 WILSON ROAD WINTER SPRINGS, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: GERALD J FITZGERALD
Address: 751 WILSON ROAD
WINTER SPRINGS, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Gerald Fitzgerald who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711853
Expires 8/19/2029

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Helen Roorda the Owner(s) of Lot # 12 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 747 Wilson Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Helen Roorda
Owner (signature)
Print Name: Helen Roorda
Address: 747 Wilson Rd
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 2 day of JANUARY (month), 2026 (year), by HELEN ROORDA who is personally known to me or produced DRIVERS Lic as identification.

Notary Signature
Notary Stamp

ERIC KOVATS
Notary Public - State of Florida
Commission # HH 734196
My Comm. Expires Oct 23, 2029
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/~~We~~ DEBORAH CARY the Owner(s) of Lot 17 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 737 WILSON RD Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Deborah Cary
~~Owner (signature)~~
Print Name: DEBORAH CARY
Address: 737 WILSON RD
WINTER SPRINGS, FL

STATE OF FLORIDA
COUNTY OF Martin

THE FOREGOING instrument was acknowledged before me this 7 day of January (month), 2026 (year), by Deborah Cary who is personally known to me or produced Driver License as identification.

Notary Signature
Notary Stamp

BETH COLICCHIE
Notary Public - State of Florida
Commission # HH 496927
My Comm. Expires Mar 23, 2028

STATE OF FLORIDA
COUNTY OF _____

Owner (signature)
Print Name: _____
Address: _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Linda Constantino the Owner(s) of Lot 18 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 735 Wilson Rd. Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Linda Constantino
Owner (signature)
Print Name: Linda Constantino
Address: 735 Wilson Rd.
Winter Springs, FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13th day of January (month), 2026 (year), by Linda Constantino who is personally known to me or produced Valid DL as identification.

S Maxwell
Notary Signature
Notary Stamp

SHELLON MAXWELL
Notary Public - State of Florida
Commission # HH 355697
My Comm. Expires Jan 30, 2027

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lynn Fekany the Owner(s) of Lot 19 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1407 Goolagong Ct Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Lynn Fekany
Owner (signature)
Print Name: Lynn Fekany
Address: 1407 Goolagong Ct
Winter Springs FL
32708

STATE OF FLORIDA -
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 10 day of January (month), 2026 (year), by Lynn Fekany who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Johanna Rosser the Owner(s) of Lot 24 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1404 Goolagong Ct, Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Johanna Rosser
Owner (signature)
Print Name: Johanna Rosser
Address: 1404 Goolagong Ct
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Johanna Rosser who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Linda M. Vandewalle the Owner(s) of Lot 26 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 729 Wilson Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Linda M. Vandewalle
Owner (signature)
Print Name: Linda M. Vandewalle
Address: 729 Wilson Rd
Winter Springs, FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Linda Vandewalle who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We RANDY HERNZ the Owner(s) of Lot 27 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 727 WILSON RD WINTER SPRINGS, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844; Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: RANDY HERNZ
Address: 727 WILSON RD
WINTER SPRINGS, FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 15 day of January (month), 2026 (year), by Randy Hernz who is personally known to me or produced FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We J. Douglas Lanier and Joyce A. Lanier the Owner(s) of Lot 29 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 723 Wilson Road, Winter Springs, Florida 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

J Douglas Lanier
Owner (signature)
Print Name: Douglas Lanier
Address: 907 Arabian Ave
Winter Springs, FL 32708

THE FOREGOING instrument was acknowledged before me this 15th day of January (month), 2026 (year), by J Douglas Lanier who is personally known to me or produced ——— as identification.

Emely J Rankin
Notary Signature
Notary Stamp

EMELY J. RANKIN
Commission # HH 650095
Expires April 19, 2029

STATE OF FLORIDA
COUNTY OF Seminole

J A Lanier
Owner (signature)
Print Name: Joyce Lanier
Address: - Same -

THE FOREGOING instrument was acknowledged before me this 15th day of January (month), 2026 (year), by Joyce Lanier who is personally known to me or produced ——— as identification.

Emely J Rankin
Notary Signature
Notary Stamp

EMELY J. RANKIN
Commission # HH 650095
Expires April 19, 2029

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We MARIE E SEVICK the Owner(s) of Lot 32 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 717 WILSON RD Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Marie E Sevick
Owner (signature)
Print Name: MARIE E SEVICK
Address: 717 WILSON RD
WINTER SPRINGS FL
32907

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 11 day of January (month), 2026 (year), by Marie Sevick who is personally known to me or produced FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Angela Lambert / Anthony Bruno the Owner(s) of Lot 33 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 715 Wilson Road, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Anthony Bruno
Address: 715 Wilson Rd.
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Broward

THE FOREGOING instrument was acknowledged before me this 29th day of December (month), 2025 (year), by Anthony Bruno who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CHERYL L. SALLEY
MY COMMISSION # HH 618160
EXPIRES: May 11, 2027

Owner (signature)
Print Name: Angela Lambert
Address: 715 Wilson Rd.
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Broward

THE FOREGOING instrument was acknowledged before me this 29th day of December (month), 2025 (year), by Angela Lambert who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CHERYL L. SALLEY
MY COMMISSION # HH 618160
EXPIRES: May 11, 2027

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Linda Constantino the Owner(s) of Lot 35 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 711 Wilson Rd. Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Linda Constantino
Owner (signature)
Print Name: Linda Constantino
Address: 735 Wilson Rd,
Winter Springs, FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13th day of January (month), 2026 (year), by Linda Constantino who is personally known to me or produced Valid ID as identification.

Notary Signature
Notary Stamp

SHELLON MAXWELL
Notary Public - State of Florida
Commission # HH 355697
My Comm. Expires Jan 30, 2027

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Laura S Fadok the Owner(s) of Lot 36 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 709 Wilson Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Laura Fadok
Address: 709 Wilson Rd
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Laura Fadok who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We David Zydorski the Owner(s) of Lot 37 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 707 Wilson Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

D Zydorski
Owner (signature)
Print Name: David Zydorski
Address: 707 Wilson Rd
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by David Zydorski who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Ronald & Charlene Hays the Owner(s) of Lot 38 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 705 Wilson Rd, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Ronald D Hays
Address: 705 Wilson Rd
Winter Springs, FL
32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Ronald Hays who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: CHARLENE HAYS
Address: 705 WILSON RD
WINTER SPRINGS
FL 32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Charlene Hays who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Philip & Michele Horky the Owner(s) of Lot 40 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 701 Wilson Rd. Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Philip Horky
Address: 701 Wilson Rd, Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), _____ (year), by Philip Horky who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: MICHELE HORKY
Address: 701 WILSON ROAD WINTER SPRINGS, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Michele Horky who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lisa C Foote the Owner(s) of Lot 41 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 702 Wilson, Winter Sp, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Lisa E. Foote
Owner (signature)
Print Name: Lisa Foote
Address: 702 Wilson
Winter Sp, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Lisa C. Foote who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We MICHAEL WARD AND SHANNON WARD the Owner(s) of Lot 47 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1410 BORG LANE WINTER SPRINGS, FLORIDA 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: SHANNON WARD
Address: 1410 BORG LANE
WINTER SPRINGS, FLORIDA
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 17 day of January (month), 2026 (year), by SHANNON WARD who is personally known to me or produced Personally known as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: MICHAEL WARD
Address: 1410 BORG LANE
WINTER SPRINGS, FLORIDA
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING Instrument was acknowledged before me this 17 day of January (month), 2026 (year), by MICHAEL WARD who is personally known to me or produced Personally known as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Susan L. Kellicut the Owner(s) of Lot 49 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1414 Borg Lane, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Susan L Kellicut
Owner (signature)
Print Name: Susan L Kellicut
Address: 1414 Borg Lane
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Susan Kellicut who is personally known to me or produced FL DL as identification.

Kelly Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We CAL PROPERTIES, LLC the Owner(s) of Lot 054 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 750 WILSON ROAD do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Ty. Kracht
Owner (signature)
Print Name: TY KRACHT
Address: 466 WHITE COTTON
OVIEDO FL 32765

Notary Public State of Florida
Heather Ann White
My Commission HH 422109
Expires 10/24/2027

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 22nd day of January (month), 2026 (year), by Ty Kracht who is ~~personally known~~ to me or produced _____ as identification.

Notary Signature
Notary Stamp

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

LOT 54

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.

DESIGNATION OF VOTING REPRESENTATIVE CERTIFICATE FOR A CORPORATION

CAL PROPERTIES, LLC is the Corporation/Corporate Entity which is the record title owner of the Lot with the address of 750 WILSON ROAD WINTER SPRINGS, FLORIDA 32708 located at Wedgewood Tennis Villas of Tuscawilla, which hereby designates TY KRACHT as the person entitled to cast votes for the Lot and as the person eligible to serve on the Board of Directors on behalf of the Corporation/Corporate Entity.

CAL PROPERTIES, LLC
Name of Corporation/Corporate Entity:

By: TY KRACHT

Title: MANAGER

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Donald F. Moore the Owner(s) of Lot 55 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1404 Forest Hills Drive Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Donald F. Moore
Owner (signature)
Print Name: Donald Moore
Address: 1404 Forest Hills Dr
Winter Sp, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 14 day of January (month), 2026 (year), by Donald Moore who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We TINA Buck the Owner(s) of Lot 56 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1406 Forest Hills Drive, Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Tina Buck
Owner (signature)
Print Name: TINA Buck
Address: 1406 Foresthills Dr
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Tina Buck who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

NA
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

RECEIVED
BY:

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Karen Quick the Owner(s) of Lot 57 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1408 Forest Hills Drive, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Karen K Quick
Owner (signature)
Print Name: Karen Quick
Address: 1408 Forest Hills Dr.
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 19 day of January (month), 2026 (year), by Karen K. Quick who is personally known to me or produced FDL as identification.

Notary Signature
Notary Stamp

RYLEE PRICE
Notary Public - State of Florida
Commission # HH 654358
My Comm. Expires Mar 20, 2029
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING Instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Phyllis Holloway the Owner(s) of Lot 58 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 781 Dunlap Circle do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Phyllis Holloway
Address: 781 Dunlap Circle

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Phyllis Holloway who is personally known to me or produced PL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 5'939'
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We ALYSSA EIDE the Owner(s) of Lot 60 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 777 DUNLAP CIRCLE WINTER SPRINGS, FLORIDA 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: ALYSSA EIDE
Address: 777 DUNLAP CIRCLE
WINTER SPRINGS, FLORIDA
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 19 day of January (month), 2026 (year), by ALYSSA EIDE who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Miguel & Zulma Rodriguez the Owner(s) of Lot 64 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 769 Dunlap Cir Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: MIGUEL A. RODRIGUEZ
Address: 769 DUNLAP Cir
WINTER Spgs, FL
32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 23RD day of DECEMBER (month), 2025 (year), by MIGUEL ANGEL RODRIGUEZ-MICNED who is personally known to me or produced FLORIDA DRIVERS LICENSE as identification.

Notary Signature
Notary Stamp

EDWARD CHRISTIANSEN
Notary Public - State of Florida
Commission # HH 496920
My Comm. Expires Apr 29, 2028

Zulma R Rodriguez
Owner (signature)
Print Name: Zulma R. Rodriguez
Address: 769 DUNLAP CIR.
WINTER Spgs, FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 23RD day of DECEMBER (month), 2025 (year), by ZULMA R. RODRIGUEZ who is personally known to me or produced FLORIDA DRIVERS LICENSE as identification.

Notary Signature
Notary Stamp

EDWARD CHRISTIANSEN
Notary Public - State of Florida
Commission # HH 496920
My Comm. Expires Apr 29, 2028

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We ARTHUR J. RICHARD the Owner(s) of Lot 65 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 767 DUNLOP CIRCLE WINTER SPRINGS FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: ARTHUR J RICHARD
Address: 767 DUNLOP CIRCLE
WINTER SPRINGS FL
32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 2nd day of January (month), 2026 (year), by Arthur Richard who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Daniel L. Montesi, the Owner(s) of Lot 66 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 765 Dunlap Circle, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Daniel L. Montesi
Address: 657 W. Mitchell St.
Oviedo, FL 32765

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 28th day of Jan (month), 2026 (year), by Daniel L. Montesi who is personally known to me or produced Know as identification.

Notary Signature
Notary Stamp

LAKSHMEE D. ALLI
Notary Public, State of Florida
Commission# HH 470325
My comm. expires Dec. 5, 2027

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Rose Marie Priest the Owner(s) of Lot 69 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 759 Dunlop Circle Winter Sp, Fl 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Rosemarie Priest
Owner (signature)
Print Name: Rosemarie Priest
Address: 759 Dunlop Cir
Winter Sp, Fl 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 5 day of January (month), 2026 (year), by Rosemarie Priest who is personally known to me or produced Personal Knowledge as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Marie M. Muche the Owner(s) of Lot 71 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 755 Dunlap Cir. Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Marie M. Muche
Owner (signature)
Print Name: Marie M. Muche
Address: 755 Dunlap Cir.
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Marie Muche who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

Sarah Johnston

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Roy V Johnston II the Owner(s) of Lot 72 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 753 Dunlap Circle do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Roy V Johnston II
Address: 753 Dunlap Circle
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 23rd day of January (month), 2026 (year), by Roy Johnston II who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

JONAH SZARO
MY COMMISSION # HH 504434
EXPIRES: March 14, 2028

Owner (signature)
Print Name: Sarah Johnston
Address: 753 Dunlap Circle
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 26 day of January (month), 2026 (year), by Sarah Johnston who is personally known to me or produced FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Bryan + Marina Velasco the Owner(s) of Lot 73 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 751 Dunlop Cir. Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Bryan Velasco
Address: 751 Dunlop Cir
Winter Sp, FL 32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Bryan Velasco who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Marina Velasco
Address: 751 Dunlop Circle
Winter Springs FL 32708

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Marina Velasco who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Anthony J. David the Owner(s) of Lot 074 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 749 Dunlap Cir. Winter Springs do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Anthony J David
Address: 749 Dunlap Cir
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Anthony David who is personally known to me or produced Personally known as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 269332
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We JOSE CARLOS LABORDE the Owner(s) of Lot 78 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 743 DUNLAP CR. WINTER SPRINGS FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: JOSE C. LABORDE
Address: 743 DUNLAP CR. WINTER SPRINGS FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Jose Laborde who is personally known to me or produced Personally Known as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Kelly + Brian Wallace the Owner(s) of Lot 79 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 748 Dunlap, Winter Sp. Fl 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Kelly D Wallace
Owner (signature)
Print Name: Kelly Wallace
Address: 748 Dunlap Circle
Winter Springs, FL 32708

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Kelly Wallace who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Brian Wallace
Address: 748 Dunlap Circle
Winter Springs, Fl
32708

THE FOREGOING instrument was acknowledged before me this 13 day of January (month) 2026 (year), by Brian Wallace who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We TED SWARTZLANDER + THERESA BOOTH the Owner(s) of Lot 80 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 754 DUNLAP CIRCLE, WINTER SPRINGS, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: TEDDY SWARTZLANDER
Address: 1216 CHEETAH TRL WINTER SPGS FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 14 day of January (month), 2026 (year), by Teddy Swartzlander who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: THERESA BOOTH
Address: 1216 CHEETAH TRL WINTER SPGS FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 14 day of January (month), 2026 (year), by Theresa Booth who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We CAROL BOARDMAN the Owner(s) of Lot 82 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 7160 DONIAP CIR WINTER SPGS FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: CAROL BOARDMAN
Address: 7160 DONIAP CIR
WINTER SPGS FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Carol Boardman who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Diane Gagliano Trustee the ~~Owner(s)~~ of Lot 83 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 764 Dunlap Cir. Winter Springs, FL. do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Diane Gagliano Trustee
Owner (signature)
Print Name: Diane Gagliano Trustee
Address: 1010 Stout Ct.
Oviedo, FL 32765

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 14th day of January (month), 2026 (year), by Diane Gagliano who is personally known to me or produced FLDL as identification.

Notary Signature
Notary Stamp

BRENDA WILLIAMS
MY COMMISSION # HH 656326
EXPIRES: May 22, 2029

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

COPY

LOT 83

FIRST AMENDMENT TO THE
LINDA KAY MAIER REVOCABLE TRUST
DATED MAY 3, 2016

THIS DOCUMENT SUPERSEDES AND REPLACES ALL PRIOR SIMILAR DOCUMENTS

THIS FIRST AMENDMENT dated this July 27, 2021, is by and between LINDA KAY MAIER (the "Grantor") and LINDA KAY MAIER (the "Trustee").

WHEREAS Grantor and Trustee entered into that certain LINDA KAY MAIER Revocable Trust dated May 3, 2016 (the "Trust Agreement"); and

WHEREAS in accordance with the terms of ARTICLE VI.B. of the Trust Agreement, Grantor retained the right to amend this Agreement in any manner; and

WHEREAS Grantor now wishes to amend the Trust Agreement in certain respects.

NOW, THEREFORE, the parties hereto agree to amend the Trust Agreement in accordance with the following provisions:

1. ARTICLE I.A. is amended to replace ELAINE BRIGGS MCMULLEN as second successor trustee with DEBORAH B. OWENS and LISA WEST PAGE, or either of them, as the new second successor trustee(s).

2. ARTICLE III is hereby deleted in its entirety and replaced with the following:

ARTICLE III
ADMINISTRATION AFTER DEATH OF GRANTOR

As soon as practicable after the death of the Grantor, the Trustee shall distribute the remaining trust assets as follows:

A. DIANE MARIE GAGLIANO. The Trustee shall pay over, free of all trust, to DIANE MARIE GAGLIANO, the sum of Forty Thousand Dollars ($40,000.00), provided she survives me, otherwise, to the Pet Rescue Organizations set forth in subsection B below in accordance with the noted percentages.

B. PET RESCUE ORGANIZATIONS. The Trustee shall distribute, convey and pay over, free and clear of all trust, the remaining Trust Property to the following pet rescue organizations, or similar organizations to the extent any of the following no longer exist, in the percentages noted:

(1) T.E.A.R.S. of Seminole County to receive fifty percent (50%);
(2) Rhodesian Ridgeback Rescue to receive twenty-five percent (25%); and
(3) Seminole County Animal Services to receive twenty-five percent (25%).

LOT 83

SCHEDULE A

The following is a true and correct schedule of the property which is or will be assigned, conveyed, transferred and delivered to **LINDA KAY MAIER**, to be held by her as Trustee in accordance with the terms of the foregoing Declaration of Trust.

1. Grantor assigns and transfers to Trustee all her right, title and interest in and to all cash, money market accounts, investment and brokerage accounts (excluding IRA, 401K, SEP, pension or other similar accounts), bank accounts, deposit accounts and all other intangible personal property, including all proceeds and benefits therefrom, of the Grantor.

2. Grantor assigns and transfers to Trustee all her right, title and interest in and to all of her tangible personal property. The term "tangible personal property" refers, without limitation, to such items as furniture, furnishings, silverware, objects of art, china, clothing, jewelry, sporting equipment, books, collections of tangible personal property and other tangible personal property normally kept at Grantor's residence or at other property and/or locations owned and/or controlled by Grantor, including, but not limited to, storage units and investment or rental properties. The term "tangible personal property" includes any insurance policies on the tangible personal property and any proceeds of these policies. For purposes of this paragraph, the term "tangible personal property" shall exclude all automobiles, recreational vehicles, watercraft, trailers and any other vehicles or property for which ownership is evidenced by a certificate of title, and all property identified in a separate writing provided for under Section 732.515, Florida Statutes.

3. Grantor assigns and transfers to Trustee all her right, title and interest in and to all insurance policies, including all proceeds therefrom, insuring Grantor, and all insurance policies, including all proceeds therefrom, insuring any of the property listed and/or referenced in this Schedule A.

To evidence the correctness of the foregoing schedule, **LINDA KAY MAIER**, as Grantor and Trustee, has caused this schedule to be executed on the day and in the year first above written on the Declaration of Trust.

Linda Kay Maier

LINDA KAY MAIER, Grantor and Trustee

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Geoffrey P. Nelson the Owner(s) of Lot W-84 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 768 Dunlap Circle Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Geoffrey P. Nelson
Owner (signature)
Print Name: Geoffrey P. Nelson
Address: 768 Dunlap Circle
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Geoffrey Nelson who is personally known to me or produced _____ as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Susan J. Montes, the Owner(s) of Lot 85 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 772 Dunlap Circle, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Susan J. Montes
Address: 657 W. Arabia St.
Oviedo, FL 32765

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 21 day of January (month), 2026 (year), by Susan J. Montes who is personally known to me or produced FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We GLENN CHEN the Owner(s) of Lot 87 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1418 Tanner Ln Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Glenn Chen
Owner (signature)
Print Name: GLENN CHEN
Address: 1418 TANNER LANE
WINTER SPRINGS, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Galean Chen who is personally known to me or produced US Passport as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name:
Address:

STATE OF FLORIDA
COUNTY OF

THE FOREGOING instrument was acknowledged before me this ____ day of ____ (month), ____ (year), by ____ who is personally known to me or produced ____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Judith Hannah the Owner(s) of Lot 88 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1420 Tanner ln Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Judith Hannah
Owner (signature)
Print Name: Judith A Hannah
Address: 1420 Tanner ln
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Judith Hannah who is personally known to me or produced Personally Known as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally . known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We MATTHEW BAUTE the Owner(s) of Lot 89 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1413 TANNER LANE WINTER SPRINGS, FLORIDA 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Matthew Baute
Owner (signature)
Print Name: Matthew Baute
Address: 1413 TANNER LANE
WINTER SPRINGS, FLORIDA
32708

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this 14 day of January (month), 2026 (year), by Matthew Baute who is personally known to me or produced FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Ronald R. Combs + Esther E. Combs the Owner(s) of Lot 91 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1417 TANNER LANE, WINTER SPRINGS, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Ronald R Combs
Owner (signature)
Print Name: RONALD R COMBS
Address: 1417 TANNER LANE
WINTER SPRINGS, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Ronald Combs who is ~~personally known to me~~ or produced DL / LIC as identification.

JOE WALLACE
Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Notary Signature
Notary Stamp

Esther E. Combs
Owner (signature)
Print Name: ESTHER E COMBS
Address: 1417 TANNER LN
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Esther Combs who is ~~personally known to me~~ or produced DL / LIC as identification.

JOE WALLACE
Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Edward Priest & Cheryl Priest the Owner(s) of Lot 94 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1423 Tanner Lane Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Edward Priest
Address: 1423 Tanner Ln
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of January (month), 2026 (year), by Edward Priest who is personally known to me or produced Personally Known as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: Cheryl Priest
Address: 1423 Tanner Ln
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of January (month), 2026 (year), by Cheryl Priest who is personally known to me or produced Personally Known identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Trevor Wilson the Owner(s) of Lot 95 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1422 Great Hills Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Trevor Wilson
Address: 1422 Great Hills
Winter Sp, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 14 day of January (month), 2026 (year), by Trevor Wilson who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

P.O.A.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We LYNN KRACHT the Owner(s) of Lot 96 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1420 FOREST HILLS DRIVE do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

LYNN KRACHT
BY
Ty Kracht
Owner (signature) ATTORNEY-IN-FACT
Print Name: TY KRACHT
Address: 4616 WHITE COTTON
OVIEDO FL 32765

Notary Public State of Florida
Heather Ann White
My Commission HH 422109
Expires 10/24/2027

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 29 day of January (month), 2026 (year), by Ty Kracht who is personally known to me or produced as identification.

Notary Signature
Notary Stamp

STATE OF FLORIDA
COUNTY OF _____

Owner (signature)
Print Name: _____
Address: _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

LOTS 96+224

DURABLE POWER OF ATTORNEY
OF
LYNN E. KRACHT

KNOW ALL MEN BY THESE PRESENTS that I, the undersigned, **Lynn E. Kracht**, of Seminole County, Florida, do hereby appoint my son, **Ty S. Kracht**, as my "Agent" to act for me in my name in all manner of things as set forth below. In the event that **Ty S. Kracht** is deceased or disabled or if he resigns or refuses to serve for any reason, or in the event that his power is terminated, I hereby appoint my daughters, **Tiffany L. Smid**, and **Mindy L. Falls**, to serve as my Agents. Either **Tiffany L. Smid** or **Mindy L. Falls** may act for me on my behalf pursuant to this Durable Power of Attorney, and nothing contained herein shall require the unanimous decision of **Tiffany L. Smid** and **Mindy L. Falls**.

By execution of this Durable Power of Attorney, I hereby revoke any prior durable power of attorney documents I may have executed. I hereby grant unto my Agent full power and authority to execute all instruments, and to do everything appropriate and necessary to be done for me and in my name, as set forth herein.

Any third party may rely upon a certified copy of a death certificate to evidence the death of my then serving Agent or either of the following to evidence such person's disability: (i) an adjudication of incapacity issued by a Court of competent jurisdiction, or (ii) written documentation signed by a licensed physician certifying that my then serving Agent does not have the physical or mental capacity to exercise the powers set forth herein. In addition, any third party may rely upon a written document signed by my then serving Agent that such person has resigned

or refuses to serve as my Agent. My Agent may resign by giving written notice to me, my guardian (if one has been appointed), any co-agent appointed hereunder, or if none, to the next successor Agent. Any successor Agent appointed hereunder shall have the same authority as that granted to the original Agent. Except as provided herein, my Agent may not delegate the authority granted herein to another person.

My Agent shall act only within the scope of authority granted herein. In exercising the authority set forth below, my Agent must act in good faith and may not act in a manner that is contrary to my best interest. In addition, my Agent must attempt to preserve my estate plan, to the extent actually known by my Agent (if preserving the plan is consistent with my best interest) and my Agent may not act contrary to my reasonable expectations as actually known by him or her. The authority granted herein to my Agent shall include, but not be limited to, the following powers:

1. Real and Personal Property. To buy, receive, lease, accept or otherwise acquire real or personal property; to sell, convey, mortgage, hypothecate, pledge, quitclaim, lease out, or otherwise dispose of or encumber real or personal property owned by me; to contract or agree for the acquisition, disposal or encumbrance of any property whatsoever and wheresoever situated (be it real, personal, mixed, homestead, tangible or intangible) or any right or interest therein or pertaining thereto, upon such terms as my Agent shall deem proper.

2. Transacting of Business. To make, do and transact all and every kind of business of whatever kind or nature, including the receipt, recovery, collection, payment, compromise, settlement and adjustment of all accounts, legacies, devises, interests, dividends, annuities, claims, demands, debts, taxes and obligations which are now, or hereafter may be, due, owing, or payable by me or to me.

3. Banking Transactions. To conduct banking transactions as provided in Section 709.2208(1), *Florida Statutes*, as amended, which grants my Agent authority to engage in the following types of transactions with financial institutions:

a. To establish, continue, modify, or terminate an account or other banking arrangement with a financial institution.

b. To contract for services available from a financial institution, including renting a safe-deposit box or space in a vault.

c. To withdraw, by check, order, electronic funds transfer, or otherwise, money or property of mine deposited with or left in the custody of a financial institution.

d. To receive statements of account, vouchers, notices, and similar documents from a financial institution and act with respect to them.

e. To purchase cashier's checks, official checks, counter checks, bank drafts, money orders, and similar instruments.

f. To endorse and negotiate checks, cashier's checks, official checks, drafts, and other negotiable paper of mine or payable to me or my order, transfer money, receive the cash or other proceeds of those transactions, and accept a draft drawn by a person upon my account and pay it when due.

g. To apply for, receive, and use debit cards, electronic transaction authorizations, and traveler's checks from a financial institution.

h. To use, charge, or draw upon any line of credit, credit card, or other credit established by me with a financial institution.

i. To consent to an extension of the time of payment with respect to commercial paper or a financial transaction with a financial institution.

4. Power to Hold, Manage, Protect or Preserve. To take, hold, protect, preserve, store, deposit, lease or let or otherwise manage any or all of my real, personal, mixed, homestead, tangible or intangible property which I now own or shall at any time hereafter acquire, including any interest therein or pertaining thereto; to eject, remove or relieve tenants or other persons from, and recover possession of, the aforementioned property by all lawful means; and maintain, protect, preserve, insure, remove, store, transport, repair, rebuild, modify or improve such property or any part thereof.

5. Investment Transactions. To conduct investment transactions as provided in Section 709.2208(2), *Florida Statutes*, as amended, which grants my Agent the authority to take the following actions with respect to securities held by financial institutions:

a. To buy, sell, and exchange "investment instruments" (as such term is defined by said statute).

b. To establish, continue, modify, or terminate an account with respect to investment instruments.

c. To pledge investment instruments as security to borrow, pay, renew, or extend the time of payment of a debt of mine.

d. To receive certificates and other evidences of ownership with respect to investment instruments.

e. To exercise voting rights with respect to investment instruments in person or by proxy, enter into voting trusts, and consent to limitations on the right to vote.

f. To sell commodity futures contracts and call and put options on stocks and stock indexes.

6. Safe Deposit Boxes. To enter any safe deposit box I rent; to remove any part or all of the contents of said safe deposit box; and to terminate any safe deposit box lease.

7. Authority to Execute Affidavit. To execute an affidavit for the benefit of or at the request of any bank, financial institution or other third party in a form substantially similar to that set forth in Section 709.2119, *Florida Statutes*, as such statute may be hereafter revised or amended, stating that I am not deceased and that there has been no revocation, partial or complete termination or suspension of this Durable Power of Attorney at the time that any power granted hereunder is exercised and that my Agent is acting within the scope of authority granted herein.

8. Authority with Regard to Legal Matters. To institute, prosecute, defend, compromise, arbitrate and dispose of, legal, equitable or administrative hearings, actions, suits, attachments, arrests, distresses or other similar proceedings, or otherwise engage in litigation in connection with the exercise of the powers herein contained.

9. Borrowing of Funds. To borrow for me and on my behalf any sum or sums of money on such terms and with such security as my Agent may deem appropriate, and for that purpose to execute all promissory notes, bonds, mortgages and other instruments which may be necessary or proper.

10. Employment of Agents and Advisors. To engage, appoint, employ, pay salaries for, and to remove or dismiss in my name, any agents, advisors, counsel, employees and contractors, who have the authority to represent me or act on my behalf in respect to all or any of the matters or things herein mentioned, or in which I may have an interest.

11. Power to Vote Stock or Membership Interests. To vote at all meetings of stockholders or members with respect to any membership interests or stock I may own (whether publicly or privately held) and to act as my attorney-in-fact or proxy in respect to any stocks, shares, bonds, membership units, investments, rights or other interests I now have or may be in possession of hereafter.

12. Vehicles. To execute motor vehicle transfers for any motor vehicle I now own or shall at any time hereafter acquire.

13. Insurance Policies. To act as my attorney-in-fact or proxy in respect to any policy of insurance on my life or health, or any other type of insurance, and in such capacity to exercise any rights, privileges or options which I may have thereunder or pertaining thereto. My Agent will NOT under any circumstances have any power or incident of ownership whatsoever with respect to any life insurance policy owned by me under which my Agent is the insured; no powers stated herein and conferred on my Agent shall be construed to grant or transfer to my Agent any "incidents of ownership" within the meaning of that phrase under Section 2042 of the Internal Revenue Code of 1986, as it may be amended (the "Code"), in a policy or policies of life insurance owned by me individually, as trustee or otherwise, on my Agent's life.

14. Prepaid Tuition Plans. To establish, invest in and act as account owner of one or more tuition savings accounts or prepaid tuition plans as defined under Section 529 of the Code ("a 529 Account") for any beneficiary and to take any and all actions to administer such account, including without limitation, the power to designate and change the beneficiary of the 529 Account; to request withdrawals, to make rollovers to another 529 Account; to select among investment options and to reallocate account funds among different investment options.

15. Health Care. To make property and financial decisions which relate to my health care and, for this purpose, my Agent shall be treated as my Personal Representative for all purposes related to my Protected Health Information as such term is defined in the Health Insurance Portability and Accountability Act of 1996, set forth in 45 CFR §164 and other applicable federal, state, and/or local laws and regulations.

16. Retirement Plans. To make or authorize withdrawals from all types of retirement plans, trusts or accounts (including Individual Retirement Accounts), and to make any decision for me involving rollovers, voluntary contributions, or other types of transactions which relate to any such plan, trust, or account.

17. Government and Private Benefits. To make such applications as may be required from time to time with the Social Security, Medicare or Medicaid Administrators, and with all private insurance companies with whom I have insurance coverage; and to complete such forms and file such claims as may be required to obtain benefits which may be due or available to me.

18. Planning with Care Givers. To change my state of domicile and residency, to redirect my mail, to provide and pay for care givers to permit me to remain in my own home, even if this care is more expensive than care provided in a facility, to make necessary arrangement for my care at any hospital, nursing home, or assisted living facility and to pay for such care, and to make advance arrangements (and then to prepay) for my funeral and burial expenses.

19. Disclaimers. To disclaim any interest in property which would otherwise pass to me by inter vivos (lifetime) transfer or by testate or intestate succession (upon death).

20. Tax Returns. To file, amend, withdraw, exercise elections, allocate exemptions or give consent with respect to any federal, state and local tax returns (and any

schedules, notices, powers of attorney, or other forms or documents related thereto) for any type of tax for any period before or after the grant of this power, and otherwise to deal in any respect whatsoever with regard to such tax returns. Notices and correspondence relating to such matters may be sent directly to my Agent.

21. Digital Information. To access, use and take control of my digital devices including, but not limited to desktop computers, laptop computers, tablets, peripherals, storage devices, mobile telephones, smart phones, and any similar digital device. I hereby grant to my Agent access to any online accounts and electronically stored information of mine, whether solely in my name or held jointly, including but not limited to email accounts, bank accounts, brokerage accounts, mutual fund accounts, tax preparation service accounts, insurance company accounts, financial management accounts, domain registration accounts, domain name service accounts, web hosting accounts, file sharing accounts, retail vendor accounts, utility provider accounts, Internet service provider accounts, social network and social media accounts, online sales and payment accounts such as eBay, Amazon and PayPal accounts, affiliate programs, remote computing services and cloud-based computing services or storage accounts, and the like, to change my username and password as necessary to gain access to my accounts or information, to open new accounts and close accounts as my Agent may deem advisable or in my best interests, and to transfer funds and credits such as award points among my online accounts as my Agent deems necessary or advisable.

I authorize any person or entity that possesses, has custody, or controls any online accounts or electronically stored information of mine, to divulge to my Agent any electronically stored information of mine, the contents of any communication that is in electronic storage, and any records pertaining to me maintained by that person or entity. This authorization is to be construed

as my lawful consent under the Electronic Communications Privacy Act (including the Stored Communications Act thereunder), the Computer Fraud and Abuse Act, and any other applicable federal or state data privacy laws.

22. Transfer of Property to Trust. To transfer any or all of my real, personal, homestead, tangible or intangible property which I now own or shall at any time hereafter acquire into any trust, regardless of whether such trust was established by me and regardless of whether I am a beneficiary of such trust and to exercise any power that I might have as the grantor of a revocable trust to demand distributions of principal or income or to direct the making of gifts.

23. Judicial Enforcement. To commence a judicial action based upon the unreasonable refusal of a third party to recognize this Durable Power of Attorney or to contest a challenge to the proper exercise of authority by my Agent. My Agent shall be authorized to seek the recovery of damages and costs, including reasonable attorney's fees, as provided in Section 709.2120(3)(b), *Florida Statutes*, as such statute may be hereafter revised or amended.

24. Record Keeping Requirements. My Agent shall keep a record of all receipts, disbursements, and transactions made on my behalf and shall create and maintain an accurate inventory each time my Agent accesses my safe-deposit box, if any. My Agent is not required to disclose receipts, disbursements, or other transactions conducted on my behalf, unless ordered by a court or requested by my guardian, another fiduciary acting on my behalf, a governmental agency having authority to protect my welfare, or upon my request, or in the event of my death, then upon the request of my personal representative or successor in interest of my estate.

IN ADDITION to the powers set forth above, it is my intention to grant (or not to grant) my Agent the powers specifically listed below. I *have intentionally placed my initials* beside the following powers which I wish or do not wish to grant to my Agent:

25. I wish to grant to my Agent the power to make outright gifts of my property to, or for the benefit of, any person, in an amount per donee not to exceed the annual dollar limits of the federal gift tax exclusion under Section 2503(b) of the Code, without regard to whether the federal gift tax exclusion applies to the gift. Yes LEK No _____
Initial Here Initial Here

26. I wish to grant to my Agent the power to create or change rights of survivorship (affecting the right to receive assets after my death). Yes LEK No _____
Initial Here Initial Here

27. I wish to grant to my Agent the power to create or change a beneficiary designation (affecting the right to receive assets after my death). Yes LEK No _____
Initial Here Initial Here

28. I wish to grant to my Agent the power to waive my right to be a beneficiary of a joint and survivor annuity, including a survivor benefit under a retirement plan.
Yes LEK No _____
Initial Here Initial Here

29. I wish to grant to my Agent the power to disclaim property and powers of appointment. Yes LEK No _____
Initial Here Initial Here

30. I wish to grant to my Agent the power to create an inter vivos trust on my behalf. Yes LEK No _____
Initial Here Initial Here

31. I wish to grant to my Agent the power to amend, modify, revoke, or terminate a trust created by me or on my behalf or to make gifts from any such trust, but only if the trust instrument explicitly provides for amendment, modification, revocation, termination or the making of gifts by my Agent. Yes LEK No _____
Initial Here Initial Here

My Agent shall act loyally for my sole benefit and shall exercise the care, competence, and diligence ordinarily exercised by agents in similar circumstances. My Agent is hereby instructed to cooperate with any person who has authority to make health care decisions for me in order to carry out my reasonable expectations concerning health care. My Agent shall further

act so as not to create a conflict of interest that impairs the Agent's ability to act impartially in my best interest.

Notwithstanding any of the powers granted to my Agent as set forth above, my Agent *may not* do any of the following:

1. Perform duties under a contract that requires the exercise of my personal services;
2. Make any affidavit as to items involving my personal knowledge;
3. Vote in any public election on my behalf;
4. Execute or revoke any will or codicil for me; or
5. Exercise powers and authority granted to me as trustee or as a court-appointed fiduciary.

My Agent is not liable for any acts or decisions made by him or her in good faith and in accordance with the terms and conditions herein set forth. Absent a breach of duty, my Agent is not liable if the value of my property declines and my Agent shall not have an affirmative duty to act or be responsible for any failure to exercise any authority granted herein.

A third person or financial institution who in "good faith" accepts this Durable Power of Attorney may rely upon the power of attorney and the actions of my Agent which are reasonably within the scope of my Agent's authority. A third person or financial institution does not accept this Durable Power of Attorney in "good faith" if he, she or it has notice that: (i) this Durable Power of Attorney is void, invalid, or terminated; or (ii) my Agent's authority is void, invalid, suspended, or terminated. Third persons or financial institutions who act in reliance upon the authority granted herein to my Agent and in accordance with the instructions of my Agent shall be HELD HARMLESS from any loss suffered or liability incurred as a result of actions taken before the receipt

of Written Notice (as defined below). Any third person or financial institution who acts in "good faith" upon any representation, direction, decision, or act of my Agent is not liable to me or my estate, my beneficiaries, or joint owners for those acts.

A third person or financial institution may require that my Agent execute an affidavit stating where I am domiciled; that I am not deceased; that there has been no revocation, or partial or complete termination by adjudication of incapacity; that there has been no suspension by initiation of proceedings to determine incapacity or to appoint a guardian for my benefit; and, if my Agent is a successor agent, the reasons for the unavailability of the predecessor agents, if any, at the time the authority is exercised. In the alternative, any third person or financial institution who is asked to accept this Durable Power of Attorney may in "good faith" request, and rely upon, without further investigation, an opinion of counsel as to any matter of law concerning the power of attorney, if the third person making the request provides in a writing the reason for the request.

A notice, including a notice of revocation, notice of partial or complete termination by adjudication of incapacity, notice of my death, notice of suspension by initiation of proceedings to determine incapacity or to appoint a guardian, or notice of the occurrence of any other event referenced in this Durable Power of Attorney, is not effective until provided in writing (a "Written Notice") to the Agent or any third persons relying upon this Durable Power of Attorney. Written Notice must be sent or served in a manner reasonably suitable under the circumstances and likely to result in receipt of the notice or document. Permissible methods of notice or for sending Written Notice include first-class mail, personal delivery, delivery to a person's last known place of residence or place of business, or a properly directed facsimile or other electronic message. Notice to a financial institution must contain the name, address, and the last four digits of my taxpayer

identification number and must be directed to an officer or a manager of the financial institution in this state. Written Notice is effective when given, except that notice upon a financial institution, brokerage company, or title insurance company is not effective until five days, excluding Saturdays, Sundays, and legal holidays, after it is received.

A third person or financial institution must accept or reject this Durable Power of Attorney within a reasonable time. A third person or financial institution who rejects this Durable Power of Attorney must state in writing the reason for the rejection. A third person or financial institution is not required to accept this Durable Power of Attorney if such third person: (i) has knowledge of the termination or suspension of my Agent's authority or of this Durable Power of Attorney before exercising the power; (ii) a timely request for an affidavit or opinion of legal counsel is refused by my Agent; (iii) believes in good faith that the power is not valid or that my Agent does not have authority to perform the act requested; or (iv) has knowledge that another person has made a report to the local adult protective services office stating a good faith belief that I may be subject to physical or financial abuse, neglect, exploitation, or abandonment by my Agent or a person acting for or with my Agent.

A third person or financial institution who refuses to accept this Durable Power of Attorney is subject to a court order mandating its acceptance and liability for damages, including reasonable attorney's fees and costs, incurred in any action or proceeding that confirms, for the purpose tendered, the validity of this Durable Power of Attorney or mandates its acceptance.

My Agent shall be entitled to reimbursement of expenses reasonably incurred on my behalf. In addition, if my Agent is a "qualified agent" then he or she shall be entitled to compensation that is reasonable under the circumstances. The term "qualified agent" means an agent

who is at least one of the following: (i) my spouse; (ii) an heir of mine as defined in Section 732.103, *Florida Statutes*; (iii) a financial institution that has trust powers and a place of business in this state; (iv) an attorney or certified public accountant who is licensed in this state; or (v) a natural person who is a resident of this state and who has never been an agent for more than three principals at the same time.

This Durable Power of Attorney may be amended or revoked by me, either partially or completely, by subsequent writing. Such writing shall be effective when served upon my Agent or any third persons relying upon the Durable Power of Attorney.

This Durable Power of Attorney is governed by the laws of the State of Florida. Nonetheless, it is my intention that it shall be valid and exercisable in any other state or jurisdiction where I may have property or an interest in property. Any third party or financial institution may rely upon a photocopy or electronically transmitted copy of the original of this Durable Power of Attorney and any such photocopy or electronically transmitted copy shall have the same effect as the original.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Maitland, Florida, this 1st day of November, 2024.

Executed in the presence of:

Print Name: Barbara Lambert

Lynn E. Kracht

Print Name: JEFFREY M. KOLTUN

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of ☑ physical presence, or ☐ online notarization this 1st day of November, 2024, by Lynn E. Kracht. Said person (check one) ☐ is personally known to me, ☑ produced a driver's license (issued by a state of the United States) as identification, or ☐ produced other identification, to wit: _____.

Notary Public - State of Florida

Notary Public State of Florida
Kathryn DeCarlo Richardson
My Commission HH 408696
Expires 6/6/2027

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Kristin Alvarado + Debbie Cox the Owner(s) of Lot 98-Wedgewood Terrace Villas PB 24 PGS 33-35 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1416 Forest Hills Dr Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Kristin Alvarado
Owner (signature)
Print Name: Kristin Alvarado
Address: 1416 Forest Hills Dr. Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Kristin Alvarado who is personally known to me or produced _____ as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Debbie Cox
Owner (signature)
Print Name: Debbie Cox
Address: 1416 Forest Hills Dr Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Deborah Cox who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We MARGARET M HOFFMAN the Owner(s) of Lot 100 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 780 DUNCAP CIRCLE WINTER SPRINGS FLORIDA 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Margaret Hoffman
Owner (signature)
Print Name: MARGARET HOFFMAN
Address: 780 DUNCAP CIRCLE
WINTER SPRINGS, FLORIDA
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of January (month), 2026 (year), by Margaret Hoffman who is personally known to me or produced FL DL as identification.

Kelly S Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Michael Paulsen the Owner(s) of Lot 102 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1420 Spalding Rd. Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Michael Paulsen
Address: 1420 Spalding Rd.
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Michael Paulsen who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Thomas M. Sanders the Owner(s) of Lot 103 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1415 Forest Hills Dr, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Th- M. Sanders
Owner (signature)
Print Name: Thomas M. Sanders
Address: 1415 Forest Hills Dr
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Thomas Sanders who is ~~personally known to me or produced~~ DL License as identification.

Notary Signature
Notary Stamp

JOE WALLACE
Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Kimberly A. Sarner the Owner(s) of Lot 105 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1419 Forest Hills Dr, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Kimberly A Sarner
Address: 1419 Forest Hills Dr, Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Kimberly Sarner who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Joe Montoya & Luz M. Montoya the Owner(s) of Lot 107 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 740 Adidas Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Joe Montoya
Owner (signature)
Print Name: Joe Montoya
Address: 740 Adidas Rd
Winter Springs 07327
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Jose Montoya who is personally known to me or produced FL. DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711653
Expires 6/19/2029

Luz M Montoya
Owner (signature)
Print Name: Luz M Montoya
Address: 740 adidas Rd
winter Spring 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Luz Montoya who is personally known to me or produced FL DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711653
Expires 6/19/2029

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We PAMELA PADILLA the Owner(s) of Lot 109 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1427 FOREST HILLS DRIVE WINTER SPRINGS, FLORIDA 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Pamela Padilla
Address: 1122 Dove Lane
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 14 day of January (month), 2026 (year), by Pamela Padilla who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

Owner (signature)
Print Name: _____
Address: _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We William & Adrienne Tzivani the Owner(s) of Lot 110 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1429 Forest Hills Dr Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

William S. Tzivani
Owner (signature)
Print Name: William S. Tzivani
Address: 1429 Forest Hills Dr
Winter Springs FL 32708

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by William Tzivani who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

Adrienne Tzivani
Owner (signature)
Print Name: Adrienne Tzivani
Address: 1429 Forest Hills Dr
Winter Springs FL 32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Adrienne Tzivani who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lynda R. Salwen the Owner(s) of Lot 111 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1433 Forest Hills Dr Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Lynda Salwen
Address: 1433 Forest Hills Dr
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by LYNDA SALWEN who is personally known to me or produced DL/LIC as identification.

Notary Signature
Notary Stamp

JOE WALLACE
Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We CAL PROPERTIES, LLC the Owner(s) of Lot 113 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1439 FOREST HILLS do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Ty Kracht
Owner (signature)
Print Name: TY KRACHT
Address: 4166 WHITE COTTON
OVIEDO FL 32765

Notary Public State of Florida
Heather Ann White
My Commission HH 422109
Expires 10/24/2027

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 27th day of January (month), 2026 (year), by Ty Kracht who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

LOT 113

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.

DESIGNATION OF VOTING REPRESENTATIVE CERTIFICATE FOR A CORPORATION

CAL PROPERTIES, LLC is the Corporation/Corporate Entity which is the record title owner of the Lot with the address of 1439 FOREST HILLS DRIVE WINTER SPRINGS, FLORIDA 32708 located at Wedgewood Tennis Villas of Tuscawilla, which hereby designates TY KRACHT as the person entitled to cast votes for the Lot and as the person eligible to serve on the Board of Directors on behalf of the Corporation/Corporate Entity.

CAL PROPERTIES, LLC
Name of Corporation/Corporate Entity:

By: TY KRACHT

Title: MANAGER

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/~~We~~ NIRMALA MATADIN the Owner(s) of Lot 114 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1441 Forest Hills Dr, Winter Springs, FL 32708 do hereby subject my/~~our~~ Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

N Matadin
Owner (signature)
Print Name: NIRMALA MATADIN
Address: 1441 Forest Hills Dr
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Nirmala Matadin who is personally known to me or produced FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

1 of 2

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Gretchen Cress -Thomas Cress -Natalia Humphrey the Owner(s) of Lot 115 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1443 Forest Hill Winter Springs 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Gretchen Cress
Address: 1443 Forest Hill
Winter Springs, FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 2nd day of February (month), 2026 (year), by Gretchen Cress who is personally known to me or produced drivers license as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Stephanie Roberts
My Commission HH 602614
Expires 1/27/2029

Owner (signature)
Print Name: Natalia Humphrey
Address: 1443 Forest Hill
Winter Springs

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 2nd day of February (month), 2026 (year), by Natalia Humphrey who is personally known to me or produced drivers license as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Stephanie Roberts
My Commission HH 602614
Expires 1/27/2029

282

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Gretchen Cress Thomas Cress Natalie Hensley the Owner(s) of Lot 115 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1443 Forest Hill Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Thomas Cress
Owner (signature)
Print Name: THOMAS CRESS
Address: 1443 Forest Hills
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 2nd day of February (month), 2026 (year), by Thomas Cress who is personally known to me or produced drivers license as identification.

Stephanie Roberts
Notary Signature
Notary Stamp

Notary Public State of Florida
Stephanie Roberts
My Commission HH 602614
Expires 1/27/2029

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We MILEE A. BELASTO the Owner(s) of Lot 119 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1448 FOREST HILLS DRIVE WINTER SPRINGS, FLORIDA 32708. do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: MILEE BELASTO
Address: 1448 FOREST HILLS
WINTER SP FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of January (month), 2026 (year), by Milee Belasto who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Kathryn Decker the Owner(s) of Lot 120 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1446 Forest Hills Drive do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Kathryn Decker
Owner (signature)
Print Name: Kathryn Decker
Address: 1446 Forest Hills Drive
Winter Springs, Fl 32708

THE FOREGOING instrument was acknowledged before me this 22nd day of [illegible] (month), 2026 (year), by Kathryn Decker who is personally known to me or produced [illegible] as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Kathryn Decker
Address: 1446 Forest Hills Drive
Winter Springs, Fl 32708

THE FOREGOING instrument was acknowledged before me this ____ day of ____ (month), ____ (year), by ____ who is personally known to me or produced ____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Tyler Henry the Owner(s) of Lot 122 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1442 Forest Hills Dr, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Tyler Henry
Address: 1442 Forest Hills Dr
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of Jan (month), 2026 (year), by TYLER HENRY who is personally known to me or produced DRIVER LICENSE as identification.

JOE WALLACE
Notary Public - State of Florida
Commission # HH 256214
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Notary Signature
Notary Stamp

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Brent Bailey / Jennifer Bailey the Owner(s) of Lot 123 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1440 Forest Hills Dr. Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Brent Bailey
Address: 1440 Forest Hills Dr
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Brent Bailey who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: Jennifer Bailey
Address: 1440 Forest Hills Dr
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 11 day of January (month), 2026 (year), by Jennifer Bailey who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Peter A. LENKO the Owner(s) of Lot 124 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1438 Forest Hills Drive Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Peter A. Lenko
Owner (signature)
Print Name: Peter A. LENKO
Address: 1438 Forest Hills Drive
Winter Springs FL, 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Peter Lenko who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

Jan 12 5:30-8:30

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Beverly Ericksen the Owner(s) of Lot 125 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1436 Forest Hills Dr W S. FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Beverly Ericksen
Owner (signature)
Print Name: Beverly Ericksen
Address: 1436 Forest Hills Dr W S Fla

STATE OF FLORIDA -
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Beverly Ericksen who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

LOT 126

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We GEORGE & DALEEN DEL FORN the Owner(s) of Lot PARCEL # 07-21-31-507-0000-1260 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1434 FOREST HILLS DR WINTER SPRINGS FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

George del Forn
Owner (signature)
Print Name: GEORGE DEL FORN
Address: 1434 FOREST HILLS DR
WINTER SPRINGS FL
32708

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

PLEASE SEE ATTACHMENT
Notary Signature
Notary Stamp

Daleen del Forn
Owner (signature)
Print Name: Daleen del Forn
Address: 1434 Winter Springs FL
Winter Spring FL
32708
Forest Hills Drive

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

PLEASE SEE ATTACHMENT
Notary Signature
Notary Stamp

LOT 126

Acknowledgement by Individual

State of Florida

County of SEMINOLE

The foregoing instrument was acknowledged before me this 16TH day of JANUARY, 20 26 by means of [X] physical presence or [ ] online notarization

© ALLEN MDEL FORN GEORGE DEL FORN (name of person acknowledging).

[ ] Personally known to me

[X] Produced Identification

Type of Identification Produced FLORIDA DRIVERS LICENCE

Notary Signature

Notary name (typed or printed) EDWARD CHRISTIANSEN

Title (e.g., Notary Public) NOTARY PUBLIC

Place Seal Here

EDWARD CHRISTIANSEN
Notary Public - State of Florida
Commission # HH 496920
My Comm. Expires Apr 29, 2028

For Bank Purposes Only Description of Attached Document

Type or Title of Document

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

Document Date 1/16/26

Number of Pages 1

Signer(s) Other Than Named Above

GEORGE DEL FORN AND ALLEN DEL FORN

Account Number (if applicable)

N/A

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CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We PAULINE COLLINS the Owner(s) of Lot 127 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1432 FOREST HILLS DR do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Pauline L Collins
Owner (signature)
Print Name: PAULINE COLLINS
Address: 1432 FOREST HILLS DR
WINTER SPRINGS, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 23 day of January (month), 2026 (year), by Pauline Collins who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We KATHLEEN FLEMING the Owner(s) of Lot 128 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1430 FOREST HILLS DRIVE Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Kathleen Fleming
Address: 1430 Forest Hills Dr
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 14 day of January (month), 2026 (year), by Kathleen Fleming who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We ANNE L COMBS the Owner(s) of Lot 129 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1428 FOREST HILLS DR Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Anne Combs
Owner (signature)
Print Name: ANNE COMBS
Address: 1428 FOREST HILLS DR.
WINTER SPGS, FL

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 13 day of JANUARY (month), 2026 (year), by ANNE COMBS who is personally known to me or produced DL LIC as identification.

Notary Signature
Notary Stamp

JOE WALLACE
Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Jocelyn DeGado the Owner(s) of Lot 130 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 738 Adidas Road, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Jocelyn Delgado
Address: 738 Adidas Road
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 19 day of January (month), 2026 (year), by Jocelyn Delgado who is personally known to me or produced _____ as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING Instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Cathryn Valor & James Harding the owner(s) of Lot 131 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 736 Adidas Road, W.S. FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Cathryn Valor
Owner (signature)
Print Name: Cathryn Valor
Address: 736 Adidas Road
W.S. FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by cathryn valor who is personally known to me or produced FL DL as identification.

Brittany Lee Savarese
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Savarese
My Commission HH 711853
Expires 8/19/2029

James Harding
Owner (signature)
Print Name: James Harding
Address: 736 Adidas Rd
Winter Springs

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by James Harding who is personally known to me or produced FL DL as identification.

Brittany Lee Savarese
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Savarese
My Commission HH 711853
Expires 8/19/2029

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Madelon M Twitty the Owner(s) of Lot 133 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 732 Adidas Rd Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Madelon M Twitty
Owner (signature)
Print Name: Madelon M Twitty
Address: 732 Adidas Rd
Winter Springs, FL 32708

Notary Public State of Florida
Jacob Axon Patten
My Commission
HH 276899
Exp, 6/16/2026

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 22nd day of January (month), 2026 (year), by Madelon Twitty who is personally known to me or produced FL DL as identification.

Jacob Patten
Notary Signature
Notary Stamp

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Fern Miller the Owner(s) of Lot 135 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 728 Adidas Rd Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Fern Miller
Owner (signature)
Print Name: Fern Miller
Address: 728 Adidas Rd
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 25 day of December (month), 2025 (year), by Fern Miller who is personally known to me or produced _____ as identification.

Bambi Doughty Miller
Notary Signature
Notary Stamp

BAMBI DOUGHTY MILLER
Notary Public
State of Florida
Comm# HH455183
Expires 2/28/2027

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We CHESTER & ELLEN ZWISSLER the Owner(s) of Lot 137 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1446 SPALDING RD. WINTER SPRINGS, FL 32708-3884 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: CHESTER S. ZWISSLER, JR
Address: 1446 SPALDING RD
WINTER SPRINGS, FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Chester S. Zwissler who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: ELLEN ZWISSLER
Address: 1446 SPALDING RD
WINTER SPRINGS, FL 32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Ellen Z. Wissler who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Claire Levine the Owner(s) of Lot 138 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1444 Spaulding Rd 108 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Claire Levine
Owner (signature)
Print Name: Claire Levine
Address: 1444 Spaulding Rd
Orlando 32801

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Claire Levine who is personally known to me or produced FL DL as identification.

Kelly Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We CAL PROPERTIES, LLC the Owner(s) of Lot 141 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1436 SPALDING

do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Ty Kracht
Owner (signature)
Print Name: TY KRACHT
Address: 466 WHITE COTTON
OVIEDO FL 32765

Notary Public State of Florida
Heather Ann White
My Commission HH 422109
Expires 10/24/2027

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 22nd day of January (month), 2026 (year), by Ty Kracht who is personally known to me or produced _____ as identification.

Heather Ann White
Notary Signature
Notary Stamp

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.

DESIGNATION OF VOTING REPRESENTATIVE CERTIFICATE FOR A CORPORATION

CAL PROPERTIES, LLC is the Corporation/Corporate Entity which is the record title owner of the Lot with the address of 1436 SPALDING ROAD WINTER SPRINGS, FLORIDA 32708 located at Wedgewood Tennis Villas of Tuscawilla, which hereby designates TY KRACHT as the person entitled to cast votes for the Lot and as the person eligible to serve on the Board of Directors on behalf of the Corporation/Corporate Entity.

CAL PROPERTIES, LLC
Name of Corporation/Corporate Entity:

By: TY KRACHT

Title: MANAGER

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We DLJL RP Holdings III, LLC the Owner(s) of Lot 142 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1432 Spalding Road, Winter Springs, Florida 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

J Douglas Lanier
Owner (signature)
Print Name: Douglas Lanier
Address: 907 Arabian Ave
Winter Springs, FL 32708

THE FOREGOING instrument was acknowledged before me this 15th day of January (month), 2026 (year), by J Douglas Lanier who is personally known to me or produced ____ as identification.

Emely J Rankin
Notary Signature
Notary Stamp

EMELY J. RANKIN
Commission # HH 650095
Expires April 19, 2029

STATE OF FLORIDA
COUNTY OF Seminole

Joyce Lanier
Owner (signature)
Print Name: Joyce Lanier
Address: - Same -

THE FOREGOING instrument was acknowledged before me this 15th day of January (month), 2026 (year), by Joyce Lanier who is personally known to me or produced ____ as identification.

Emely J Rankin
Notary Signature
Notary Stamp

EMELY J. RANKIN
Commission # HH 650095
Expires April 19, 2029

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.

DESIGNATION OF VOTING REPRESENTATIVE CERTIFICATE FOR A CORPORATION

DLJL RP Holdings III, LLC is the Corporation/Corporate Entity which is the record title owner of the Lot with the address of 1432 Spalding Road, Winter Springs, Florida 32708 located at Wedgewood Tennis Villas of Tuscawilla, which hereby designates Douglas Lanier as the person entitled to cast votes for the Lot and as the person eligible to serve on the Board of Directors on behalf of the Corporation/Corporate Entity.

DLJL RP Holdings III, LLC
Name of Corporation/Corporate Entity:

By: _____

Title: CEO

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Rayma Martinic Heying the Owner(s) of Lot 144 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 786 Evert Ct. Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Rayma Martinic Heying
Address: 786 Evert Ct.
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Rayma Heying who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this ____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lisandro & Kathryn Penalvert the Owner(s) of Lot 145 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 788 Evert Ct. Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Lisandro Penalvert
Address: 788 Evert Ct
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Lisandro Penalvert who is personally known to me or produced FL. DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Soinavage
My Commission HH 711853
Expires 8/19/2029

Owner (signature)
Print Name: Kathryn Penalvert
Address: 788 Evert Ct.
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Kathryn Penalvert who is personally known to me or produced FL DL. as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Soinavage
My Commission HH 711853
Expires 8/19/2029

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Walter & Patricia Phillips the Owner(s) of Lot 146 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 789 Evert Ct Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Walter R. Phillips
Address: 789 Evert Court
Winter Springs, FL 32708

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Walter R. Phillips who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Patricia F. Phillips
Address: 789 Evert Court
Winter Springs, FL 32708

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Patricia F. Phillips who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We DEWEY & MICHAEL VAUGHN the Owner(s) of Lot 148 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 785 EVERET CT do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: MICHAEL VAUGHN
Address: 785 EVERET CT
WINTER SPRINGS FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 8th day of January (month), 2026 (year), by Michael Vaughn who is personally known to me or produced VAUGHDL as identification.

Notary Signature
Notary Stamp

SHELLON MAXWELL
Notary Public - State of Florida
Commission # HH 355697
My Comm. Expires Jan 30, 2027

Owner (signature)
Print Name: DEWEY A VAUGHN
Address: 7023 E. PEBBLE BCH
WINTER SPGS FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 8th day of January (month), 2026 (year), by Dewey A. Vaughn who is personally known to me or produced VAUGHDL as identification.

Notary Signature
Notary Stamp

SHELLON MAXWELL
Notary Public - State of Florida
Commission # HH 355697
My Comm. Expires Jan 30, 2027

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We KIMERLE J. BEAN the Owner(s) of Lot 151 (151)
at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1426 SPALDING RD WINTER SPRINGS, FL 32708
do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: KIMERLE J. BEAN
Address: 1426 SPALDING RD.
WINTER SPRINGS FL
32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 20th day of January (month), 2026 (year), by Kimerle Bean who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Ana Marchena the Owner(s) of Lot 152 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1425 Spalding Rd Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Ana Marchena
Address: 1425 Spalding Rd
Winter Springs FL
32708

STATE OF FLORIDA,
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of January (month), 2026 (year), by Ana Marchena who is personally known to me or produced FL DL as identification.

Kelly & Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Melissa & Jillian Porziale the Owner(s) of Lot 153 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1427 Spalding Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Melissa Porziale
Address: 1427 Spalding Rd. Winter Springs FL 32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month) 2026 (year), by Melissa Porziale who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Jillian Porziale
Address: 1427 Spalding Rd Winter Springs FL 32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Jillian Porziale who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CERTIFICATE OF VITAL RECORD

VERIFY PRESENCE OF WATERMARK HOLD TO LIGHT TO VIEW

The Commonwealth of Massachusetts

CT0379312

City of Salem
Office of the City Clerk
City Hall

93 Washington Street
Salem, Massachusetts
01970

CERTIFICATE OF MARRIAGE

I, Cheryl A. LaPointe, hereby certify that I hold the office of the City Clerk of the City of Salem, County of Essex and Commonwealth of Massachusetts; that the records of Marriages in said City are in my custody, and that the following is a true extract from the Records of Marriages in said City, as certified by me.

PARTY A	(S.A.M. PARZIALE) VONTOBEL, MELISSA ANN	Date of Birth	JULY 9, 1975
Residence	830 REFLECTIONS CR., CASSELBERRY, FL	No. of Marriage	2ND DIV
Occupation	EXECUTIVE ASSISTANT	Birthplace	ABINGDON, VA
Mother/Parent	MARGARET ELIZABETH MCLEOD/SHORTT	Father/Parent	ALAN E. FRAPPIER
PARTY B	(S.A.M. PARZIALE) PARZIALE, JILLIAN CLARA	Date of Birth	JANUARY 11, 1978
Residence	830 REFLECTIONS CR., CASSELBERRY, FL	No. of Marriage	1ST
Occupation	OFFICE MANAGER	Birthplace	HACKENSACK, NJ
Mother/Parent	NANCY LYNN BAUER/JONTOW	Father/Parent	JOHN L. PARZIALE
Place of Marriage	MARBLEHEAD, MA	Date of Marriage	SEPTEMBER 12, 2014
Person by Whom Married	JANET BENZAN DUVAL, JUSTICE OF THE PEACE		
Date of Record	SEPTEMBER 19, 2014	In Register Of Marriages Vol. 57	Page Reg. No. 242

City Clerk's Department, Salem, Massachusetts

Witness my hand and Seal of the City of Salem on SEP 19 2014

Cheryl A. LaPointe, City Clerk

ILLEGAL TO ALTER OR REPRODUCE

VOID IF ALTERED OR ERASED

VOID WITHOUT WATERMARK OR IF ALTERED OR ERASED

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/~~We~~ MARGARET MARY SHUMWAY the Owner(s) of Lot 154 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1429 SPALDING RD, WINTER SPRINGS, FL. 32708 do hereby subject my/~~our~~ Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Margaret Mary Shumway
Owner (signature) SHUMWAY
Print Name: MARGARET MARY
Address: 1429 SPALDING RD.
WINTER SPRINGS FL 32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Margaret Mary Shumway who is personally known to me or produced DL as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Jacqueline Hope Carter the Owner(s) of Lot 155 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1431 Spalding Rd. Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

J. Hope Carter
Owner (signature)
Print Name: J. Hope Carter
Address: 1431 Spalding Rd.
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month) 2026 (year), by Jacqueline Hope Carter who is personally known to me or produced _____ as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Sophia Humphrey the Owner(s) of Lot 156 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1433 Spalding Rd, Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Sophia Humphrey
Address: 1433 Spalding Rd.
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Joseph Humphrey who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Sonia Williams
My Commission HH 441673
Expires 8/7/2027

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Jerilyn/Daniel valery the Owner(s) of Lot 157 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1435 Spalding Rd, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Jerilyn Valery
Address: 1435 Spalding Rd
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Jerilyn Valery who is personally known to me or produced FL. DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711863
Expires 8/19/2029

Owner (signature)
Print Name: Daniel Valery
Address: 1435 Spalding RD.
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Daniel Valery who is personally known to me or produced FL. DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711863
Expires 8/19/2029

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lorraine H. Klammer the Owner(s) of Lot 160 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 795 Austin Court Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Lorraine Klammer
Owner (signature)
Print Name: Lorraine Klammer
Address: 795 Austin Court
Winter Springs, Fl 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 7 day of January (month), 2026 (year), by Lorraine Klammer who is personally known to me or produced FL DL as identification.

Please see attachment
Notary Signature
Notary Stamp

N/A
Owner (signature)
Print Name: Lorraine Klammer
Address: 795 Austin Court
Winter Springs, Fl 32708

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

LOT 160

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of Seminole

The foregoing instrument was acknowledged before me by means of

☒ Physical Presence,

— OR —

☐ Online Notarization,

this 09 (Date) day of January (Month), 2026 (Year), by

Lorraine Klammer
Name of Person Acknowledging

JIMENA SALAZAR VENTO
Notary Public - State of Florida
Commission # HH 690403
My Comm. Expires Jun 22, 2029

Signature of Notary Public — State of Florida

Jimena Salazar Vento
Name of Notary Typed, Printed or Stamped

☐ Personally known

☒ Produced Identification

Type of Identification Produced: FLDL

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Consent to revitalization of Restrictions on Real Estate

Document Date: no date Number of Pages: 1

Signer(s) Other Than Named Above: no other signers

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CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We MARYLYN UTEGAARD the Owner(s) of Lot 161 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 797 AUSTIN COURT, WINTER SPRINGS, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Marylyn Utegaard
Owner (signature)
Print Name: Marylyn Utegaard
Address: 797 Austin CT
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 23RD day of JANUARY (month), 2026 (year), by MARYLYN UTEGAARD who is personally known to me or produced FL DRIVER'S LICENSE as identification.

Notary Signature
Notary Stamp

NOTARY PUBLIC
Expires 10/5/2029
Joseph Mitchell Urian
My Commission HH 700637
STATE OF FLORIDA

JOSEPH MITCHELL URIAN

N/A
Owner (signature)
Print Name: N/A
Address: N/A
N/A

STATE OF FLORIDA
COUNTY OF N/A

THE FOREGOING instrument was acknowledged before me this N/A day of N/A (month), N/A (year), by N/A who is personally known to me or produced N/A as identification.

N/A
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Adelaide Smith the Owner(s) of Lot 162 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 799 Austin Ct. Winter Springs Fl 32708. do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Adelaide Smith
Owner (signature)
Print Name: Adelaide Smith
Address: 799 Austin Ct
Winter Springs Fl
32708.

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING Instrument was acknowledged before me this 21 day of January (month), 2026 (year), by Adelaide Smith who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

IVANI ALVES
Notary Public - State of Florida
Commission # HH 360126
My Comm. Expires May 15, 2027
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Christopher & Lynda Coventry the Owner(s) of Lot 163 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 798 Austin Court Winter Springs FL 32708 do hereby subject ~~my~~/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Chris Coventry
Address: 798 Austin Ct
Winter Springs 32708
FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of Jan (month), 2026 (year), by Chris Coventry who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

ELLEN KASLEWICZ
MY COMMISSION # HH 341223
EXPIRES: December 14, 2026

Owner (signature)
Print Name: Lynda Coventry
Address: 798 Austin Ct
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of Jan (month), 2026 (year), by Lynda Coventry who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

ELLEN KASLEWICZ
MY COMMISSION # HH 341223
EXPIRES: December 14, 2026

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We JANET GALLOWAY the Owner(s) of Lot 166 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1445 SPALDING RD Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Janet Galloway
Owner (signature)
Print Name: JANET GALLOWAY
Address: 1445 SPALDING RD
WINTER SPRINGS, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 21 day of DECEMBER (month), 2025 (year), by JANET GALLOWAY who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CHERYL H BERNSON
Notary Public, State Of Florida
Commission No. HH 290872
My Commission Expires: 7/21/2028

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF VOLUSIA

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Jennifer TRNKA the Owner(s) of Lot 168 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 724 Adidas Rd do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Jennifer TRNKA
Address: 1565 Cayuga Dr
Winter Springs FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 11th day of January (month), 2026 (year), by Jennifer Trnka who is personally known to me or produced _____ as identification.

Barbara E. Aikens
Notary Signature
Notary Stamp

BARBARA E. AIKENS
Commission # HH 667610
Expires July 19, 2029

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Sharon Kay Skoloski the Owner(s) of Lot 169 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 737 Adidas Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Sharon Kay Skoloski
Owner (signature)
Print Name: Sharon Kay Skoloski
Address: 737 Adidas Rd.
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 17th day of DECEMBER (month), 2025 (year), by SHARON K SKOLOSKI who is personally known to me or produced FL DL H5420-791-54-962-0 as identification.

Neil Tariq NEIL TARIQ
Notary Signature
Notary Stamp

Notary Public State of Florida
Neil Tariq
My Commission HH 708583
Expires 9/9/2029

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We DIANE STAPLETON the Owner(s) of Lot ~~75~~ 173 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 729 ADIDAS RD. Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

D Stapleton
Owner (signature)
Print Name: DIANE STAPLETON
Address: 729 ADIDAS RD.
WINTER SPRINGS, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Diane Stapleton who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

Owner (signature)
Print Name: _____
Address: _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Barbara E. Aikens the Owner(s) of Lot 177 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 721 Adidas Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Barbara E Aikens
Owner (signature)
Print Name: Barbara E. Aikens
Address: 721 Adidas Rd
Winter Springs
FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 11 day of January (month), 2026 (year), by Barbara Aikens who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We GERALD Mills the Owner(s) of Lot 180 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 715 ADIDAS RD Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: GERALD M. Mills
Address: 715 ADIDAS RD

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING Instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Gerald Mills who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711653
Expires 8/19/2029

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING Instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lori A Page the Owner(s) of Lot 181 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 713 Adidas Rd Winter Spgs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Lori A Page
Owner (signature)
Print Name: Lori A Page
Address: 713 Adidas Rd
Winter Spgs 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Lori Page who is personally known to me or produced FL DL as identification.

Kelly Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Fern Miller the Owner(s) of Lot 182 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 711 Adidas Rd do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Fern Miller
Address: 711 Adidas Rd
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 25 day of December (month), 2025 (year), by Fern Miller who is personally known to me or produced _____ as identification.

Bambi Doughty Miller
Notary Signature
Notary Stamp

BAMBI DOUGHTY MILLER
Notary Public
State of Florida
Comm# HH455183
Expires 2/28/2027

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Fern Miller the Owner(s) of Lot 183 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 709 Adidas Rd Winter Springs Fl 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Fern Miller
Owner (signature)
Print Name: Fern Miller
Address: 711 Adidas Rd
Winter Springs Fla
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING Instrument was acknowledged before me this 25 day of December (month), 2025 (year), by Fern miller who is personally known to me or produced _____ as identification.

Bambi Doughty Miller
Notary Signature
Notary Stamp

BAMBI DOUGHTY MILLER
Notary Public
State of Florida
Comm# HH455183
Expires 2/28/2027

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lynn & Michael Ney the Owner(s) of Lot 184 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 707 Adidas Rd.

do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Lynn Ney
Owner (signature)
Print Name: Lynn Ney
Address: 707 Adidas Rd.
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Lynn Ney who is personally known to me or produced FL DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711863
Expires 8/19/2029

Michael Ney
Owner (signature)
Print Name: Michael Ney
Address: 707 Adidas Rd
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Michael Ney who is personally known to me or produced FL. DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711863
Expires 8/19/2029

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Phyllis A. Thomas the Owner(s) of Lot 186 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 703 Adidas Rd. Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Phyllis A. Thomas
Owner (signature)
Print Name: Phyllis A. Thomas
Address: 703 Adidas Rd
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Phyllis Thomas who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Russell & Bonnie Frank the Owner(s) of Lot 187 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 701 Adidas Rd. Winter Springs, FL. 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Bonnie Frank
Address: 701 Adidas Rd
Winter Springs, FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Bonnie Frank who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: Russ Frank
Address: 701 Adidas Rd
Winter Springs FL,

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Russ Frank who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We RYAN RUTHERFORD ANGELA RUTHERFORD the Owner(s) of Lot 188 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 107 ADIDAS ROAD WINTER SPRINGS, FLORIDA 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Ryan Rutherford
Address: 107 ADIDAS ROAD
WINTER SPRINGS, FLORIDA
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 1 day of February (month), 2026 (year), by Ryan Rutherford who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: ANGELA RUTHERFORD
Address: 107 ADIDA ROAD
WINTER SPRINGS, FLORIDA
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 1 day of February (month), 2026 (year), by Angela Rutherford who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Janet Fauser the Owner(s) of Lot 190 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1454 Connors Lane do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Janet Fauser
Owner (signature)
Print Name: Janet Fauser
Address: 1454 Connors Lane
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 22nd day of December (month), 2025 (year), by Janet Fauser who is personally known to me or produced FIDL as identification.

Notary Signature
Notary Stamp

MARIAN ASAAD
Notary Public, State of Florida
Commission# HH 433252
My comm. expires Aug. 29, 2027

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Paul and Sandra Sapp the Owner(s) of Lot 192 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1458 Connors Ln. Ws, Fl. 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Paul H. Sapp
Address: 110 Hunters Trl
Longwood Fl 32779

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 23 day of January (month), 2026 (year), by Paul Sapp who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Mihir Parikh
My Commission HH 527490
Expires 5/14/2028

FLDL-S431-201-04-000-0

Owner (signature)
Print Name: Sandra N. Sapp
Address: 110 Hunters Trail
Longwood, FL 32779

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 23 day of January (month), 2026 (year), by Sandra Sapp who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Mihir Parikh
My Commission HH 527490
Expires 5/14/2028

FLDL-S431-229-01-000-0

LOT 192

WEDGEWOOD TENNIS VILLAS OF TUSCAWILLA HOMEOWNERS ASSOCIATION, INC.

DESIGNATION OF VOTING REPRESENTATIVE CERTIFICATE FOR A CORPORATION

SNS INVESTMENT PROPETIES LLC is the Corporation/Corporate Entity which is the record title owner of the Lot with the address of 1458 CONNORS LN. WS FL 32708 located at Wedgewood Tennis Villas of Tuscawilla, which hereby designates PAUL and SANDRA SAPP as the person entitled to cast votes for the Lot and as the person eligible to serve on the Board of Directors on behalf of the Corporation/Corporate Entity.

SNS INVESTMENT PROPERTIES LLC
Name of Corporation/Corporate Entity:

By: [signature]

Title: PRESIDENT

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Hollie Metcalf the Owner(s) of Lot 194 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1462 Connors Lane Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Hollie Metcalf
Owner (signature)
Print Name: Hollie Metcalf
Address: 1462 Connors Lane
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Hollie metcalf who is personally known to me or produced FL DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711883
Expires 8/19/2029

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We DAVID K GREEN the Owner(s) of Lot 195 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1464 Connors Lane Winter Spgs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: DAVID K GREEN
Address: 1464 CONNORS LN
WINTER SPGS, FL
32708

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by David Green who is personally known to me or produced FL DL as identification.

Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711853
Expires 8/19/2028

STATE OF FLORIDA
COUNTY OF _____

Owner (signature)
Print Name: _____
Address: _____

THE FOREGOING Instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Joshua & Tania Julin the Owner(s) of Lot 198 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1470 Connors Ln. do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Joshua E Julin
Address: 1470 Connors Ln
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 6e day of Jan (month), 2026 (year), by Joshua Julin who is personally known to me or produced _____ as identification.

Angel Coleman
Notary Signature
Notary Stamp

Notary Public State of Florida
Angel Coleman
My Commission
HH 263899
Exp. 6/20/2026

Owner (signature)
Print Name: Tania Julin
Address: 1470 Connors Ln
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 6e day of Jan (month), 2026 (year), by Tania Julin who is personally known to me or produced _____ as identification.

Angel Coleman
Notary Signature
Notary Stamp

Notary Public State of Florida
Angel Coleman
My Commission
HH 263899
Exp. 6/20/2026

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Fern Miller the Owner(s) of Lot 201 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1476 Connors Lane do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Fern Miller
Owner (signature)
Print Name: Fern Miller
Address: 711 Adidas Ct
Winter Springs, Fla
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 25 day of December (month), 2025 (year), by Fern Miller who is personally known to me or produced _____ as identification.

Bambi Doughty Miller
Notary Signature
Notary Stamp

BAMBI DOUGHTY MILLER
Notary Public
State of Florida
Comm# HH455183
Expires 2/28/2027

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Julie Marie Stockton the Owner(s) of Lot 205 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1484 Connors Lane, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Julie M Stockton
Owner (signature)
Print Name: Julie M. Stockton
Address: 1484 Connors Lane
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Julie Stockton who is personally known to me or produced FL DL as identification.

Kelly A Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF _____

_____
Owner (signature)
Print Name: _____
Address: _____
_____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Jennifer Zabel the Owner(s) of Lot 207 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1488 Connors Lane do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Jennifer Zabel
Address: 1488 Connors Lane
Winter Springs 32708

STATE OF FLORIDA
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 27th day of January (month), 2026 (year), by Jennifer Zabel who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

LETICIA M. MORENO
Notary Public - State of Florida
Commission # HH 402547
My Comm. Expires May 24, 2027
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Brandon & Kristina McMurray the Owner(s) of Lot 208 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1490 Connors Lane Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Brandon McMurray
Owner (signature)
Print Name: Brandon McMurray
Address: 1490 Connors Ln
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Brandon McMurray who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: Christa McMurray
Address: 1490 Connors Ln
Winter Springs, FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Christina McMurray who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Janet L. Taylor-Marinshaw the Owner(s) of Lot 209 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1492 Connors Ln, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Janet L. Taylor-Marinshaw
Owner (signature)
Print Name: Janet L. Taylor Marinshaw
Address: 1492 Connors Ln.
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Janet L Taylor Marinshaw who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

N/A
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Cliff Collins the Owner(s) of Lot 210 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 720 Addas Road Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Clifford T. Collins
Owner (signature)
Print Name: CLIFFORD T. Collins
Address: 720 ADIDAS RD
Winter Springs FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 11 day of January (month), 2026 (year), by Clifford Thomas who is personally known to me or produced FL DL as identification.

Kelly D Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 28, 2026
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We John Swanson George Talik the Owner(s) of Lot 213 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1145 le King Court do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

John Swanson
Owner (signature)
Print Name: John Swanson
Address: 1145 le King Court
Winter Springs, Florida
32708

THE FOREGOING instrument was acknowledged before me this 12th day of January (month) 2026 (year), by John Swanson who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

STATE OF FLORIDA
COUNTY OF Seminole

George Talik
Owner (signature)
Print Name: George Talik
Address: 1145 le King Court
Winter Springs, Florida
32708

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by George Talik who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We John D & Jeanne M Morrow the Owner(s) of Lot 214 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1458 King Ct Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Jeanne M. Morrow
Address: 1458 King Ct
Winter Springs FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month), 2026 (year), by Jeanne Morrow who is personally known to me or produced FL DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711853
Expires 8/19/2029

Owner (signature)
Print Name: John Morrow
Address: 1458 King Ct.
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12 day of January (month) 2026 (year), by John Morrow who is personally known to me or produced FL DL as identification.

Brittany Lee Sosinavage
Notary Signature
Notary Stamp

Notary Public State of Florida
Brittany Lee Sosinavage
My Commission HH 711853
Expires 8/19/2029

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Elisa McCurry the Owner(s) of Lot 217 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1457 King Ct, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Elisa McCurry
Owner (signature)
Print Name: Elisa McCurry
Address: 1457 King Ct
Winter Springs,
FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 15 day of January (month), 2026 (year), by Elisa McCurry who is personally known to me or produced Personally known as identification.

Kelly Wallace
Notary Signature
Notary Stamp

KELLY WALLACE
Notary Public - State of Florida
Commission # HH 296932
My Comm. Expires Nov 26, 2026
Bonded through National Notary Assn.

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Allen Gross the Owner(s) of Lot 220 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 722 Adidas Rd Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Allen E Gross
Owner (signature)
Print Name: Allen Gross
Address: 722 Adidas Rd
Winter Springs
FL 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 7th day of January (month), 2026 (year), by Allen Gross who is personally known to me or produced _____ as identification.

Barbara E Aikens
Notary Signature
Notary Stamp

BARBARA E. AIKENS
Commission # HH 687610
Expires July 10, 2029

_____
Owner (signature)
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Richard Torgerson & Lorri Mercer the Owner(s) of Lot 221 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1493 Connors Lane, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Lori A Mercer
Owner (signature)
Print Name: Lori Mercer
Address: 1493 Connors LN
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by Lorri Mercer who is personally known to me or produced Drivers License as identification.

JOE WALLACE
Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Notary Signature
Notary Stamp

Richard J Torgerson
Owner (signature)
Print Name: Richard Torgerson
Address: 1493 Connors LN
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by RICHARD TORGERSON who is personally known to me or produced Drivers License as identification.

JOE WALLACE
Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Chad Miller the Owner(s) of Lot 222 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 712 Adidas Rd, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

STATE OF FLORIDA
COUNTY OF Seminole

Owner (signature)
Print Name: Chad Miller
Address: 1165 Citrus Oaks Run
Winter Springs, FL
32708

THE FOREGOING instrument was acknowledged before me this 26 day of Dec (month), 2025 (year), by Chad Miller who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

MICHELE LYNNE VICE
Notary Public
State of Florida
Comm# HH326131
Expires 10/30/2026

STATE OF FLORIDA
COUNTY OF _____

Owner (signature)
Print Name: _____
Address: _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Juan & Claudia Gomez the Owner(s) of Lot 223 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 710 Adidas Road, Winter Springs, FL. 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Juan M. Gomez
Address: 710 Adidas Rd.
Winter Springs, FL

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 10th day of Janyary (month), 2026 (year), by Juan M Gomez who is personally known to me or produced Driver License as identification.

Notary Signature
Notary Stamp

ISAAC PASTRANA
Notary Public - State of Florida
Commission # HH 696216
My Comm. Expires Jul 10, 2029
Bonded through National Notary Assn.

Owner (signature)
Print Name: Claudia Suarez Gomez
Address: 710 Adidas Rd.
Winter Springs, FL.

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 10 day of January (month), 2026 (year), by Claudia Gomez who is personally known to me or produced Driver License as identification.

Notary Signature
Notary Stamp

ISAAC PASTRANA
Notary Public - State of Florida
Commission # HH 696216
My Comm. Expires Jul 10, 2029
Bonded through National Notary Assn.

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Lisa Jensen the Owner(s) of Lot 225 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 706 Adidas Rd - Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Owner (signature)
Print Name: Lisa Jensen
Address: 706 Adidas Rd
Winter Springs 32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Lisa Jensen who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Ruth Taylor the Owner(s) of Lot 226 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1453 Connors Lane Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Ruth Taylor
Owner (signature)
Print Name: Ruth Taylor
Address: 1453 Connors Ln
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 13 day of January (month), 2026 (year), by RUTH TAYLOR who is ~~personally known to me or produced~~ DR L'ICENSE as identification.

Notary Public - State of Florida
Commission # HH 258234
My Comm. Expires Apr 27, 2026
Bonded through National Notary Assn.

Notary Signature
Notary Stamp

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/~~We~~ MARY NAN JOHNSON the Owner(~~s~~) of Lot 227 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1455 CONNERS LN, Winter Sp, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Mary Nan Johnson
Owner (signature)
Print Name: MARY NAN JOHNSON
Address: 1455 CONNERS LN
Winter Sp, FL 32708

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

* See Attachment

_____
Notary Signature
Notary Stamp

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

LOT 227

State of Florida Acknowledgement Notary Certificate

STATE OF FLORIDA
COUNTY OF Seminole

On December 23, 2025, before me, Jason Rivas, a notary public, personally appeared by physical presence, Mary Nan Howard Johnson who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the attached CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE [name of document] instrument and acknowledged to me that that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or entity upon behalf of which the person(s) acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State listed above that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR
Produced Identification X Type of Identification produced: FL DL

(Signature of notary public)

My commission expires: July 16, 2027

JASON RIVAS
Notary Public, State of Florida
Commission# HH 412127
My comm. expires July 16, 2027

Official Seal

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Elise Bauer the Owner(s) of Lot 228 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1471 Connors Lane, Winter Springs FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Elise Bauer
Owner (signature)
Print Name: Elise Bauer
Address: 1471 Connors Lane
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 12th day of January (month), 2026 (year), by Elise Bauer who is personally known to me or produced DL as identification.

Deborah Gay Cox
Notary Signature
Notary Stamp

DEBORAH GAY COX
Notary Public - State of Florida
Commission # HH 615391
My Comm. Expires Dec 17, 2028
Bonded through National Notary Assn.

Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____(month), _____(year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

CONSENT TO REVITALIZATION OF RESTRICTIONS ON REAL ESTATE

I/We Chad Miller the Owner(s) of Lot 229 at Wedgewood Tennis Villas of Tuscawilla Homeowners Association, Inc., with a street address of 1475 Connors Lane, Winter Springs, FL 32708 do hereby subject my/our Lot to and consent and join in the revitalization of the Declaration of Easements, Covenants, Conditions and Restrictions of Wedgewood Tennis Villas of Tuscawilla, recorded at Book 1285, Page 1844, Public Records of Seminole County, Florida, and all subsequent amendments and supplements, and state that this signature page shall be incorporated into said document.

Chad Miller
Owner (signature)
Print Name: Chad Miller
Address: 1165 Citrus Oaks Run
Winter Springs, FL
32708

STATE OF FLORIDA
COUNTY OF Seminole

THE FOREGOING instrument was acknowledged before me this 26 day of Dec (month), 2025 (year), by chad miller who is personally known to me or produced _____ as identification.

Michele Lynne Vice
Notary Signature
Notary Stamp

MICHELE LYNNE VICE
Notary Public
State of Florida
Comm# HH326131
Expires 10/30/2026

_____
Owner (signature)
Print Name: _____
Address: _____
_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this _____ day of _____ (month), _____ (year), by _____ who is personally known to me or produced _____ as identification.

_____
Notary Signature
Notary Stamp

Parcel #	Property Address	City, State, Zip Code	Legal Description
07-21-31-507-0000-00	1411 BORG LN	Winter Springs FL	LOT 1 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	1413 BORG LN	Winter Springs FL	LOT 2 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	1415 BORG LN	Winter Springs FL	LOT 3 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	1417 BORG LN	Winter Springs FL	LOT 4 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	1421 BORG LN	Winter Springs FL	LOT 5 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	738 WILSON RD	Winter Springs FL	LOT 6 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	732 WILSON RD	Winter Springs FL	LOT 7 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	728 WILSON RD	Winter Springs FL	LOT 8 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-00	753 WILSON RD	Winter Springs FL	LOT 9 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	751 WILSON RD	Winter Springs FL	LOT 10 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	749 WILSON RD	Winter Springs FL	LOT 11 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	747 WILSON RD	Winter Springs FL	LOT 12 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	745 WILSON RD	Winter Springs FL	LOT 13 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	743 WILSON RD	Winter Springs FL	LOT 14 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	741 WILSON RD	Winter Springs FL	LOT 15 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	739 WILSON RD	Winter Springs FL	LOT 16 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	737 WILSON RD	Winter Springs FL	LOT 17 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	735 WILSON RD	Winter Springs FL	LOT 18 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-01	1407 GOOLAGONG CT	Winter Springs FL	LOT 19 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	1405 GOOLAGONG CT	Winter Springs FL	LOT 20 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	1403 GOOLAGONG CT	Winter Springs FL	LOT 21 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	1401 GOOLAGONG CT	Winter Springs FL	LOT 22 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	1402 GOOLAGONG CT	Winter Springs FL	LOT 23 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	1404 GOOLAGONG CT	Winter Springs FL	LOT 24 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	1406 GOOLAGONG CT	Winter Springs FL	LOT 25 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	729 WILSON RD	Winter Springs FL	LOT 26 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	727 WILSON RD	Winter Springs FL	LOT 27 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	725 WILSON RD	Winter Springs FL	LOT 28 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-02	723 WILSON RD	Winter Springs FL	LOT 29 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1864
Instrument# 2026038248

07-21-31-507-0000-03	721 WILSON RD	Winter Springs FL	LOT 30 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	719 WILSON RD	Winter Springs FL	LOT 31 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	717 WILSON RD	Winter Springs FL	LOT 32 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	715 WILSON RD	Winter Springs FL	LOT 33 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	713 WILSON RD	Winter Springs FL	LOT 34 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	711 WILSON RD	Winter Springs FL	LOT 35 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	709 WILSON RD	Winter Springs FL	LOT 36 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	707 WILSON RD	Winter Springs FL	LOT 37 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	705 WILSON RD	Winter Springs FL	LOT 38 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-03	703 WILSON RD	Winter Springs FL	LOT 39 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	701 WILSON RD	Winter Springs FL	LOT 40 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	702 WILSON RD	Winter Springs FL	LOT 41 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	704 WILSON RD	Winter Springs FL	LOT 42 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	708 WILSON RD	Winter Springs FL	LOT 43 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	710 WILSON RD	Winter Springs FL	LOT 44 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	714 WILSON RD	Winter Springs FL	LOT 45 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	716 WILSON RD	Winter Springs FL	LOT 46 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	1410 BORG LN	Winter Springs FL	LOT 47 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	1412 BORG LN	Winter Springs FL	LOT 48 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-04	1414 BORG LN	Winter Springs FL	LOT 49 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	1416 BORG LN	Winter Springs FL	LOT 50 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	1418 BORG LN	Winter Springs FL	LOT 51 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	1420 BORG LN	Winter Springs FL	LOT 52 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	748 WILSON RD	Winter Springs FL	LOT 53 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	750 WILSON RD	Winter Springs FL	LOT 54 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	1404 FOREST HILLS DR	Winter Springs FL	LOT 55 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	1406 FOREST HILLS DR	Winter Springs FL	LOT 56 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	1408 FOREST HILLS DR	Winter Springs FL	LOT 57 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-05	781 DUNLAP CIR	Winter Springs FL	LOT 58 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1865
Instrument# 2026038248

07-21-31-507-0000-05	779 DUNLAP CIR	Winter Springs FL	LOT 59 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	777 DUNLAP CIR	Winter Springs FL	LOT 60 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	775 DUNLAP CIR	Winter Springs FL	LOT 61 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	773 DUNLAP CIR	Winter Springs FL	LOT 62 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	771 DUNLAP CIR	Winter Springs FL	LOT 63 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	769 DUNLAP CIR	Winter Springs FL	LOT 64 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	767 DUNLAP CIR	Winter Springs FL	LOT 65 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	765 DUNLAP CIR	Winter Springs FL	LOT 66 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	763 DUNLAP CIR	Winter Springs FL	LOT 67 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	761 DUNLAP CIR	Winter Springs FL	LOT 68 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-06	759 DUNLAP CIR	Winter Springs FL	LOT 69 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	757 DUNLAP CIR	Winter Springs FL	LOT 70 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	755 DUNLAP CIR	Winter Springs FL	LOT 71 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	753 DUNLAP CIR	Winter Springs FL	LOT 72 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	751 DUNLAP CIR	Winter Springs FL	LOT 73 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	749 DUNLAP CIR	Winter Springs FL	LOT 74 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	747 DUNLAP CIR	Winter Springs FL	LOT 75 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	745 DUNLAP CIR	Winter Springs FL	LOT 76 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	1426 FOREST HILLS DR	Winter Springs FL	LOT 77 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	743 DUNLAP CIR	Winter Springs FL	LOT 78 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-07	748 DUNLAP CIR	Winter Springs FL	LOT 79 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	754 DUNLAP CIR	Winter Springs FL	LOT 80 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	756 DUNLAP CIR	Winter Springs FL	LOT 81 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	760 DUNLAP CIR	Winter Springs FL	LOT 82 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	764 DUNLAP CIR	Winter Springs FL	LOT 83 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	768 DUNLAP CIR	Winter Springs FL	LOT 84 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	772 DUNLAP CIR	Winter Springs FL	LOT 85 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	1416 TANNER LN	Winter Springs FL	LOT 86 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	1418 TANNER LN	Winter Springs FL	LOT 87 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1866
Instrument# 2026038248

07-21-31-507-0000-08	1420 TANNER LN	Winter Springs FL	LOT 88 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-08	1413 TANNER LN	Winter Springs FL	LOT 89 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1415 TANNER LN	Winter Springs FL	LOT 90 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1417 TANNER LN	Winter Springs FL	LOT 91 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1419 TANNER LN	Winter Springs FL	LOT 92 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1421 TANNER LN	Winter Springs FL	LOT 93 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1423 TANNER LN	Winter Springs FL	LOT 94 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1422 FOREST HILLS DR	Winter Springs FL	LOT 95 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1420 FOREST HILLS DR	Winter Springs FL	LOT 96 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1418 FOREST HILLS DR	Winter Springs FL	LOT 97 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1416 FOREST HILLS DR	Winter Springs FL	LOT 98 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-09	1414 FOREST HILLS DR	Winter Springs FL	LOT 99 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	780 DUNLAP CIR	Winter Springs FL	LOT 100 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1422 SPALDING RD	Winter Springs FL	LOT 101 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1420 SPALDING RD	Winter Springs FL	LOT 102 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1415 FOREST HILLS DR	Winter Springs FL	LOT 103 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1417 FOREST HILLS DR	Winter Springs FL	LOT 104 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1419 FOREST HILLS DR	Winter Springs FL	LOT 105 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1421 FOREST HILLS DR	Winter Springs FL	LOT 106 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	740 ADIDAS RD	Winter Springs FL	LOT 107 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1425 FOREST HILLS DR	Winter Springs FL	LOT 108 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-10	1427 FOREST HILLS DR	Winter Springs FL	LOT 109 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1429 FOREST HILLS DR	Winter Springs FL	LOT 110 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1433 FOREST HILLS DR	Winter Springs FL	LOT 111 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1437 FOREST HILLS DR	Winter Springs FL	LOT 112 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1439 FOREST HILLS DR	Winter Springs FL	LOT 113 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1441 FOREST HILLS DR	Winter Springs FL	LOT 114 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1443 FOREST HILLS DR	Winter Springs FL	LOT 115 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1445 FOREST HILLS DR	Winter Springs FL	LOT 116 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1867
Instrument# 2026038248

07-21-31-507-0000-11	1447 FOREST HILLS DR	Winter Springs FL	LOT 117 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1449 FOREST HILLS DR	Winter Springs FL	LOT 118 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-11	1448 FOREST HILLS DR	Winter Springs FL	LOT 119 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1446 FOREST HILLS DR	Winter Springs FL	LOT 120 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1444 FOREST HILLS DR	Winter Springs FL	LOT 121 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1442 FOREST HILLS DR	Winter Springs FL	LOT 122 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1440 FOREST HILLS DR	Winter Springs FL	LOT 123 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1438 FOREST HILLS DR	Winter Springs FL	LOT 124 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1436 FOREST HILLS DR	Winter Springs FL	LOT 125 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1434 FOREST HILLS DR	Winter Springs FL	LOT 126 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1432 FOREST HILLS DR	Winter Springs FL	LOT 127 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1430 FOREST HILLS DR	Winter Springs FL	LOT 128 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-12	1428 FOREST HILLS DR	Winter Springs FL	LOT 129 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	738 ADIDAS RD	Winter Springs FL	LOT 130 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	736 ADIDAS RD	Winter Springs FL	LOT 131 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	734 ADIDAS RD	Winter Springs FL	LOT 132 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	732 ADIDAS RD	Winter Springs FL	LOT 133 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	730 ADIDAS RD	Winter Springs FL	LOT 134 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	728 ADIDAS RD	Winter Springs FL	LOT 135 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	1448 SPALDING RD	Winter Springs FL	LOT 136 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	1446 SPALDING RD	Winter Springs FL	LOT 137 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	1444 SPALDING RD	Winter Springs FL	LOT 138 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-13	1442 SPALDING RD	Winter Springs FL	LOT 139 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	1440 SPALDING RD	Winter Springs FL	LOT 140 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	1436 SPALDING RD	Winter Springs FL	LOT 141 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	1432 SPALDING RD	Winter Springs FL	LOT 142 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	782 EVERT CT	Winter Springs FL	LOT 143 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	786 EVERT CT	Winter Springs FL	LOT 144 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	788 EVERT CT	Winter Springs FL	LOT 145 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1868
Instrument# 2026038248

07-21-31-507-0000-14	789 EVERT CT	Winter Springs FL	LOT 146 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	787 EVERT CT	Winter Springs FL	LOT 147 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	785 EVERT CT	Winter Springs FL	LOT 148 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-14	783 EVERT CT	Winter Springs FL	LOT 149 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1424 SPALDING RD	Winter Springs FL	LOT 150 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1426 SPALDING RD	Winter Springs FL	LOT 151 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1425 SPALDING RD	Winter Springs FL	LOT 152 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1427 SPALDING RD	Winter Springs FL	LOT 153 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1429 SPALDING RD	Winter Springs FL	LOT 154 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1431 SPALDING RD	Winter Springs FL	LOT 155 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1433 SPALDING RD	Winter Springs FL	LOT 156 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1435 SPALDING RD	Winter Springs FL	LOT 157 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1437 SPALDING RD	Winter Springs FL	LOT 158 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-15	1439 SPALDING RD	Winter Springs FL	LOT 159 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	795 AUSTIN CT	Winter Springs FL	LOT 160 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	797 AUSTIN CT	Winter Springs FL	LOT 161 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	799 AUSTIN CT	Winter Springs FL	LOT 162 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	798 AUSTIN CT	Winter Springs FL	LOT 163 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	796 AUSTIN CT	Winter Springs FL	LOT 164 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	794 AUSTIN CT	Winter Springs FL	LOT 165 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	1445 SPALDING RD	Winter Springs FL	LOT 166 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	1447 SPALDING RD	Winter Springs FL	LOT 167 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	724 ADIDAS RD	Winter Springs FL	LOT 168 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-16	737 ADIDAS RD	Winter Springs FL	LOT 169 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	735 ADIDAS RD	Winter Springs FL	LOT 170 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	733 ADIDAS RD	Winter Springs FL	LOT 171 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	731 ADIDAS RD	Winter Springs FL	LOT 172 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	729 ADIDAS RD	Winter Springs FL	LOT 173 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	727 ADIDAS RD	Winter Springs FL	LOT 174 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1869
Instrument# 2026038248

07-21-31-507-0000-17	725 ADIDAS RD	Winter Springs FL	LOT 175 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	723 ADIDAS RD	Winter Springs FL	LOT 176 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	721 ADIDAS RD	Winter Springs FL	LOT 177 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	719 ADIDAS RD	Winter Springs FL	LOT 178 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-17	717 ADIDAS RD	Winter Springs FL	LOT 179 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	715 ADIDAS RD	Winter Springs FL	LOT 180 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	713 ADIDAS RD	Winter Springs FL	LOT 181 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	711 ADIDAS RD	Winter Springs FL	LOT 182 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	709 ADIDAS RD	Winter Springs FL	LOT 183 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	707 ADIDAS RD	Winter Springs FL	LOT 184 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	705 ADIDAS RD	Winter Springs FL	LOT 185 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	703 ADIDAS RD	Winter Springs FL	LOT 186 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	701 ADIDAS RD	Winter Springs FL	LOT 187 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	702 ADIDAS RD	Winter Springs FL	LOT 188 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-18	1452 CONNORS LN	Winter Springs FL	LOT 189 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1454 CONNORS LN	Winter Springs FL	LOT 190 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1456 CONNORS LN	Winter Springs FL	LOT 191 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1458 CONNORS LN	Winter Springs FL	LOT 192 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1460 CONNORS LN	Winter Springs FL	LOT 193 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1462 CONNORS LN	Winter Springs FL	LOT 194 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1464 CONNORS LN	Winter Springs FL	LOT 195 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1466 CONNORS LN	Winter Springs FL	LOT 196 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1468 CONNORS LN	Winter Springs FL	LOT 197 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1470 CONNORS LN	Winter Springs FL	LOT 198 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-19	1472 CONNORS LN	Winter Springs FL	LOT 199 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1474 CONNORS LN	Winter Springs FL	LOT 200 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1476 CONNORS LN	Winter Springs FL	LOT 201 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1478 CONNORS LN	Winter Springs FL	LOT 202 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1480 CONNORS LN	Winter Springs FL	LOT 203 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1870
Instrument# 2026038248

07-21-31-507-0000-20	1482 CONNORS LN	Winter Springs FL	LOT 204 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1484 CONNORS LN	Winter Springs FL	LOT 205 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1486 CONNORS LN	Winter Springs FL	LOT 206 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1488 CONNORS LN	Winter Springs FL	LOT 207 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1490 CONNORS LN	Winter Springs FL	LOT 208 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-20	1492 CONNORS LN	Winter Springs FL	LOT 209 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	720 ADIDAS RD	Winter Springs FL	LOT 210 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1452 KING CT	Winter Springs FL	LOT 211 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1454 KING CT	Winter Springs FL	LOT 212 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1456 KING CT	Winter Springs FL	LOT 213 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1458 KING CT	Winter Springs FL	LOT 214 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1460 KING CT	Winter Springs FL	LOT 215 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1459 KING CT	Winter Springs FL	LOT 216 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1457 KING CT	Winter Springs FL	LOT 217 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1455 KING CT	Winter Springs FL	LOT 218 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-21	1453 KING CT	Winter Springs FL	LOT 219 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	722 ADIDAS RD	Winter Springs FL	LOT 220 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	1493 CONNORS LN	Winter Springs FL	LOT 221 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	712 ADIDAS RD	Winter Springs FL	LOT 222 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	710 ADIDAS RD	Winter Springs FL	LOT 223 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	708 ADIDAS RD	Winter Springs FL	LOT 224 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	706 ADIDAS RD	Winter Springs FL	LOT 225 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	1453 CONNORS LN	Winter Springs FL	LOT 226 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	1455 CONNORS LN	Winter Springs FL	LOT 227 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	1471 CONNORS LN	Winter Springs FL	LOT 228 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-22	1475 CONNORS LN	Winter Springs FL	LOT 229 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-23	1477 CONNORS LN	Winter Springs FL	LOT 230 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-23	1479 CONNORS LN	Winter Springs FL	LOT 231 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35
07-21-31-507-0000-23	1485 CONNORS LN	Winter Springs FL	LOT 232 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1871
Instrument# 2026038248

07-21-31-507-0000-23	1491 CONNORS LN	Winter Springs FL	LOT 233 WEDGEWOOD TENNIS VILLAS PB 24 PGS 33-35

Book 11021 Page 1872
Instrument# 2026038248