

DECLARATION OF COVENANTS AND RESTRICTIONS OF
LAKE PLACID CAMP FLORIDA RESORT

KNOW ALL MEN BY THESE PRESENTS: THAT WHEREAS, LAKE PLACID CAMP FLORIDA RESORT, INC., is now the owner of all of the lots shown on the plat of LAKE PLACID CAMP FLORIDA RESORT, Highlands County, Florida, according to the plat thereof recorded in Plat Book 15, Page 52, of the public records of Highlands County, Florida; and

WHEREAS, LAKE PLACID CAMP FLORIDA RESORT, INC, is developing the property shown on said plat and is desirous of placing certain covenants and restrictions on the real property described in Exhibit A, said covenants and restrictions to run with the title to the aforesaid lands.

NOW, THEREFORE, for and in consideration of the premises and for other good and valuable considerations, the said LAKE PLACID CAMP FLORIDA RESORT, INC., hereinafter known as the "Developer", does hereby for itself, and its successors and assigns, restrict the use, as hereinafter provided, of all the lands shown on and which are a part of the aforesaid real property and the Developer does hereby place upon said lands certain covenants and restrictions as follows:

1. The definitions applicable to the terms included herein shall be those included in the Bylaws of CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC.

2. As a condition of ownership, the owners(s) of each lot will become members of CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC., with all rights, responsibilities and obligations as set forth in the Articles of Incorporation and Bylaws for said corporation.

3. As a condition of ownership, the owner(s) of each lot will also become members of CAMP FLORIDA COMMONS RECREATION ASSOCIATION, INC., with all rights, responsibilities and obligations as set forth in the Articles of Incorporation and Bylaws for said corporation.

Membership in this association will entitle lot owners to

P.O. Box 1169, Lake Placid 33852

the non-exclusive use of certain recreational facilities currently owned by the Developer, as described in Exhibit B, pursuant to the "Use Agreement" entered into between CAMP FLORIDA COMMONS RECREATION ASSOCIATION, INC. and the Developer as recorded in Official Records Book _____, Page _____ of the Public Records of Highlands County, Florida. Members will be responsible for payment of a pro-rata share of all expenses related to such recreational facilities. As set forth in the above mentioned "Use Agreement", Developer will convey the recreation facilities to CAMP FLORIDA COMMONS RECREATION ASSOCIATION, INC. at a mutually agreeable price, upon the sale of all lots in LAKE PLACID CAMP FLORIDA RESORT or December 31, 1995, whichever occurs first, or upon such earlier date as agreed to by both parties.

4. Developer reserves the right to create and give any easements required for the provision of roads, facilities, sewer lines, water lines, electrical lines, telephone lines, cable t.v., drainage, or any other utilities, including easements for ingress and egress.

The roadways within the platted R.V. park area are hereby subject to easements for pedestrian and vehicular traffic for ingress and egress for all owners of real property within the LAKE PLACID CAMP FLORIDA COMPLEX. LAKE PLACID CAMP FLORIDA COMPLEX is legally described in Exhibit C.

5. Said lots shall be used exclusively as a recreational vehicle site. All lots shall be reserved and restricted for recreational vehicle sites and recreational vehicles, including within such category, "Park Model" recreational vehicles, modern travel trailers, and motor homes. Lot owners, their guests, successors and assigns are prohibited from erecting or placing on any lot any permanent or semi-permanent structure, except in accordance with the following:

a. Screen rooms, carports, metal awnings or any type of permanent extended overhangs or attached structures may not be constructed without the prior approval of the CAMP FLORIDA PROPERTY OWNERS ASSOCIATION, INC., a Florida non-profit corpora-

tion, hereinafter known as Association, and subject to the criteria set forth in the Rules and Regulations of the Association. Any such additions or alterations must also be approved by LAKE PLACID CAMP FLORIDA RESORT, INC., so long as Developer owns and is offering lots for sale in the ordinary course of business. Such additions must comply with the Rules and Regulations of the Association and with the codes of Highlands County. All recreational vehicles, other than "park models" shall not remove axles, wheels, or tongues. In addition, any attached structure, screen rooms, carports, metal awnings or any type of permanent extended overhangs must be of the same color and basic exterior covering as the recreational vehicle unit located on the lot or in the alternative the recreational vehicle must be covered with additional material of the same color and basic exterior covering as any attached structures. Furthermore, all recreational vehicle units and any attached structures, screen rooms, carports, metal awnings or any type of permanent extended overhangs must have a roof line which is contiguous to the original recreational vehicle unit.

b. The following are specifically prohibited:

1. Mobile homes;
2. Any tent-type folding trailers or folding tents not mounted on wheels;
3. Pop-up travel trailers;
4. Pickup campers or converted buses;
6. Tables, benches, and mobile grills may be erected. No other personal property, except as provided in the Association Bylaws, shall be permitted to remain where it can be seen by other lot owners or visitors to the area. Provided further, the foregoing shall not apply to any permissible recreational vehicle which may be allowed to remain on the lot even though said lot is not in use;
7. No structure, either permanent or temporary, including, but not limited to, barbecue grills and picnic tables, shall be located on or placed within any setback area, as now or hereafter defined by the County of Highlands.
8. Any addition to any existing concrete pad must be

approved by the Association as to size, design and construction prior to the commencement of any construction thereof.

9. All lots and recreational vehicles located thereon shall be kept in a neat and attractive manner and good state of repair. All trees, lawns, shrubs, plants and flowers shall be kept in a neat, attractive, cultivated and orderly manner and in accordance with the Association's Rules and Regulations.

10. Only one permissible recreational vehicle may be located on or maintained on each lot except as provided for in the Rules and Regulations of the Association.

11. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot. Block F is excluded from this restriction. Within Block F, lots 1 through 40, no more than two (2) household pets (dogs or cats only) per lot may be kept. Household pets shall not exceed fifteen (15) pounds. Pets must be housed within the R.V. unit itself, and pets will be under leash. Waste material generated by the pet shall be the total responsibility of the owner. Repeated nuisance complaints shall be subject to the Association's discretionary regulation. Household pets belonging to owner's in Block F shall be walked only within the confines and common areas of Block F and are not be walked or carried to any other common area.

12. No sign of any kind shall be displayed to the public view on any lot. Notwithstanding the above, the Developer shall have the right to install uniform signs with the lot number and unit number on each lot for identification purposes. No sign shall be attached to any tree at any location in LAKE PLACID CAMP FLORIDA RESORT.

13. No fences or walls shall be permitted on any lot. Nothing in this paragraph shall be construed so as to disallow the building of a perimeter fence around the overall subdivision by the Developer or other areas as determined by the Developer.

14. No clotheslines, mailboxes, radio or T.V. antennas or satellite dishes shall be permitted on any lot, however, recreational vehicles which are self contained and mobile may have satel-

lite dishes if the satellite dish is located on the top or roof of the recreational vehicle and prior approval is given in writing by the Association.

15. No garbage or trash receptacles, other than those approved by the Association, shall be allowed on any lot.

16. An easement of Five Feet (5') is reserved along the side line of each lot and Ten Feet (10') along the front and back lines of each lot for the installation and maintenance of utility services, and said easement may be used by the Developer or its successors and assigns for such installation and maintenance, as the case may be.

17. No outside toilets shall be installed or allowed on any lot. Water sprinkling systems must be approved by the Association.

18. No nuisance shall be allowed upon any of the aforesaid property nor any use or practice which is a source of annoyance to lot owners, guests, lessees and other users of the aforesaid property, or which interferes with the peaceful possession or proper use of the property. All parts of the aforesaid property, including each lot and any recreational vehicle thereon, shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate nor any fire hazard allowed to exist.

19. No commercial activity of any kind whatsoever shall be conducted on or from any lot in LAKE PLACID CAMP FLORIDA RESORT. No outside labor or contractors shall perform services without the express permission of the Association and the Developer, so long as the Developer holds lots for sale in the ordinary course of business.

No restrictions are placed herein concerning rental, leasing or sale of lots, provided, however, that all rentals or leasing of lots, or park models or R.V.'s located on said lots, shall be accomplished through the Developer, LAKE PLACID CAMP FLORIDA RESORT, INC., as exclusive rental agent for the lot owners in accordance with a schedule or schedules to be promulgated from time to time by the Developer. Owners desiring to rent or lease

their property, as described above, shall coordinate such activities through LAKE PLACID CAMP FLORIDA RESORT, INC. as rental agent for the owners. The terms of the agreement between the owner renting their lot and the Developer as rental agent shall not be unreasonable, detrimental to the public welfare or obnoxious to public policy, but rather, shall be in accordance with usual, customary terms and practices of such agreements between such parties in the area of the subdivision at the time such agreements are entered into.

Lot owners are prohibited from placing "for sale" signs anywhere on their lots or recreational vehicle thereon.

20. Neither the lot owners nor the Association nor their use of any property in LAKE PLACID CAMP FLORIDA RESORT shall interfere with the completion of the contemplated improvements or sale of said lots by Developer. The Developer may make such use of the unsold lots and the common areas as may facilitate such completion and sale including, but not limited to, maintenance of a sales office, the displaying of "for sale" signs, the showing of the lots for sale to prospective purchasers, and the renting of unsold lots to the general public.

21. No unlicensed vehicles, with the exception of golf carts, shall be permitted within the subdivision. Furthermore, no noisy licensed vehicles shall be permitted, and no commercial trucks shall be permitted. Only two motor vehicles may be parked at any time on the aforesaid lots. Boats and boat trailers shall not be parked for over 48 continuous hours on the lots.

22. Visible repair of vehicles or outboard motors, and building, rebuilding or storage of boats or recreational vehicles shall not be permitted except in areas provided by the Association. A reasonable fee may be charged for the use of the aforesaid area.

23. LAKE PLACID CAMP FLORIDA RESORT, is an R.V. Resort Subdivision. Use is not restricted to adults only, however, the Association may adopt reasonable rules regarding use of the common areas by children.

24. The lot owner shall not permit or suffer anything to

be done or kept on his lot which will increase the rate of insurance on any common property, or which will obstruct or interfere with the rights of other lot owners or annoy them by unreasonable noises, or otherwise; nor shall any lot owner commit or permit any nuisance, immoral or illegal act in or about common property.

No park models other than those purchased from or through LAKE PLACID CAMP FLORIDA RESORT, INC., are permitted.

25. No person shall use the property owned by the Association or the Developer, or any part thereof, or a lot or any part thereof, in any manner contrary to or not in accordance with such rules and regulations pertaining thereto as from time to time may be promulgated by the Association.

26. The initial rules and regulations are as set forth in the Bylaws of the Association. The said rules and regulations shall be deemed effective until amended, as provided by the Bylaws; however, other reasonable rules and regulations governing the use and occupancy of the aforesaid property and which do not alter or are not in contravention of any of the foregoing provisions may be made and amended from time to time by the Association in the manner provided by the Articles and Bylaws of the Association.

27. The Developer shall have the right to include in any contract or deed, hereafter made, any additional covenants and restrictions which are not inconsistent with and which do not lower the standards of the covenants and restrictions set forth herein.

28. Developer shall, no later than such time when at least ninety percent (90%) of the lots in LAKE PLACID CAMP FLORIDA RESORT have been sold by the Developer, or December 31, 1995, whichever shall occur first, convey the following facilities and property to the Association, to wit: streets, fences, parks, greenbelts, landscaping, signs and all other common properties which are located on the real property described in Exhibit A. However, nothing in this paragraph shall be construed to prevent the Developer from conveying the above-mentioned property prior to such event or date occurring.

29. The Association shall levy and collect a reasonable monthly assessment from the lot owners sufficient to cover each lot

owner's proportionate share of the actual cost of operating and maintaining all common area property and facilities, including the surface water management system, providing water, electricity and garbage disposal service, sewage service, general maintenance and carrying out the duties of the Association. The Association shall also include in the said assessment a sum adequate to pay all real property taxes on the common area properties. The collection of the aforesaid sums shall be provided for in an adequate manner to assure the performance of all necessary maintenance. The assessments for expenses shall be levied in accordance with the Bylaws of the Association. The Association shall have a lien on each lot for unpaid assessments, as set forth above, which are due and payable. This lien shall include interest at the highest rate provided for in the Florida Statutes at the time the lien is imposed, said interest accruing from date said assessments are due and said lien shall also secure all attorneys' fees and costs associated with the collection of the unpaid assessments, including any costs incurred in protecting and preserving the priority of the Association's lien. Upon request, a written statement shall be provided by the Association giving the assessment fees currently due on any lot in LAKE PLACID CAMP FLORIDA RESORT, and this statement may be relied upon by any purchaser, creditor or other interested party.

The Developer hereby guarantees that total monthly assessment for the calendar years 1990 and 1991 shall not exceed Sixty-Nine Dollars (\$69.00) per month for each lot. In return for this guarantee, the Developer will be excused from payment of its prorata assessments for the lots owned by Developer during calendar years 1990 and 1991. However, Developer will be responsible for any deficit which may exist between the actual expenses of the Association and the assessments collected from lot owners other than the Developer.

Assessments collected by the Association will include the road resurfacing reserve of \$12.25 per year per lot as required by

Highlands County and assessments collected by the Association on behalf of CAMP FLORIDA COMMONS RECREATION ASSOCIATION, INC.

30. These covenants and restrictions shall run with the above-described real property and be binding on all lot owners, their heirs, executors, administrators, successors and assigns, including all guest and renters, and this declaration of covenants and restrictions may be amended or modified at any time by an instrument, properly acknowledged, executed by at least ninety (90) percent of the property owners, and recorded in the public records of Highlands County, Florida. These covenants and restrictions shall be effective for a period of ninety-nine (99) years, commencing with the date of recordation, and shall be automatically renewed for successive ten (10) year terms thereafter, provided, however, these covenants and restrictions can be terminated at any time upon consent of 100% of the lot owners and all mortgage holders thereon.

31. Enforcement of these restrictions (including such action or actions as may be necessary to collect the annual assessments or charges) shall be by action against any person or persons violating or attempting to violate the same, or failing to perform the same, either to restrain violation, enforce compliance or performance or to recover damages. The party enforcing the covenants and restrictions, if said party is successful and prevails in such action shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sums as the court may have judged to be reasonable for the services of an attorney (including attorney's fees for the taking and handling of appeals from final judgment).

32. Invalidation of any of these covenants by judgment or court order in no way shall affect any of the provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned has set his hand and seal this 6 day of JULY, 1990.

LAKE PLACID CAMP FLORIDA RESORT, INC.

By: Jack M. Clark, Jr.
JACK M. CLARK, its President

Attest:

By: Mitzi Clark
MITZI CLARK, its Secretary



STATE OF Florida)
COUNTY OF Highlands)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, JACK M. CLARK, President of the Developer named in the foregoing Declaration of Covenants and Restrictions of LAKE PLACID CAMP FLORIDA RESORT, and that he acknowledged executing the same freely and voluntarily under the authority duly vested in him by said corporation, for the purposes therein expressed, and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal at Lake Placid,
County of Highlands and State of Florida, this
6 day of July, 1990.

Mitzi M. Clark
NOTARY PUBLIC/STATE OF FLORIDA

My commission expires:

Notary Public, State Of Florida At Large
My Commission Expires Nov. 27, 1993
Bonded By Lawyers Surety Corp.



(Rev. 1/RIH-4/26/90)

EXHIBIT APage 1 of
2 PagesEXHIBIT "A"DESCRIPTION

A portion of Section 17, Township 37 South, Range 30 East, Highlands County, Florida, more particularly described as follows: BEGIN where the West line of the Northeast Quarter of said Section 17 intersects the South right-of-way line of County Road No. 29, thence South $89^{\circ}43'16''$ East along the South right-of-way line of County Road No. 29 for a distance of 719.23 feet to the Point of Curvature of a circular curve to the left having a radius of 766.20 feet, a central angle of $20^{\circ}41'34''$ and a chord bearing of North $79^{\circ}54'51''$ East; thence along the arc of said curvature for an arc distance of 276.72 feet to a point; thence South $89^{\circ}45'09''$ East for a distance of 299.01 feet to a point; thence South $20^{\circ}27'15''$ East for a distance of 193.57 feet to a point; thence South $59^{\circ}07'05''$ West for a distance of 189.93 feet to the Point of Curvature of a circular curve concave to the Southwest and not tangent to the last described course, said curvature having a radius of 95 feet, a central angle of $54^{\circ}00'00''$ and a chord bearing of South $26^{\circ}15'00''$ East; thence along said curve for an arc distance of 89.54 feet to a Point of Reverse Curvature having a radius of 342 feet, a central angle of $32^{\circ}10'00''$ and a chord bearing of South $15^{\circ}20'00''$ East; thence along said curvature for an arc distance of 192 feet to the Point of Tangency; thence South $13^{\circ}25'00''$ East for a distance of 10.33 feet to the Point of Curvature of a circular curve to the right having a radius of 520 feet, a central angle of $39^{\circ}35'00''$ and a chord bearing of South $11^{\circ}37'30''$ East; thence along said curvature for an arc distance of 359.25 feet to the Point of Tangency; thence South $0^{\circ}10'00''$ West for a distance of 193.53 feet to the Point of Curvature of a circular curve to the right having a radius of 75.0 feet, a central angle of $60^{\circ}30'00''$ and a chord bearing of South $30^{\circ}25'00''$ West; thence along said curvature for an arc distance of 79.19 feet to the Point of Tangency; thence South $68^{\circ}40'01''$ West for a distance of 172.57 feet to a Point of Curvature of a circular curve concave to the North, having a radius of 83.15 feet, a central angle of $40^{\circ}10'05''$ and a chord bearing of South $88^{\circ}45'04''$ West; thence along said curvature for an arc distance of 58.29 feet to the Point of Tangency; thence North $71^{\circ}09'55''$ West for a distance of 420.77 feet to a point; thence South $21^{\circ}56'30''$ West for a distance of 147.39 feet; thence North $71^{\circ}42'46''$ West for a distance of 245.39 feet to a point, thence North $20^{\circ}32'54''$ East for a distance of 170.85 feet to a point on a circular curve to the left having a radius of 1740.0 feet, a central angle of $10^{\circ}51'14''$ and a chord bearing of North $66^{\circ}18'25''$ West; thence along said curvature for an arc distance of 329.62 feet to a point; thence South $01^{\circ}37'05''$ West (not radial to the last described curve) for a distance of 404.21 feet to a point; thence South $87^{\circ}46'47''$ West for a distance of 326.33 feet to a point; thence North $71^{\circ}16'27''$ West for a distance of 340.07 feet to a point; thence North $10^{\circ}58'38''$ West for a distance of 236.32 feet to a point; thence North $81^{\circ}50'06''$ West for a distance of 164.61 feet to a point; thence

EXHIBIT APage 2 of2 Pages

North $35^{\circ}18'13''$ West for a distance of 256.10 feet to a point; thence South $00^{\circ}19'15''$ West for a distance of 135.89 feet to a point; thence North $69^{\circ}05'48''$ West for a distance of 43.11 feet to a point on a circular curve concave to the Northeast and having a radius of 215.0 feet, a central angle of $151^{\circ}29'55''$ and a chord bearing of North $10^{\circ}35'14''$ West; thence along said curvature for an arc distance of 568.43 feet to a point; thence North $20^{\circ}06'15''$ West for a distance of 49.42 feet to a point; thence North $75^{\circ}29'10''$ East for a distance of 73.84 feet to a Point of Curvature of a circular curve to the right having a radius of 377.51 feet, a central angle of $30^{\circ}53'05''$ and a chord bearing of South $05^{\circ}04'18''$ East; thence along the arc of said curve for an arc distance of 256.20 feet to the Point of Tangency; thence South $65^{\circ}37'45''$ East for a distance of 53.24 feet to the Point of Curvature of a circular curve to the right having a radius of 951.07 feet, a central angle of $1^{\circ}32'14''$ and a chord bearing of South $64^{\circ}51'38''$ East; thence along said curvature for an arc distance of 25.52 feet to a point; thence North $36^{\circ}40'10''$ East, not radial to the last described curve, for a distance of 364.48 feet to a point on the Southerly right-of-way line of County Road No. 29; thence South $89^{\circ}46'50''$ East along said Southerly right-of-way line for distance of 544.99 feet to the POINT OF BEGINNING.

Containing 57.27 acres, more or less.



Page 1 of
4 Pages

FF B

Ai and V Land Surveying Services,

PO BOX 524

813-465-4446

Late Pliocene, Florida 33852

DESCRIPTION:

A portion of Section 17, Township 37 South, Range 30 East, Highlands County, Florida, more particularly described as follows: COMMENCE where the West line of the Northeast Quarter of said Section 17 intersects the South right-of-way line of County Road No. 29; thence South 89°43'16" East along the South right-of-way line and the South right-of-way line extended of County Road No. 29 for a distance of 1325.22 feet to a point; thence South 0°16'44" West for a distance of 1063.96 feet to the POINT OF BEGINNING, said point being on a circular curve concave to the Northwest; thence South 78°58'16" East for a distance of 117.55 feet to a point; thence South 1°56'40" West for a distance of 55.30 feet to a point; thence South 72°26'45" East for a distance of 81.23 feet, more or less, to the shoreline of Lake Grassy; thence South 10°36'34" West along the shoreline of Lake Grassy for a distance of 315.93 feet, more or less to a point; thence South 79°13'12" West for a distance of 268.54 feet, more or less to a point; thence North 10°38'12" West for a distance of 141.95 feet to a point; thence North 79°24'57" East for a distance of 183.79 feet to a point; thence North 3°32'36" West for a distance of 269.73 feet to a point; thence North 50°45'11" West for a distance of 17.74 feet to a point on a circular curve concave to the Northwest and having a radius of 75.0 feet, a central angle of 8°52'46" and a chord bearing of North 36°50'39" East; thence along said curvature for an arc distance of 11.62 feet to the POINT OF BEGINNING.
Containing 1.836 acres, more or less.

Jack Clark
March 14, 1990

NOTES:

1. This is not a survey, sketch of legal only.
2. Legal description created at owners request.
3. Bearings based on the North line of the Northeast Quarter of Section 17-37-30 being North 89°45'09" West.

EXHIBIT B
Page 2 of
4 Pages

A. and V. Land Surveying Services, Inc.

PO Box 524

A&V
Lake Placid, Florida 33952

813-465-4448

CAMP FLORIDA RESORT

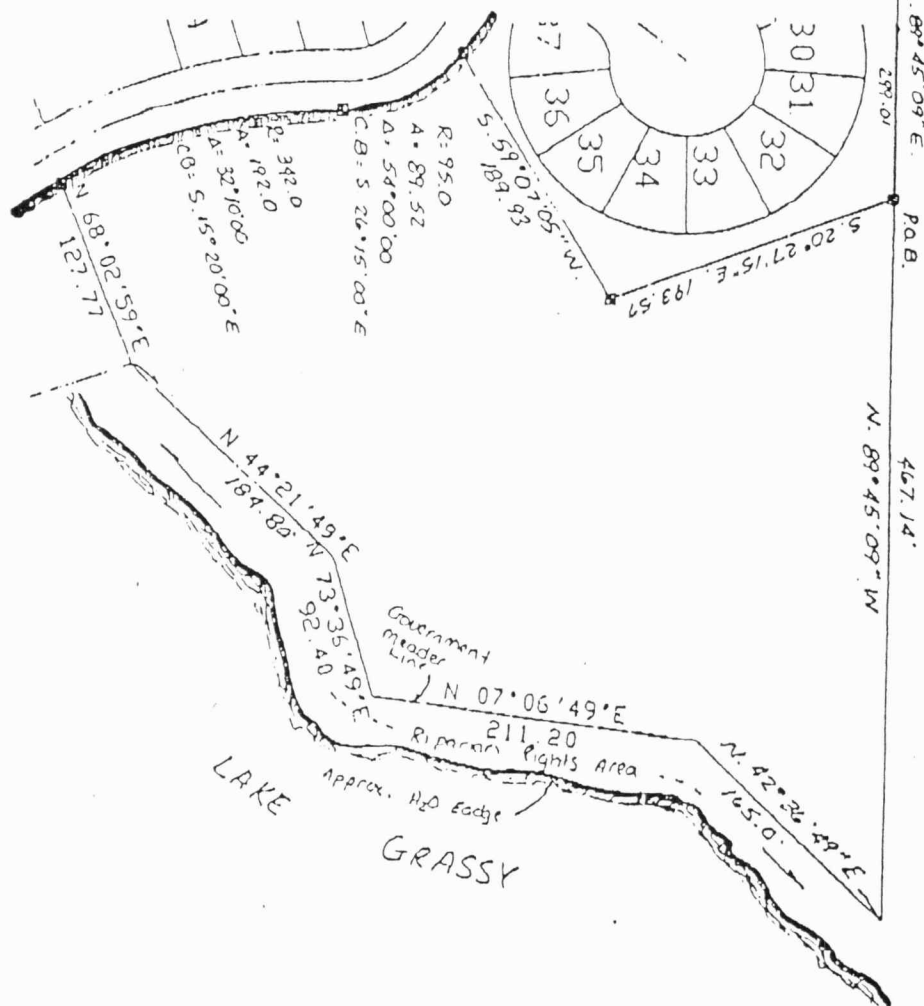


EXHIBIT B
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4 Pages

SCALE: 1" = 100'

#2

SKETCH OF LEGAL DESCRIPTION FOR LAKE ACCESS
SHEET 2 of 2

DESCRIPTION:

A portion of Section 17, Township 37 South, Range 30 East, Highlands County, Florida, more particularly described as follows: COMMENCE where the West line of the Northeast Quarter of said Section 17 intersects the South right-of-way line of County Road No. 29; thence South 89°43'16" East along the South right-of-way line to County Road No. 29 for a distance of 719.23 feet to the Point of Curvature of a circular curve to the left having a radius of 766.20 feet, a central angle of 20°41'34" and a chord bearing of North 79°54'51" East; thence along the arc of said curvature for an arc distance of 276.72 feet to a point; thence South 89°45'09" East for a distance of 299.01 feet to the POINT OF BEGINNING; thence South 20°27'15" East for a distance of 193.57 feet to a point thence South 59°07'05" West for a distance of 189.93 feet to the Point of Curvature of a circular curve concave to the Southwest not tangent to the last described course, said curvature having a radius of 95 feet, a central angle of 54°00'00" and a chord bearing of South 26°15'00" East; thence along said curve for an arc distance of 89.54 feet to a Point of Reverse Curvature having a radius of 342 feet, a central angle of 32°10'00" and a chord bearing of South 15°20'00" East; thence along said curvature for an arc distance of 192.0 feet to a point; thence North 68°02'59" East for a distance of 127.77 feet to a point on the Government meander line of Lake Grassy; thence North 44°21'49" East along said meander line for a distance of 184.80 feet to a point; thence North 73°36'49" East along said meander line for a distance of 92.40 feet to a point; thence North 7°06'49" East along said meander line for a distance of 211.20 feet to a point; thence North 42°36'49" East along said meander line for a distance of 165.00 feet to a point on the North line of said Section 17; thence North 89°45'09" West for a distance of 467.14 feet to the POINT OF BEGINNING.
 Containing 3.751 acres, more or less.
 TOGETHER WITH the riparian rights of the above described property.

NOTES:

1. This is not a survey, sketch of legal only.
2. Bearings based on the North line of the Northeast Quarter of Section 17-37-30 being North 89°45'09" West.
3. Legal description created at owners request.

EXHIBIT B
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4 Pages

A. and V. Land Surveying Services, Inc.

PO Box 524



Lake Placid, Florida 33952

813-465-4448

EXHIBIT C
 Page 1 of
1 Pages

07/11/14
 07/06/90 03:43 PM
 EARL RICH
 CLERK OF COURTS
 HIGHLANDS COUNTY
 RECORD VERIFIED
 000 LAKE PLACID CAMP FLORIDA RESORT
 REC BY: CAROL SCHOTT

Real estate located in Highlands County, Florida
 described as:

The West Half of the Northwest Quarter East
 of U. S. Highway No. 27 (a/k/a State Road No.
 25 and f/k/a Federal Road 19) Right-of-Way,
 and the West Half of the East Half of the
 Northwest Quarter East of U. S. Highway No.
 27 (a/k/a State Road No. 25 and f/k/a Federal
 Road 19) Right-of-Way less the South 413.15
 feet thereof, and less Road Right-of-Way for
 State Road No. 29 in Section 17, Township 37
 South, Range 30 East, Highlands County,
 Florida.

And

The fractional Northeast Quarter and the East
 Half of the East Half of the Northwest
 Quarter, less the South 413.15 feet thereof,
 and less Road Right-of-Way for State Road No.
 29 in Section 17, Township 37 South, Range 30
 East, Highlands County, Florida.



CERTIFIED
 TO BE A TRUE COPY
 EARL RICH, CLERK
 By Carol Schott B.C.

EARL RICH
 CLERK OF COURTS
 HIGHLANDS COUNTY
 RECORD VERIFIED
 07/06/90 03:44 PM
 CAROL SCHOTT 01 00025490 0066 CAT:011
 000 LAKE PLACID CAMP FLORIDA RESORT
 BOOK & PAGE : 1115/490
 FIRST ENTRY: INDIV ENTRY
 LAST ENTRY: INDIV ENTRY

050	REC FEE 1P		5.00
055	MODERN 1P		1.00
051	16 REC FEE 2+	4.00	64.00
056	16 MODERN 2+	.50	8.00
001	17 PAGES 2	1.00	17.00
00025490 TOTAL			95.00

BY: Carol Schott DEPUTY CLERK