

DECLARATION OF RESERVATIONS AND PROTECTIVE COVENANTS

Reedy Creek Crossing Phase 2

Dated: _____
State of Florida
County of Holmes

ARTICLE I.

This Declaration of Reservations and Protective Covenants ("the Declaration") made this the 14th day of July, 2006, by HOLMES TIMBERLAND, LLC a Florida limited liability company, herein after called Declarant;

WITNESSETH:

THAT WHEREAS, the Declarant is the owner of the real property described in Article II of this Declaration and is desirous of subjecting said real property to the protective covenants hereinafter set forth, each and all of which is and are for the benefit of such property and for each owner thereof and shall apply to and bind the successors interest of any owner thereof.

ARTICLE II.

The real property which is and shall be, held, transferred, sold and conveyed subject to the protective covenants set forth in the various articles of this Declaration is located in Holmes County, Florida, and is more particularly described on Exhibit "A" attached hereto and incorporated by reference.

No property other than that described above shall be subject to this Declaration until specifically made subject thereto. The property described above is sometimes referred to herein as the "Subdivision" or "Development." The property has been subdivided into lots as shown on the drawing attached hereto as Exhibit "B" and individual numbered lots as shown on said drawing are referred to herein as a "Lot".

ARTICLE III.

The real property described in Article II hereof is subjected to the protective covenants and restrictions hereby declared in order to provide enforceable standards of improvement and development whereby aesthetics, living conditions and property values may be enhanced.

ARTICLE IV.

No Lot shall be used except for residential and recreational purposes. No swine, livestock or poultry shall be raised or bred on any Lot; however household pets such as cats or dogs are permissible provided they are not bred or maintained for commercial purposes. Horses will also be allowed, provided that no more than one (1) horse per fenced in acre is to be kept on any lot and that any such animal is housed in a barn or other similar structure and enclosed with approved fencing. Each Lot owner shall maintain any improvements placed upon any Lot, and no unsightly or dilapidated buildings or other structures shall be permitted on any Lot with the exception of any pre-existing structures. No parking or storing any junked, inoperable or unlicensed automobiles, trucks or heavy equipment on any Lot or road in the Development.

No residence shall be erected, constructed, maintained, used or permitted to remain on any Lot other than one single-family dwelling of not less than 1,400 square feet of heated living space with a minimum of 1000 square feet on the first floor, and one guest houses with similar size restrictions. Once construction has begun on said dwelling, all exterior construction must be completed within one (1) year of the commencement of construction.

No more than one barn or outbuilding may be constructed on any Lot. Said outbuilding shall be used only for the purposes of housing boats, cars, RVs, lawn, garden equipment and horses. Said building must be constructed in a workman-like manner and may not be constructed more than one year prior to construction of the main residence. This building must be enclosed on at least three sides and the top with some sort of door, which would thus close in all four sides of the building.

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_____, DC, Cody Taylor, HOLMES County B:396 P:838

There shall be no single-wide mobile homes/manufactured homes, no double-wide mobile homes/manufactured homes, no modular buildings, no previously constructed homes, systems built homes or buses situated on any Lot as a residence or for storage, either temporarily or permanently. Only stick built or log homes are permitted to be built within Reedy Creek.

ARTICLE V.

No trade, commerce or other activity which may be considered a nuisance to the neighborhood may be carried on upon any Lot. It is permissible to operate a home-based business, provided that deliveries to the home do not exceed two (2) UPS, Federal Express or similar express carrier per day. No trade materials or inventories may be stored upon any Lot and no tractor trailer type trucks, house trailers or mobile homes may be stored or regularly parked on any Lot. No junk or unsightly vehicles of any type or description or unsightly buildings may be placed upon any Lot. Home-based businesses shall be allowed to store small inventories within the residence or enclosed out building situated on the Lot. No advertisements or signage of any kind will be permitted on any Lot for home-based businesses.

The Declarant reserves the right to erect signs in Reedy Creek. Signs may be erected by individual Lot owners, but are limited to name, address, and "For Sale" signs no larger than, two (2) feet by two (2) feet in size. Signs can be placed only on individual Lots. Directional signs or any signs for advertisement at the entrance and road intersections are prohibited. Signs must be neat, clean and must be made of metal or wood material. No "For Sale" signs may be erected on any Lot until election of Reedy Creek Property Owners Association.

ARTICLE VI.

No Lot smaller than 10 acres in size shall be further divided. Those 10 acres and above may be subdivided one time as long as no newly formed or initially created lot is less than 5 acres in size after subdividing and county standards and approvals are met. Additionally, each newly created lot therefore becomes part of Reedy Creek with each lot and lot owner being subject to Reedy Creek covenants and assessments. The newly formed lots will be numbered the same as the initial lot with the designation and identification of "A" being added to the lot number.

Declarant shall have the absolute right, in Declarant's sole discretion, to combine and divide or re-divide any Lots owned by Declarant and to place on record, plats of any such combined, divided or re-divided Lots. Declarant has the right to submit or withdraw said Lots from the provisions of these covenants without the consent or joinder of the owners of the other Lots or the Reedy Creek Property Owners Association in Reedy Creek. Should Declarant so combine or divide any Lot or Lots, each resulting Lot shall be considered one Lot for all purposes hereunder, including for the purpose of levying assessments.

ARTICLE VII.

No structure, other than a fence, may be built within fifteen (15) feet of any property line. Easements for installation and maintenance of utilities and drainage facilities are reserved fifteen (15) feet in width over all side Lot lines and Lot lines along any road in said Subdivision. Declarant hereby reserves unto itself, its successors and assigns, the right to erect and maintain any utility lines, electric lines or to grant any easements or rights-of-way therefore, together with the right of ingress and egress for the purpose of installing and maintaining the same.

ARTICLE VIII.

This development is not a campground. Lot owners are however, permitted to stay overnight in professionally manufactured equipment for a period of no more than fourteen (14) days per thirty (30) day period. Temporary residence in mobile or camping equipment is permitted, assuming the resident is in the process of constructing a permanent site built home. Permanent residence in any type of camping equipment is strictly forbidden.

ARTICLE IX.

The roadways, rights-of-ways (with a 30 foot easement on each side from the centerline of subdivision roadways, for a total of a 60 foot roadway right of way easement - the centerline of said roadways is described on Exhibit "C", attached hereto and incorporated by reference) and common areas constructed throughout the Subdivision are for the common use of the Declarant, owners of property abutting said easement ("Lot owners") and the respective heirs, successors or assigns of the Declarant and Lot owners. There shall be no access to any Lot on the perimeter of the Development, unless specifically design to be accessed from a county maintained grade, except

from designated streets or roads within the Development without the express written consent of Declarant which must be recorded in the Office of the Register of Deeds for Holmes County, Florida.

ARTICLE X.

The Declarant has formed a non-profit, non-stock corporation known as Reedy Creek Property Owners Association, Inc. The title owners of Lots within Reedy Creek shall become members of the Association at time of settlement. The Declarant have the right to appoint and remove all officers and directors in the Association until the Declarant has conveyed a minimum of 90% of the Lots within Reedy Creek, or until such time as Declarant voluntarily relinquishes such right by written instrument delivered to the Association, whichever shall occur earlier, at which time the owners of the Lots (including Declarant, if at such time Declarant owns any Lot) shall elect the directors of the Association. Each Lot owner other than Declarant shall be entitled to one vote concerning election of officers and other Association matters such as special assessments, dues, etc., for each Lot owned by such owner. Declarant shall be entitled to ten votes concerning election of officers and other Association matters such as special assessments, dues, etc., for each Lot owned by Declarant. Every Lot described on the Reedy Creek plat map shall be subject to an assessment for maintenance and expenditures as listed below. The annual assessment for each Lot owner within Reedy Creek shall initially be the sum of four hundred dollars (\$400.00) per Lot, per year. Properties fronting a County maintained road will pay a \$100 annual assessment.

Assessments shall be uniform for all Lots in Reedy Creek, except that assessments paid by Declarant shall be one-third of the assessment for all other Lots. The annual assessment shall be established in accordance with the Bylaws of the Association. Assessments shall commence on such date as is established by Declarant.

Assessments collected by the Association shall be used only for:

- a. Maintenance and repair expenses for roads, ditches and culverts and mowing and/or weed-eating of road banks and ditches for platted roadways within Reedy Creek with the exception of private driveways and culverts used for access to Lots.
- b. Maintenance expenses for entrance, landscaping, fencing and signage.
- c. Electric bills, postage and insurance.
- d. All reasonable administration costs for the perpetual continuation of Association.
- e. The payment of reasonable legal fees to enforce any violation of covenants contained or amended within this Declaration.
- f. Premiums on all insurance which the Association may be required to maintain under the terms of the Act.

The Association shall have the power to file with the Clerk of Superior Court of Holmes County a notice if an assessment has not been paid by March 1 of any year and such lien shall continue until the assessment is paid, all in accordance with the Act.

ARTICLE XI.

With this Declaration there is hereby established an Architectural Control Committee (hereinafter "ACC"), which shall be appointed by the Declarant. Declarant, in its discretion, may relinquish control of the ACC to the Property Owners Association upon election of the Association's governing body.

No improvements shall be erected, placed, altered, maintained or permitted to remain on any Lot, nor shall any construction be commenced thereon until plans for such improvements have been approved by action of the ACC in accordance with the provisions herein; provided however, that improvements and alterations completely within the interior of a building may be completed without approval. The term "Improvements" shall mean and include structures and construction of any kind, whether above or below the land surface, such as, but not limited to, buildings, outbuildings, water lines, sewers, electric and gas distribution facilities.

Any Lot owner who commences to build without written permission and stamped plan approval from the ACC is subject to a fine of \$100.00 per day for every calendar day from date of starting construction (i.e. digging footings, clearing Lot to build) until receipt of approval letter from the ACC. The ACC reserves the right to bring legal action against Lot owners who start building without approved plans. Any land disturbance must be stabilized within twenty-four (24) hours, failure of Lot owner or owner's agent to stabilize disturbed area could result in a fine of \$100.00 per day levied by the ACC or Declarant

The ACC has created "Building Standards" which summarizes its construction standards to be used as the criterion for the approval of proposed improvements. The ACC, Declarant, or Association shall have the power to modify, alter, supplement, or amend Building Standards at any time by an affirmative vote of seventy percent (70.0%) of Lot owners, excluding Declarant, but such change shall not be effective as to improvements, which have previously been approved. The actions of the ACC through its approval or disapproval of plans, and other information submitted pursuant hereto, or with respect to any other matter before it, shall be conclusive and binding on all interested parties.

All communications and submittals prior to election of officers shall be addressed to Reedy Creek ACC, Greg Boree, 9995 Gate Parkway North, Suite 400, Jacksonville, FL 32246, or to any such address as the ACC shall hereinafter be designated in writing. The ACC shall reply in writing to all plan submittals within thirty (30) days of receipt hereof. The ACC shall have 30 days to approve complete plans that have been submitted by Lot owner(s) or builder.

The following are "Building Standards" as created by the Reedy Creek ACC:

Building Type:

- Stick built construction only (no mobile, modular or systems built homes).

Exterior:

- Block, brick, rock/stone foundation. Exposed concrete or block must have stucco applied on or before completion of home.
- Wood, log, rock/stone, stucco, brick, cement based siding (such as Hardi-plank) and any combination is permitted. Vinyl and aluminum siding is not permitted. Any siding made of materials other than wood must be approved by the ACC.
- Any new materials that are approved by the Florida Homebuilders Association may be considered and must be approved by the ACC.
- Exterior of homes must be of earth tone colors.
- Windows/doors must be of sound quality and workmanship and installed properly.
- No satellite dishes over 18 inches in diameter shall be permitted.
- No pre-fabricated, metal or plastic outbuilding will be permitted. Outbuildings must be constructed of similar materials and colors as the home. Exceptions for materials and colors of barns constructed on properties will be at the discretion of the ACC.
- Detached garages are permitted, but must be constructed of the same exterior material as the home.
- Roof-pitch must be a minimum of 6/12. This also applies to outbuildings and detached garages.

Contractor Responsibilities:

- Contractor must have proof of insurance; to include but not limited to transportation, workman's compensation, errors and omissions and liability insurance of no less than one million dollars.
- Contractor may be required to provide references to ACC prior to plan approval.
- Contractor must provide one (1) portable toilet for each job site within the development. The contractor must present a maintenance agreement, which allows for weekly dumping/cleaning of portable toilet.
- Contractors must have a dumpster on site for each job site. Trash and excess/waste building materials shall be placed in dumpster at the end of each working day.
- The ACC reserves the right to levy fines of \$100 per day against contractors who do not adequately clean building site or do not have a functioning portable toilet.
- Building materials cannot be placed within road rights of way or utility easements.
- Contractor must assume liability for all construction vehicles that enter Reedy Creek en route to their job site, specifically overweight vehicles that damage road surface and negligence of operators. Concrete truck weight limit is 5 yards per truck.
- Contractor is responsible for actions of any/all subcontractors.

- Contractors/subcontractors are responsible for any cut, break or damage to underground utility caused by their negligence.

Lot Owner Responsibilities:

- Present 2 copies of blue line schematic drawings of home to ACC. Colors used on exterior of home must be included and color samples may be required.
- Present all materials requested on attached Architectural Control Checklist to the Reedy Creek ACC.
- Have permission of ACC before commencement of construction.
- Lot owner is responsible for agents, employees, contractors, subcontractors and assigns.
- If the lot has been improved (built upon), then the owners of the improved lot shall maintain their lot (s) to neatly kept and mowed condition. All stumps, brush piles and debris shall be removed from lot (s) or hidden from sight from the roadways.

Architectural Control Checklist:

Below is a checklist of items needed for house plan approval from the Architectural Control Committee (ACC).

Preliminary Approval:

- 2 copies of preliminary site plan disclosing location of all improvements to be placed on lot (one copy will be returned to you and one copy will be kept and placed in your file)

Final Approval:

- 2 copies of schematic drawings of home (locating improvements on lot, showing elevations on all four sides, color schemes, building materials, and all site improvements, is recommended) (one copy will be returned to you and one copy will be placed in your file).
- Contractor/Builders name
- Proof of insurance (builders risk, E&O, Auto & liability, workmen's compensation)
- List of Subcontractors to be used
- Copy of portable toilet and dumpster contract or receipt of payment
- Copy of signed disclaimer from Contractor
- General description of building materials

Upon receipt of all the above items, the ACC will respond within 15 days for Preliminary Approval and 30 days after all documents have been received for Final Approval. Copies of your correspondence to the ACC will be kept and placed in your file.

Neither the ACC, nor any member, employee or agent thereof, shall be liable to any owner of a Lot or to anyone submitting plans for approval or to any other interested party by reason of mistake in judgment, negligence, or nonfeasance in connection with the approval, disapproval or failure to approve any such plans or for any other action in connection with its or their duties hereunder. Likewise, anyone who submits plans to the ACC for approval agrees not to bring any action or suit to recover any damages against the Declarant, the ACC, or any partner, member, employee or agent of the Declarant or the ACC.

The ACC may make exceptions to the provisions herein, when, in its sole discretion, such exceptions would not be in conflict with the intended character of the property subject to this Declaration when fully developed and occupied in accordance with the developer's plans and objectives therefore.

ARTICLE XII.

These covenants, as may be amended in accordance with Article XIX below, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2030, at which time said covenants shall be automatically extended to successive periods of ten (10) years unless, by vote by majority vote of the current owners of the Lots described herein, it is agreed to terminate said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs, successors, or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for Declarant, the Association, and any person or persons owning a Lot to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate such covenant, and either to prevent it, her, him or them from so doing to recover damages or other dues for such violation.

ARTICLE XIII.

Invalidation of any of these covenants or any part thereof by judgments or Court order shall in no way affect any of the other provisions which shall remain in full force and effect. The failure of any person or persons to take action to restrain the violation of any of these covenants and restrictions shall not be construed as waiver of any enforcement rights and shall not prevent the enforcement of such covenant or covenants in the future.

ARTICLE XIV.

No well for the production of or from which there may be produced, oil, gas or minerals shall be dug or operated upon any Lot not owned by Declarant, nor shall any machinery, appliance or structure ever be placed, operated or maintained thereon in connection therewith, nor shall there be any subsurface mining or drilling activity thereon; provided further that the prohibition against drilling activity shall not include any drilling or excavation activity associated with the installation of utilities and communication facilities and any activities associated with soil testing, construction of building foundations or master drainage control.

Any grading or other land use which creates erosion runoff into streams, wetlands or other Lots is prohibited. Any grading performed in violation of any county, state or federal ordinance, statute or regulation shall be deemed to be a noxious or offensive activity as defined in Article IV of these covenants.

ARTICLE XV.

All clotheslines, garbage cans, above-ground tanks, woodpiles, and other similar items shall be located or screened so as to be concealed from view of the other Lots, streets and areas in the Development outside the Lot on which such items are located. Each Lot owner shall provide closed sanitary receptacles for garbage and all rubbish, trash, and garbage shall be regularly removed from each Lot and shall not be allowed to accumulate thereon. Furthermore, no bedding or clothing of any type, nor any towels, clothes or other items of wearing or cleaning apparel, or any mops, brushes, brooms or other types of cleaning apparatus shall be hung or placed outside of any structure located on any Lot in the Development in such a manner as to be visible from any street, or other Lot or area located in the Development.

ARTICLE XVI.

No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any Lot unless it is an integral and harmonious part of the architectural design of a structure.

ARTICLE XVII.

No commercial cutting of timber shall be permitted on any Lot. However, the clearing of home sites or pastures is permitted provided that no more than thirty-five percent (35%) of trees that measure eight (8) inches or greater in diameter at the base of the trunk of the tree on any Lot may be cleared without the prior approval of the Architectural Control Committee. The removal of any dead or leaning trees is not prohibited in any circumstance. Cutting of smaller trees/bush hogging is permitted and will not be considered part of the thirty-five percent (35%) allowed clearing so long as trees that are cut are less than eight (8) inches in diameter at the base of the trunk of the tree. Existing open land or pasture will not be considered part of the thirty-five percent (35%) allowed clearing. The cutting of any Live Oak trees should be avoided and any desired removal would require prior approval with the Architectural Control Committee.

ARTICLE XVIII.

No Lot or Lots within the Development shall be used for the establishment of a hunt club and no property within the Development shall be leased for the purpose of hunting.

ARTICLE XIX.

The Declarant may waive, amend or modify any of the provisions of this Declaration in its sole discretion, without the joinder of any other party, until the last Lot in the Subdivision is sold. This Declaration may also be

amended at any time by the affirmative agreement signed by Lot owners to which at least seventy percent (70.0%) of the votes in the Association are allocated, provided, however, that no such amendment shall be effective without the approval of Declarant, for so long as Declarant owns any Lot.

ARTICLE XXI

All rights of Declarant hereunder may be transferred by the Declarant hereunder to a successor Declarant purchasing one or more of the remaining Lots owned by Declarant; however, no such successor shall become a successor Declarant hereunder unless a written instrument, signed by the Declarant hereunder, specifically transferring the rights of Declarant hereunder, is recorded in the Office of the Register of Deeds for Holmes County, Florida.

IN WITNESS WHEREOF, HOLMES TIMBERLAND, LLC. has caused this instrument to be executed in its name by its Member- Manager, this the day and year first above written.

HOLMES TIMBERLAND, LLC

By: _____

Greg Boree

STATE OF Florida
COUNTY OF: Duval

I, Deanna Hayes, a Notary Public of the State and County aforesaid, certify that Greg Boree personally appeared before me this day and acknowledged that he is an agent for HOLMES TIMBERLAND LLC, a Florida limited liability company and by authority duly given and as the act of the LLC.

WITNESS my hand and official seal, this the 14 day of July, 2006.

Deanna Hayes
Notary Public

My commission Expires: 4/19/09



Inst:0000114332 Date:07/17/2006 Time:09:01

DC,Cody Taylor,HOLMES County B:396 P:844

A PORTION OF LAND IN SECTION 35, TOWNSHIP 5 NORTH, RANGE 17 WEST AND SECTION 2, TOWNSHIP 4 NORTH, RANGE 17 WEST DESCRIBED AS FOLLOWS:

ALL THAT PART OF THE SOUTH ONE-HALF (S $\frac{1}{2}$) OF SOUTHWEST QUARTER (SW $\frac{1}{4}$) THAT LIES SOUTH OF A GRADED ROAD CROSSING SAME. LESS, BEGIN AT THE SOUTHEAST CORNER OF SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SOUTHWEST QUARTER (SW $\frac{1}{4}$), RUN NORTH 391 FEET TO THE CENTER OF PUBLIC ROAD; THENCE WESTERLY 210 FEET; THENCE SOUTH 468 FEET; THENCE EAST 210 FEET TO THE POB. LESS A PARCEL DESCRIBED IN O.R. BOOK 61, PAGE 210. LESS, WEST ONE-HALF (W $\frac{1}{2}$) OF SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SOUTHWEST QUARTER (SW $\frac{1}{4}$). ALL OF SAID LANDS LYING AND BEING IN SECTION 35, TOWNSHIP 5 NORTH, RANGE 17 WEST, CONTAINING 33.5 ACRES, MORE OF LESS, HOLMES COUNTY, FLORIDA.

ALL THAT PART OF NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$), SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$), SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$), NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$), NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$), AND NORTHWEST QUARTER (NW $\frac{1}{4}$) OF SECTION 2 THAT LIES NORTH AND WEST OF A GRADED ROAD. ALL OF SAID LAND LYING AND BEING IN SECTION 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, HOLMES COUNTY, FLORIDA.

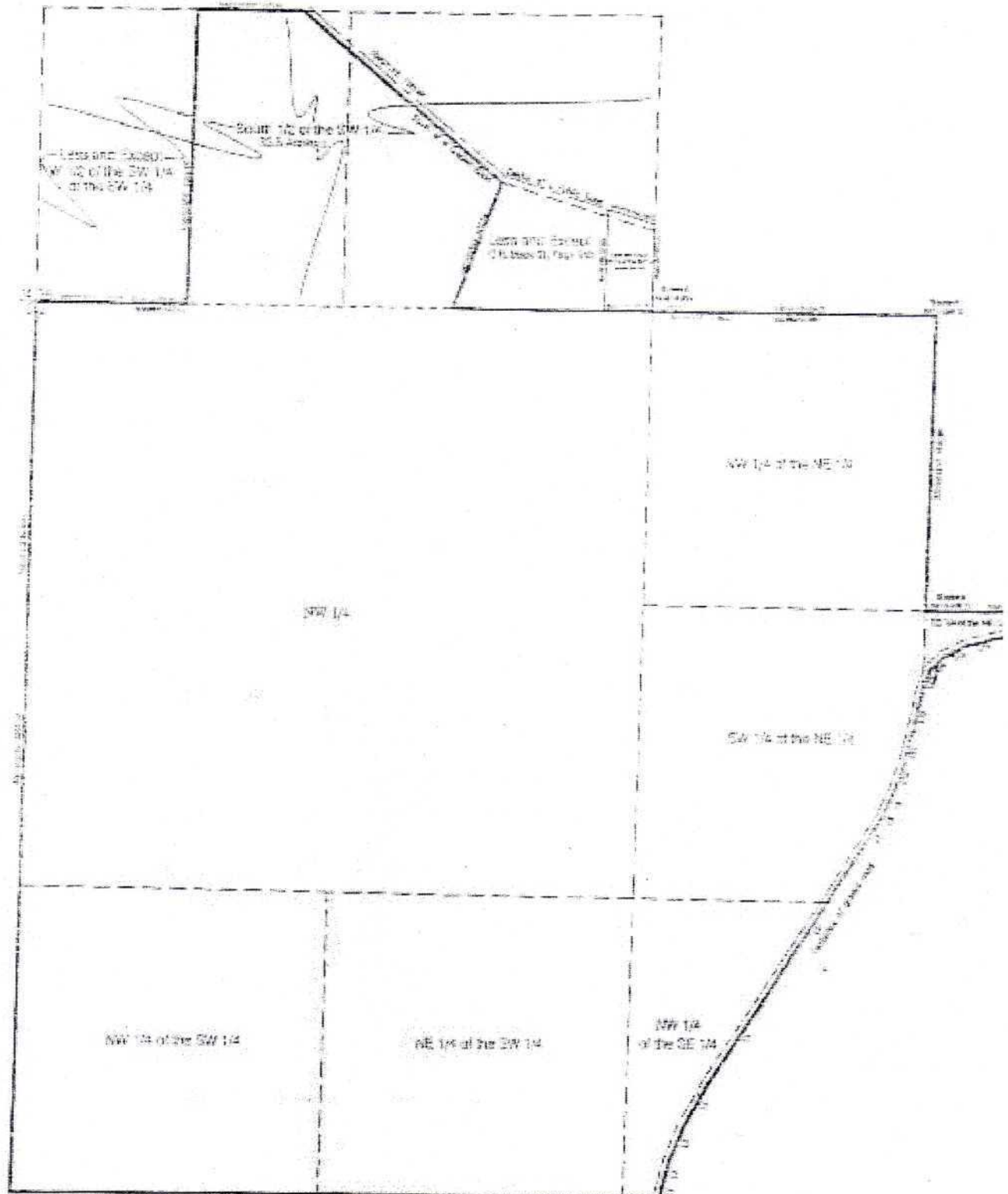
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____DC,Cody Taylor,HOLMES County B:396 P:845

Exhibit "B"

Inst:0000114332 Date:07/17/2006 Time:09:01

DC,Cody Taylor,HOLMES County B:396 P:846



N89-59 23E

Gareth Jones

THE UNITED STATES OF AMERICA
DO hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, at Washington, D. C., this 1st day of January, 1900.

UNITED STATES DEPARTMENT OF THE INTERIOR,
BUREAU OF LAND MANAGEMENT,
WASHINGTON, D. C.

Legend

Abstract

1. PROBLEM OF LAND IN SECTION 34, TOWNSHIP 5 NORTH, RANGE 17 WEST, 36 WEST, 11 NORTH, COUNTY OF WYOMING, DISTRICT OF COLUMBIA

[illegible][illegible]

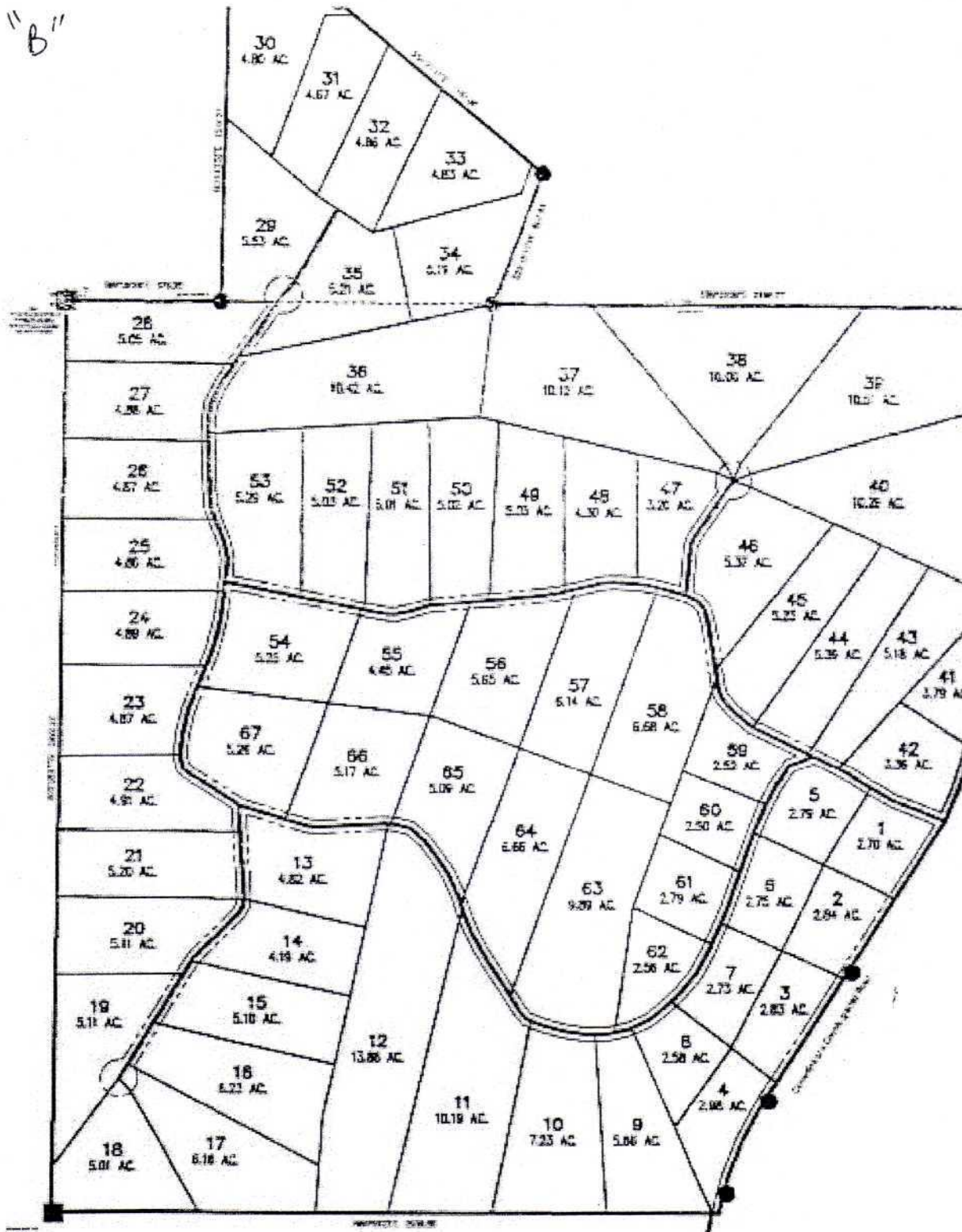
| Year | 1900 | 1901 | 1902 | 1903 | 1904 | 1905 | 1906 | 1907 | 1908 | 1909 | 1910 | 1911 | 1912 | 1913 | 1914 | 1915 | 1916 | 1917 | 1918 | 1919 | 1920 | 1921 | 1922 | 1923 | 1924 | 1925 | 1926 | 1927 | 1928 | 1929 | 1930 | 1931 | 1932 | 1933 | 1934 | 1935 | 1936 | 1937 | 1938 | 1939 | 1940 | 1941 | 1942 | 1943 | 1944 | 1945 | 1946 | 1947 | 1948 | 1949 | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | 1956 | 1957 | 1958 | 1959 | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| 1900 | 1901 | 1902 | 1903 | 1904 | 1905 | 1906 | 1907 | 1908 | 1909 | 1910 | 1911 | 1912 | 1913 | 1914 | 1915 | 1916 | 1917 | 1918 | 1919 | 1920 | 1921 | 1922 | 1923 | 1924 | 1925 | 1926 | 1927 | 1928 | 1929 | 1930 | 1931 | 1932 | 1933 | 1934 | 1935 | 1936 | 1937 | 1938 | 1939 | 1940 | 1941 | 1942 | 1943 | 1944 | 1945 | 1946 | 1947 | 1948 | 1949 | 1950 | 1951 | 1952 | 1953 | 1954 | 1955 | 1956 | 1957 | 1958 | 1959 | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 | 1972 | 1973 | 1974 | 1975 | 1976 | 1977 | 1978 | 1979 | 1980 | 1981 | 1982 | 1983 | 1984 | 1985 | 1986 | 1987 | 1988 | 1989 | 1990 | 1991 | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | 2054 | 2055 | 2056 | 2057 | 2058 | 2059 | 2060 | 2061 | 2062 | 2063 | 2064 | 2065 | 2066 | 2067 | 2068 | 2069 | 2070 | 2071 | 2072 | 2073 | 2074 | 2075 | 2076 | 2077 | 2078 | 2079 | 2080 | 2081 | 2082 | 2083 | 2084 | 2085 | 2086 | 2087 | 2088 | 2089 | 2090 | 2091 | 2092 | 2093 | 2094 | 2095 | 2096 | 2097 | 2098 | 2099 | 2100 | |

1. **Introduction**

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Exhibit "B"

Inst:0000114332 Date:07/17/2006 Time:09:01
DC,Cody Taylor,HOLMES County B:396 P:848

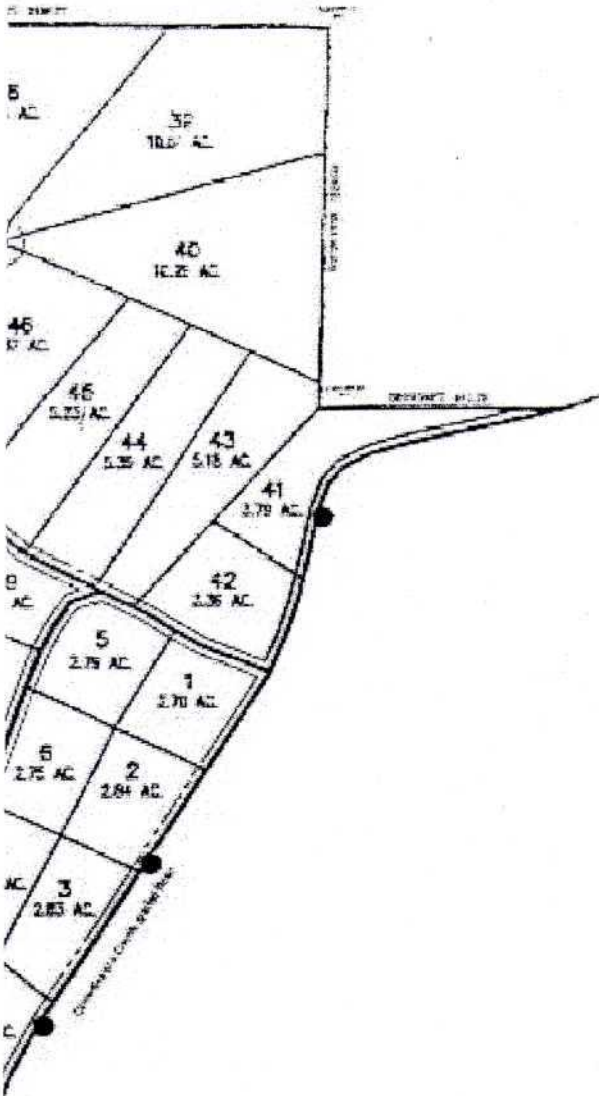


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|--------------------|------|--|
| Description Sketch | | |
| | | |
| Revision | Date | |

Reedy Creek Phase 2

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DC,Cody Taylor,HOLMES County B:396 P:849



THURNER
SURVEYING & MAPPING, INC.

1324 Airport Road, Suite 226
Dothan, Florida 32601
Phone No: 904 845-1234
Fax No: 904 845-1234

Certification of Professional Surveyor

I, the undersigned, being a Licensed Surveyor and Surveyor in the State of Florida, do hereby certify that the survey as shown herein is the true and correct, to the best of my knowledge and belief, and is my professional opinion that the measurements of the survey are correct, and that the survey is in accordance with the provisions of the Florida Surveying and Mapping Act, Chapter 461, Florida Statutes.

David M. Thurner, P.S.M. # 8403
Thurner Surveying & Mapping, Inc. L.E. # 7456

Date

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Exhibit C

Exhibit C

AN INGRESS/EGRESS EASEMENT OVER A STRIP OF LAND 60 FEET WIDE, BEING 30 FEET TO THE RIGHT AND LEFT OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 2, TOWNSHIP 4 NORTH, RANGE 17 WEST, HOLMES COUNTY, FLORIDA, THENCE SOUTH 00 DEGREES 08 MINUTES 07 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 3992.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SAID SECTION 2; THENCE NORTH 89 DEGREES 59 MINUTES 23 SECONDS EAST A DISTANCE OF 2939.89 FEET TO THE CENTERLINE OF A COUNTY GRADED ROAD; THENCE ALONG THE CENTERLINE OF SAID COUNTY GRADED ROAD THE FOLLOWING 9 CALLS (1) THENCE NORTH 10 DEGREES 10 MINUTES 24 SECONDS EAST A DISTANCE OF 46.25 FEET; (2) THENCE NORTH 14 DEGREES 23 MINUTES 48 SECONDS EAST A DISTANCE OF 125.56 FEET; (3) THENCE NORTH 20 DEGREES 32 MINUTES 31 SECONDS EAST A DISTANCE OF 158.10 FEET; (4) THENCE NORTH 28 DEGREES 01 MINUTES 33 SECONDS EAST A DISTANCE OF 218.54 FEET; (5) THENCE NORTH 32 DEGREES 30 MINUTES 47 SECONDS EAST A DISTANCE OF 490.12 FEET; (6) THENCE NORTH 32 DEGREES 27 MINUTES 51 SECONDS EAST A DISTANCE OF 740.54 FEET; (7) THENCE NORTH 32 DEGREES 38 MINUTES 15 SECONDS EAST A DISTANCE OF 199.87 FEET; (8) THENCE NORTH 20 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 3.64 FEET; (9) THENCE NORTH 23 DEGREES 10 MINUTES 52 SECONDS EAST A DISTANCE OF 5.50 FEET TO THE POINT OF BEGINNING: THENCE ALONG SAID CENTERLINE OF A 60 FOOT INGRESS AND EGRESS EASEMENT, NORTH 68 DEGREES 35 MINUTES 33 SECONDS WEST A DISTANCE OF 258.44 FEET; THENCE NORTH 61 DEGREES 42 MINUTES 33 SECONDS WEST A DISTANCE OF 133.73 FEET; THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS WEST A DISTANCE OF 102.26 FEET; THENCE NORTH 64 DEGREES 14 MINUTES 49 SECONDS WEST A DISTANCE OF 158.91 FEET TO POINT A; THENCE CONTINUE ALONG SAID CENTERLINE FROM POINT A, SOUTH 69 DEGREES 38 MINUTES 21 SECONDS WEST A DISTANCE OF 115.20 FEET; THENCE SOUTH 33 DEGREES 49 MINUTES 29 SECONDS WEST A DISTANCE OF 103.84 FEET; THENCE SOUTH 27 DEGREES 09 MINUTES 58 SECONDS WEST A DISTANCE OF 93.05 FEET; THENCE SOUTH 22 DEGREES 18 MINUTES 28 SECONDS WEST A DISTANCE OF 77.11 FEET; THENCE SOUTH 20 DEGREES 11 MINUTES 00 SECONDS WEST A DISTANCE OF 99.34 FEET; THENCE SOUTH 18 DEGREES 50 MINUTES 58 SECONDS WEST A DISTANCE OF 104.35 FEET; THENCE SOUTH 18 DEGREES 51 MINUTES 00 SECONDS WEST A DISTANCE OF 105.21 FEET; THENCE SOUTH 19 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 102.83 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 02 SECONDS WEST A DISTANCE OF 112.61 FEET; THENCE SOUTH 23 DEGREES 06 MINUTES 51 SECONDS WEST A DISTANCE OF 100.64 FEET; THENCE SOUTH 28 DEGREES 01 MINUTES 04 SECONDS WEST A DISTANCE OF 102.43 FEET; THENCE SOUTH 38 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 95.35 FEET; THENCE SOUTH 46 DEGREES 03 MINUTES 43 SECONDS WEST A DISTANCE OF 101.00 FEET; THENCE SOUTH 52 DEGREES 29 MINUTES 52 SECONDS WEST A DISTANCE OF 89.02 FEET; THENCE SOUTH 65 DEGREES 28 MINUTES 55 SECONDS WEST A DISTANCE OF 95.33 FEET; THENCE SOUTH 76 DEGREES 45 MINUTES 49 SECONDS WEST A DISTANCE OF 89.63 FEET; THENCE SOUTH 87 DEGREES 18 MINUTES 03 SECONDS WEST A DISTANCE OF 95.48 FEET; THENCE NORTH 81 DEGREES 21 MINUTES 08 SECONDS WEST A DISTANCE OF 104.18 FEET; THENCE NORTH 76 DEGREES 29 MINUTES 05 SECONDS WEST A DISTANCE OF 101.52 FEET; THENCE NORTH 68 DEGREES 43 MINUTES 51 SECONDS WEST A DISTANCE OF 78.23 FEET; THENCE NORTH 41 DEGREES 10 MINUTES 43 SECONDS WEST A DISTANCE OF 50.51 FEET; THENCE NORTH 33 DEGREES 39 MINUTES 22 SECONDS WEST A DISTANCE OF 100.03 FEET; THENCE NORTH 33 DEGREES 38 MINUTES 56 SECONDS WEST A DISTANCE OF 103.75 FEET; THENCE NORTH 31 DEGREES 53 MINUTES 45 SECONDS WEST A DISTANCE OF 104.07 FEET; THENCE NORTH 28 DEGREES 14 MINUTES 17 SECONDS WEST A DISTANCE OF 97.66 FEET; THENCE NORTH 21 DEGREES 43 MINUTES 04 SECONDS WEST A DISTANCE OF 106.86 FEET; THENCE NORTH 17 DEGREES 54 MINUTES 39 SECONDS WEST A DISTANCE OF 54.29 FEET; THENCE NORTH 24 DEGREES 58 MINUTES 35 SECONDS WEST A DISTANCE OF 114.26 FEET; THENCE NORTH 35 DEGREES 12 MINUTES 32 SECONDS WEST A DISTANCE OF 96.55 FEET; THENCE NORTH 37 DEGREES 20 MINUTES 12 SECONDS WEST A DISTANCE OF 79.52 FEET; THENCE NORTH 49 DEGREES 40 MINUTES 40 SECONDS WEST A DISTANCE OF 87.66 FEET; THENCE NORTH 76 DEGREES 52 MINUTES 16 SECONDS WEST A DISTANCE OF 80.73 FEET; THENCE NORTH 87 DEGREES 21 MINUTES 32 SECONDS WEST A DISTANCE OF 39.51 FEET; THENCE SOUTH 86 DEGREES 48 MINUTES 52 SECONDS WEST A DISTANCE OF 285.25 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 21 SECONDS WEST A DISTANCE OF 28.90 FEET; THENCE NORTH 82 DEGREES 16 MINUTES 39 SECONDS WEST A DISTANCE OF 20.14 FEET; THENCE NORTH 73 DEGREES 30 MINUTES 15 SECONDS WEST A DISTANCE OF 301.39 FEET; THENCE NORTH 58 DEGREES 36 MINUTES 56 SECONDS WEST A

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DISTANCE OF 19.53 FEET TO POINT B; THENCE DEPARTING SAID POINT B, SOUTH 04 DEGREES 29 MINUTES 13 MINUTES EAST A DISTANCE OF 410.41 FEET; THENCE SOUTH 07 DEGREES 36 MINUTES 48 MINUTES WEST A DISTANCE OF 37.27 FEET; THENCE SOUTH 32 DEGREES 00 MINUTES 01 MINUTES WEST A DISTANCE OF 37.28 FEET; THENCE SOUTH 44 DEGREES 11 MINUTES 43 MINUTES WEST A DISTANCE OF 280.52 FEET; THENCE SOUTH 31 DEGREES 24 MINUTES 02 MINUTES WEST A DISTANCE OF 614.96 FEET TO THE TERMINUS OF SAID CENTERLINE AND HAVING AN 80 FOOT CUL-DE-SAC AT SAID TERMINUS POINT; THENCE CONTINUING FROM SAID POINT B, NORTH 58 DEGREES 36 MINUTES 56 SECONDS WEST A DISTANCE OF 250.31 FEET; THENCE NORTH 49 DEGREES 28 MINUTES 03 SECONDS WEST A DISTANCE OF 41.02 FEET; THENCE NORTH 17 DEGREES 04 MINUTES 47 SECONDS WEST A DISTANCE OF 49.86 FEET; THENCE NORTH 02 DEGREES 48 MINUTES 18 SECONDS EAST A DISTANCE OF 55.03 FEET; THENCE NORTH 07 DEGREES 04 MINUTES 09 SECONDS EAST A DISTANCE OF 56.16 FEET; THENCE NORTH 13 DEGREES 36 MINUTES 08 SECONDS EAST A DISTANCE OF 101.45 FEET; THENCE NORTH 21 DEGREES 26 MINUTES 33 SECONDS EAST A DISTANCE OF 266.72 FEET; THENCE NORTH 15 DEGREES 40 MINUTES 09 SECONDS EAST A DISTANCE OF 95.83 FEET; THENCE NORTH 12 DEGREES 48 MINUTES 29 SECONDS EAST A DISTANCE OF 49.68 FEET; THENCE NORTH 08 DEGREES 15 MINUTES 22 SECONDS EAST A DISTANCE OF 88.89 FEET; THENCE NORTH 06 DEGREES 07 MINUTES 26 SECONDS EAST A DISTANCE OF 85.21 FEET TO POINT C; THENCE DEPARTING SAID POINT C, NORTH 06 DEGREES 07 MINUTES 26 SECONDS EAST A DISTANCE OF 31.49 FEET; THENCE NORTH 04 DEGREES 20 MINUTES 28 SECONDS EAST A DISTANCE OF 72.80 FEET; THENCE NORTH 13 DEGREES 27 MINUTES 28 SECONDS WEST A DISTANCE OF 78.51 FEET; THENCE NORTH 22 DEGREES 53 MINUTES 49 SECONDS WEST A DISTANCE OF 93.82 FEET; THENCE NORTH 20 DEGREES 01 MINUTES 20 SECONDS WEST A DISTANCE OF 61.50 FEET; THENCE NORTH 06 DEGREES 18 MINUTES 17 SECONDS WEST A DISTANCE OF 75.64 FEET; THENCE NORTH 03 DEGREES 18 MINUTES 09 SECONDS WEST A DISTANCE OF 120.43 FEET; THENCE NORTH 01 DEGREES 46 MINUTES 20 SECONDS WEST A DISTANCE OF 116.38 FEET; THENCE NORTH 00 DEGREES 58 MINUTES 00 SECONDS EAST A DISTANCE OF 66.46 FEET; THENCE NORTH 06 DEGREES 10 MINUTES 39 SECONDS EAST A DISTANCE OF 70.19 FEET; THENCE NORTH 25 DEGREES 56 MINUTES 40 SECONDS EAST A DISTANCE OF 107.14 FEET; THENCE NORTH 34 DEGREES 59 MINUTES 19 SECONDS EAST A DISTANCE OF 464.94 FEET TO THE TERMINUS OF SAID CENTERLINE AND HAVING AN 80 FOOT CUL-DE-SAC AT SAID TERMINUS POINT; THENCE CONTINUING FROM SAID POINT C, SOUTH 78 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 707.57 FEET; THENCE SOUTH 85 DEGREES 27 MINUTES 23 SECONDS EAST A DISTANCE OF 52.14 FEET; THENCE NORTH 77 DEGREES 51 MINUTES 17 SECONDS EAST A DISTANCE OF 62.79 FEET; THENCE NORTH 73 DEGREES 24 MINUTES 37 SECONDS EAST A DISTANCE OF 90.96 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 34 SECONDS EAST A DISTANCE OF 515.57 FEET; THENCE NORTH 79 DEGREES 19 MINUTES 10 SECONDS EAST A DISTANCE OF 81.28 FEET; THENCE NORTH 76 DEGREES 31 MINUTES 39 SECONDS EAST A DISTANCE OF 146.97 FEET; THENCE NORTH 80 DEGREES 49 MINUTES 40 SECONDS EAST A DISTANCE OF 36.88 FEET; THENCE NORTH 85 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 40.22 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 33 SECONDS EAST A DISTANCE OF 70.94 FEET; THENCE SOUTH 84 DEGREES 20 MINUTES 03 SECONDS EAST A DISTANCE OF 59.29 FEET; THENCE SOUTH 80 DEGREES 12 MINUTES 43 SECONDS EAST A DISTANCE OF 50.01 FEET; THENCE SOUTH 75 DEGREES 44 MINUTES 49 SECONDS EAST A DISTANCE OF 92.93 FEET; THENCE SOUTH 72 DEGREES 12 MINUTES 04 SECONDS EAST A DISTANCE OF 55.09 FEET TO POINT D; THENCE DEPARTING SAID POINT D, NORTH 04 DEGREES 40 MINUTES 34 MINUTES EAST A DISTANCE OF 202.22 FEET; THENCE NORTH 08 DEGREES 34 MINUTES 18 MINUTES EAST A DISTANCE OF 27.30 FEET; THENCE NORTH 25 DEGREES 07 MINUTES 17 MINUTES EAST A DISTANCE OF 21.71 FEET; THENCE NORTH 33 DEGREES 41 MINUTES 37 MINUTES EAST A DISTANCE OF 304.35 FEET TO THE TERMINUS OF SAID CENTERLINE AND HAVING AN 80 FOOT CUL-DE-SAC AT SAID TERMINUS POINT; THENCE CONTINUING FROM SAID POINT D, SOUTH 72 DEGREES 12 MINUTES 04 SECONDS EAST A DISTANCE OF 3.82 FEET; THENCE SOUTH 64 DEGREES 00 MINUTES 54 SECONDS EAST A DISTANCE OF 51.63 FEET; THENCE SOUTH 41 DEGREES 15 MINUTES 01 SECONDS EAST A DISTANCE OF 44.08 FEET; THENCE SOUTH 16 DEGREES 08 MINUTES 08 SECONDS EAST A DISTANCE OF 67.81 FEET; THENCE SOUTH 09 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 288.32 FEET; THENCE SOUTH 17 DEGREES 52 MINUTES 56 SECONDS EAST A DISTANCE OF 36.57 FEET; THENCE SOUTH 37 DEGREES 35 MINUTES 17 SECONDS EAST A DISTANCE OF 42.01 FEET; THENCE SOUTH 44 DEGREES 45 MINUTES 55 SECONDS EAST A DISTANCE OF 53.16 FEET; THENCE SOUTH 50 DEGREES 42 MINUTES 52 SECONDS EAST A DISTANCE OF 91.27 FEET; THENCE SOUTH 64 DEGREES 14 MINUTES 49 SECONDS EAST A DISTANCE OF 310.38 FEET TO POINT A.