

Prepared by and to be returned to:

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Winter Park, Florida 32790

**ANNEXATION AND SUBMISSION OF  
ADDITIONAL REAL PROPERTY  
TO THE DECLARATION OF EASEMENTS, COVENANTS,  
CONDITIONS, AND RESTRICTIONS FOR THE  
HARBOR BEND SUBDIVISION**

**THIS ANNEXATION AND SUBMISSION** of Additional Real Property to the Declaration of Easements, Covenants, Conditions, and Restrictions for the Harbor Bend Subdivision dated this 5 day of August, 1999, is executed by **FLORIDA VENTURE PROPERTIES, INC.**, a Florida corporation, hereafter called "Declarant."

**WHEREAS**, Declarant executed that certain Declaration of Easements, Covenants, Conditions, and Restrictions for Harbor Bend which is dated September 1, 1998, and was recorded in Official Records Book 5572, beginning at Page 3169, of the Public Records of Orange County, Florida, as later amended (the "Declaration").

**WHEREAS**, Section 9.3 of the Declaration (the "Annexation Provision") provides in relevant part as follows:

Additional land adjacent to the Property and owned by the Developer [Declarant] may be annexed to the Property and subjected to the terms and conditions of this Declaration by the Developer as long as there is a Class B membership. Such annexation shall become effective upon the recording of an amendment to this Declaration evidencing the annexation in the Public Records of the County.

**WHEREAS**, Declarant desires to subject the real property described in Exhibit "A" attached and incorporated by reference (the "Annexed Property") to the Declaration and has satisfied the requirements of the Annexation Provision in order to do so.

WHEREAS, Declarant is the owner in fee simple of the Annexed Property and has the right, therefore, to subject the Annexed Property to the Declaration.

NOW, THEREFORE, Declarant hereby declares that the Annexed Property is submitted, subjected, annexed, and added to the Declaration and to the property defined and described therein, and shall be transferred, held, sold, conveyed and developed subject to all of the easements, covenants, restrictions, conditions and other terms and provisions of the Declaration to the same extent as if the Annexed Property had originally made subject to the Declaration. Henceforth, all references in the Declaration to the "Property" shall be deemed for all purposes to include both the real property described in the Declaration (and all previous additions thereto) and the Annexed Property. All owners of the Annexed Property are subject to the same obligations and restrictions, and are entitled to the same rights and privileges (including without limitation membership in the Association that enforces the Declaration) as are the owners of all other properties that are subject to the Declaration.

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

WITNESSES

Signed in the presence of:

Signature: [Handwritten Signature]

Print Name: Cynthia Gilmore

Signature: [Handwritten Signature]

Print Name: Cynthia Oliphant

FLORIDA VENTURE PROPERTIES, INC., a Florida corporation

[Handwritten Signature]  
Kevin B. Hawkins  
President

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, this 5 day of August, 1999, by KEVIN B. HAWKINS, as President of FLORIDA VENTURE PROPERTIES, INC., a Florida corporation, executing the foregoing instrument on behalf of the corporation, freely and voluntarily and for the purposes stated herein. He is (a)  personally known to me or (b)  produced \_\_\_\_\_ as identification.

WITNESS my hand and official seal in the County and State aforesaid this 5 day of August, 1999.

[Handwritten Signature]

Name:  
Notary Public, State of Florida  
My Commission Expires:

Annexed Property

Recorded - Martha D. Haynie

# HARBOR BEND PHASE 2

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST,  
ORANGE COUNTY, FLORIDA

SHEET 1 0

PARCEL 1 DESCRIPTION

A portion of the Northeast 1/4 of Section 23, Township 23 South, Range 30 East, described as follows: Commence at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of said Section 23, thence run N 89°50'24" E along the South line of the said Northwest 1/4 of the Northeast 1/4, (also being the centerline of Seminole Avenue) a distance of 1811.03 feet; thence S 00°13'27" E a distance of 331.55' for the Point of Beginning; thence continue S 00°13'27" E a distance of 125.00 feet; thence S 89°46'33" W a distance of 0.61 feet; thence S 00°13'27" E a distance of 125.00 feet; thence N 89°46'33" E a distance of 270.00 feet; thence N 00°13'27" W a distance of 150.00 feet; thence S 89°46'33" W a distance of 44.39 feet; thence N00°13'27" W a distance of 100.00 feet; thence S 89°46'33" W a distance of 225.00 feet to the Point of Beginning. Containing 1.446 acres, more or less.

PARCEL 2

TOGETHER WITH: Commence at aforementioned Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 23 South, Range 30 East, thence run N 89°50'24" E along the South line of the Northwest 1/4 of the Northeast 1/4, (also being the centerline of Seminole Avenue) a distance 2125.02 feet; thence S 00°13'27" E a distance of 581.20 feet to the Point of Beginning; thence continue S 00°13'27" E a distance of 125.00 feet, thence N89°46'33"E a distance of 4.93 feet; thence S 00°13'27" E a distance of 125.00 feet to a point along North line of WOODSTONE SUBDIVISION PHASE II, as shown per Plat Book 39, Pages 14-16, of the Public Records of Orange County, Florida; thence N 89°46'33" E along said North line a distance of 326.00 feet; thence departing said North line N 00°13'27" W a distance of 150.00 feet; thence S 89°46'33" W a distance of 15.93 feet; thence N 00°13'27" W a distance of 100.00 feet; thence S 89°46'33" W a distance of 315.00 feet to the Point of Beginning. Containing 1.848 acres, more or less.

TOTAL ACREAGE EQUALS 3.294 ACRES, MORE OR LESS