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04/24/2014 12:58:38 PM Page 1 of 12
Rec Fee: $103.50
Martha O. Haynie, Comptroller
Orange County, FL
MB - Ret To: CHRISTOPHER JONES ESQ



This instrument prepared by:
David L. Evans, Jr., Esq.
Baker & Hostetler LLP
200 South Orange Ave., Suite 2300
P. O. Box 112
Orlando, Florida 32802-0112

Recorded by and return to:
Christopher A. Jones, Esq.
Walt Disney World Resort – Legal Department
P.O. Box 10,000
Lake Buena Vista, Florida 32830-1000

[Reference: O.R. 10107, Page 7279, et. seq.]

SECOND SUPPLEMENTAL PARCEL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS FOR GOLDEN OAK PHASE I

THIS SECOND SUPPLEMENTAL PARCEL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND OBLIGATIONS FOR GOLDEN OAK PHASE I (this "**Supplemental Parcel Declaration**") is made this _____ day of _____, 2014, by **GOLDEN OAK DEVELOPMENT, LLC,** a Florida limited liability company, whose post office address is 1375 Buena Vista Drive, Lake Buena Vista, Florida 32830 ("**Parcel Declarant**").

RECITALS:

WHEREAS, prior to the recordation of this Supplemental Parcel Declaration, Walt Disney Parks and Resorts U.S., Inc., a Florida corporation and an Affiliate of Parcel Declarant ("**Master Declarant**"), recorded that certain Amended and Restated Master Declaration of Covenants, Conditions, Restrictions and Obligations for Golden Oak (formerly Northeast Resort Parcel) in Official Records Book 10107, Page 6888, et. seq., of the Public Records of Orange County, Florida (as amended, modified, and supplemented from time to time, the "**Master Declaration**") for the Project (as defined in the Master Declaration); and

WHEREAS, prior to the recordation of this Supplemental Parcel Declaration, Parcel Declarant recorded that certain Parcel Declaration of Covenants, Conditions, Restrictions and Obligations for Golden Oak Phase I in Official Records Book 10107, Page 7279, et. seq., of the Public Records of Orange County, Florida (as amended, modified, and supplemented from time to time, the "**Parcel Declaration**") for the Residential Property (as defined in the Parcel Declaration); and

WHEREAS, pursuant to Article 3.2 of the Parcel Declaration, Parcel Declarant has the sole right, but not the obligation, to bring within the encumbrance, operation and effect of the Parcel Declaration, any or all of the Additional Residential Parcel and/or Additional Declarant Property, or portions thereof, and any Improvements (as defined in the Master Declaration) thereon, and that such annexation may be accomplished without the consent or approval of the

Non-Residential Association (as defined in the Master Declaration), the Residential Association (as defined in the Parcel Declaration), the Owners (as defined in the Parcel Declaration), the Residential Members (as defined in the Parcel Declaration), the occupants of the Residential Property or any mortgagee or other lien holder; and

WHEREAS, Article 3.3 of the Parcel Declaration provides that such annexation shall be accomplished by filing of record a Supplemental Parcel Declaration in the Official Records of the County, describing the Additional Residential Parcel and/or Additional Declarant Property, or portions thereof, to be annexed and specifically subjecting such described property to the encumbrance, operation and effect of the Parcel Declaration and extending the jurisdiction of the Residential Association, to such annexed property; that such Supplemental Parcel Declaration may contain terms and provisions not inconsistent with the Parcel Declaration as may be desirable to reflect the different character, if any, of the annexed property or the various residential housing or community style characteristics, uses or development approaches being implemented, all of which may be significantly at variance with earlier and subsequent phases of the Residential Property; that, upon the recordation of such Supplemental Parcel Declaration, the Owners of the property shall have a right and non-exclusive easement of use and enjoyment in and to the Association Property (as defined in the Parcel Declaration); that, upon the recordation of such Supplemental Parcel Declaration, all Owners in the Residential Property shall have an obligation to contribute to the cost of management, operation and maintenance of any Areas of Residential Association Responsibility (as defined in the Parcel Declaration) located within the Annexed Property; that from and after the date of recording such Supplemental Parcel Declaration that the annexed property shall be subject to all of the provisions of the Parcel Declaration; and that any property so annexed may be subjected to covenants, conditions, restrictions, obligations and easements more restrictive than, but not inconsistent with, the Parcel Declaration and Master Declaration; and

WHEREAS, Parcel Declarant, pursuant to the terms of the Parcel Declaration, is recording this Supplemental Parcel Declaration to, among other things, (i) annex that certain portion of the Additional Residential Parcel being more particularly described on Exhibit "A", attached hereto and incorporated herein by reference (the "**Annexed Property**"), into the Residential Property, (ii) to extend the encumbrance, operation and effect of the Parcel Declaration to the Annexed Property, (iii) to extend the jurisdiction of the Residential Association to the Annexed Property, and (iv) to impose additional covenants, conditions, restrictions and obligations upon the Annexed Property; and

WHEREAS, Parcel Declarant is the sole owner of the Annexed Property and has determined that the best way to accomplish the foregoing goals is to subject the Annexed Property to the provisions of this Supplemental Parcel Declaration as a covenant running with title to the Annexed Property; and

WHEREAS, Master Declarant, the Non-Residential Association and Residential Association are joining in the execution of this Supplemental Parcel Declaration at the request of Parcel Declarant.

NOW THEREFORE, Parcel Declarant does hereby declare, submit and impose the covenants, conditions, restrictions and obligations set forth in this Supplemental Parcel

Declaration upon the Annexed Property as a covenant running with title to the Annexed Property. From and after the date of recording this Supplemental Parcel Declaration, the Annexed Property shall be held, sold, conveyed, constructed, developed, used, operated, repaired and maintained subject to this Supplemental Parcel Declaration, which shall be binding on each and every successor-in-title to Parcel Declarant's fee simple interest in the Annexed Property, or portions thereof, and any other person or entity having any interest in the Annexed Property, or portions thereof, and their heirs, successors, assigns, designees, licensees, invitees and guests.

1. DEFINITIONS.

For purposes of this Supplemental Parcel Declaration, the following terms shall have the following meanings, unless the context requires otherwise. All capitalized terms used in this Supplemental Parcel Declaration, but not specifically defined in this Supplemental Parcel Declaration, shall have the meaning ascribed to such terms in the Parcel Declaration, or, if not set forth in the Parcel Declaration, in the Master Declaration.

1.1. "**Annexed Property**" shall have the meaning set forth in the fifth WHEREAS clause above.

1.2. "**Supplemental Parcel Declaration**" shall mean this instrument, including all Exhibits attached hereto, together with any amendment(s) to this Supplemental Parcel Declaration, which may be recorded amongst the Public Records of the County.

1.3. "**Supplemental Parcel Declaration Effective Date**" shall mean the date of this Supplemental Parcel Declaration as set forth in the Preamble above.

2. ANNEXATION OF THE ANNEXED PROPERTY.

2.1. Annexation. Parcel Declarant declares that the Annexed Property is hereby (i) added to the Residential Property, (ii) subject to the encumbrance, operation and effect of the Parcel Declaration, (iii) subject to the jurisdiction of the Residential Association, and (iv) subject to the additional covenants, conditions, restrictions and obligations, including, without limitation, certain development conditions set forth herein. The Annexed Property shall be sold, transferred, used, conveyed, occupied, mortgaged, or otherwise encumbered pursuant to the provisions, terms and conditions of the Master Declaration, the Parcel Declaration, and this Supplemental Parcel Declaration, all of which run with title to such Annexed Property, and the same shall bind and inure to the benefit of the Owners of the Annexed Property, and any owner or occupant of other lands governed by the Parcel Declaration, and their respective heirs, legal representatives, successors, tenants, assigns, guests and invitees.

3. RELATIONSHIP OF THIS SUPPLEMENTAL PARCEL DECLARATION WITH THE PARCEL DECLARATION.

3.1. Supplemental Parcel Declaration. This Supplemental Parcel Declaration constitutes a "Supplemental Parcel Declaration" under the Parcel Declaration. Parcel Declarant hereby declares that the provisions of this Supplemental Parcel Declaration are consistent with the provisions of the Master Declaration and the Parcel Declaration, and that, to the extent that any provisions of this Supplemental Parcel Declaration are different from or in addition to the

matters set forth in the Parcel Declaration, this Supplemental Parcel Declaration shall control as indicating the intent of Parcel Declarant. All other terms of the Parcel Declaration shall remain in full force and effect.

4. DEVELOPMENT AND USE RESTRICTIONS.

4.1. Residential Permitted Use. The Annexed Property may only be used for the Residential Permitted Use, and for no other use or purpose without first obtaining Parcel Declarant's prior written approval, which may be granted or withheld in Parcel Declarant's sole, absolute and unfettered discretion. No portion of the Annexed Property shall be used for any Prohibited Use.

4.2. Approved Density. No Owner shall construct more Improvements than are as set forth in the Residential Permitted Use without Parcel Declarant's prior written approval, which approval may be granted or withheld in Parcel Declarant's sole, absolute and unfettered discretion. If an Owner seeks and obtains prior written permission from Parcel Declarant to increase the number, change the size, or change the type of Improvements allowed for the Owner's Lot, and such Owner also obtains, if necessary, approval from the appropriate Governmental Authority for such additional Improvements, as a condition to the granting of such approval and as a prerequisite to the performance of any Work relating to any such additional Improvements, such Owner shall pay to Parcel Declarant (by wire transfer of immediately available federal funds to an account designated by Parcel Declarant) and the Non-Residential Association such additional amount(s) as may be required to reimburse Parcel Declarant and Non-Residential Association for costs associated with reviewing the request, including, but not limited to, professional fees, and such application fees, as may be specified by Parcel Declarant from time to time, in its sole, absolute and unfettered discretion.

5. AMENDMENT AND MODIFICATION.

5.1. Amendment and Modification. The process of amending or modifying this Supplemental Parcel Declaration shall be the same as the process of amending or modifying the Parcel Declaration as set forth in the Association Governing Documents.

6. MISCELLANEOUS.

6.1. Rights Cumulative. Except as is expressly provided herein, all rights, remedies, powers and privileges conferred by and under this Supplemental Parcel Declaration shall be cumulative of and in addition to, but not restrictive of or in lieu of, those conferred at Law (other than a right to seek damages) or in equity. Any amounts due and owing under this Supplemental Parcel Declaration shall bear Interest from the date such amount is initially due and payable or if no date is fixed herein, from the date of demand therefor, until the date payment thereof shall have been made.

6.2. Attorneys' Fees. If any action or proceeding shall be brought involving the interpretation or enforcement of this Supplemental Parcel Declaration, or for any breach of this Supplemental Parcel Declaration, the court shall award to the prevailing party in such action or proceeding (i.e., the party which obtains a judgment or decree in its favor following all appeals) its reasonable costs and reasonable attorneys' and paralegals' fees and disbursements,

specifically including, but not limited to, costs and reasonable attorneys' and paralegals' fees incurred in connection with any appeals, bankruptcy or probate. Any and all costs (imputed or actual) incurred by any party to such action or proceeding as the result of its utilization of the services of in-house legal counsel and paralegals in lieu of (and/or in addition to, but not in duplication of) the services or outside counsel shall (to the extent that such costs do not exceed reasonable attorneys' and paralegals' fees and disbursements which would have otherwise been incurred if outside counsel had provided the same services), for all purposes under this Supplemental Parcel Declaration, be deemed to be reasonable attorneys' and paralegals' fees and disbursements and shall be recoverable in all instances where the prevailing party would be entitled to recover attorneys' and paralegals' fees and disbursements incurred as a result of its utilization of outside counsel. Any party subject to this Supplemental Parcel Declaration shall accept service of process outside of the State of Florida as allowed by Law.

6.3. Notices. Each notice or communication under this Supplemental Parcel Declaration shall be delivered in accordance with Article 15.3 of the Parcel Declaration.

6.4. Number and Gender. Reference to the singular shall include reference to the plural and to the plural shall include the singular, as indicated by the context of use. Reference to any gender shall include reference to all genders.

6.5. No Partnership. Nothing contained in this Supplemental Parcel Declaration shall be deemed to constitute the creation of a joint venture or partnership relationship between any persons or entities subject to this Supplemental Parcel Declaration, nor shall any provision of this Supplemental Parcel Declaration be deemed to impose any duty or liability on Parcel Declarant or any Affiliate of Parcel Declarant with respect to third parties. If any person or entity asserts any claim against Parcel Declarant or any Affiliate of Parcel Declarant, contending that by virtue of any provision of this Supplemental Parcel Declaration, Parcel Declarant and any Owner are partners or joint venturers, Parcel Declarant may, at Parcel Declarant's sole option, without such action being deemed to constitute any admission as to the validity of such assertion, unilaterally waive and delete the provision of this Supplemental Parcel Declaration alleged to create such relationship. Neither Parcel Declarant nor any of Parcel Declarant's Affiliates are a joint venturer or partner of any Owner or Developer in such Owner's or Developer's development of, construction upon or resale of the Annexed Property, or any portion thereof, and that neither Parcel Declarant nor any of Affiliate of Parcel Declarant shall have any liability arising out of or resulting from such Owner's or Developer's ownership and development of, construction upon, or resale of the Annexed Property or any portion thereof.

6.6. Consent. Subject to Article 6.7, whenever in this Supplemental Parcel Declaration a party is required to be reasonable with respect to consent or approval, such consent shall not be unreasonably withheld, condition or delayed.

6.7. Consent or Approval of Parcel Declarant. Notwithstanding anything in this Supplemental Parcel Declaration to the contrary, including, but not limited to, Article 6.6, in all instances where Parcel Declarant is required to act reasonably in giving or withholding Parcel Declarant's consent or in making any decision under this Supplemental Parcel Declaration, or in any instance where common law or equity would require Parcel Declarant to act reasonably or to not unreasonably withhold its approval or consent, Parcel Declarant shall be entitled to take into

account, in determining whether or not to grant or withhold approval or consent, (i) Parcel Declarant's relationship with Master Declarant and Parcel Declarant's other Affiliates which own, operate and control any portion of the WALT DISNEY WORLD® Resort Complex, (ii) the proximity of the Annexed Property to the WALT DISNEY WORLD® Resort Complex, (iii) Parcel Declarant's and Parcel Declarant's Affiliate's public image and reputation, (iv) Parcel Declarant's and Parcel Declarant's Affiliate's concerns that the Annexed Property and all portions thereof be operated and maintained in accordance with the provisions, covenants, conditions, restrictions and obligations set forth in this Supplemental Parcel Declaration, the Parcel Declaration and Master Declaration, and (v) Parcel Declarant's and Parcel Declarant's Affiliate's desire to provide for the compatibility and harmony of the overall theme, quality and atmosphere of the Annexed Property, the Residential Property and the Project. Except where expressly stated herein to the contrary, in all instances where Declarant's consent or approval is required hereby, Parcel Declarant shall be entitled to grant or withhold such consent or approval in Parcel Declarant's sole, absolute and unfettered discretion.

6.8. Interpretation. If any provision, covenant, condition, restriction or obligation set forth in this Supplemental Parcel Declaration is capable of two (2) interpretations, one (1) of which would render the provision, covenant, condition, restriction or obligation void and the other of which would render the provision, condition, restriction or obligation valid, then the provision, covenant, condition, restriction or obligation shall have the meaning which shall render it valid. No inference shall be drawn from the addition, deletion or modification of any language contained in any prior draft of this Supplemental Parcel Declaration.

6.9. Severability. If any provision, or a portion thereof, of this Supplemental Parcel Declaration, or the application thereof to any person, entity or circumstances shall, to any extent, be or be determined to be invalid, inoperable, or unenforceable in accordance with its terms or would render other provisions of this Supplemental Parcel Declaration invalid, inoperable or unenforceable, such invalid, inoperable or unenforceable provision, or portion thereof, is to be judicially modified, if at all possible, to come as close as possible to the expressed intent of such provision, or portion thereof (and still be enforceable without jeopardy to the other provisions, or portions thereof, of this Supplemental Parcel Declaration), and then is to be enforced as so modified. If the invalid, inoperable, or unenforceable provision, or portion thereof, of this Supplemental Parcel Declaration cannot be so modified, such provision, or portion thereof, unless an enforceable alternative is otherwise expressly provided for in this Supplemental Parcel Declaration, shall be deemed unenforceable and considered null and void and treated as if such provision, or portion thereof, had not been included in this Supplemental Parcel Declaration, in order that the paramount goal (that this Supplemental Parcel Declaration be enforced to the maximum extent possible strictly in accordance with its terms) be achieved. The invalidity, inoperability or unenforceability of any provision, or portion thereof, of this Supplemental Parcel Declaration shall not affect or modify the remainder of such provision, or portion thereof, or the other provisions of this Supplemental Parcel Declaration which are not deemed unenforceable and such other provisions, or portions thereof, shall remain in full force and effect.

6.10. Headings, Captions. The Article, section, paragraph headings and captions of this Supplemental Parcel Declaration are for reference purposes only and shall not in any way affect the meaning, content or interpretation of this Supplemental Parcel Declaration.

6.11. GOVERNING LAW; WAIVER OF JURY TRIAL; VENUE. THIS SUPPLEMENTAL PARCEL DECLARATION SHALL BE GOVERNED BY, AND SHALL BE CONSTRUED IN ACCORDANCE WITH, THE LAWS OF THE STATE OF FLORIDA. PARCEL DECLARANT, ANY OWNER, MASTER DECLARANT, THE NON-RESIDENTIAL ASSOCIATION, THE RESIDENTIAL ASSOCIATION AND ALL OTHER PERSONS WHO MAY ACQUIRE ANY RIGHT, TITLE, INTEREST, LIEN OR ENCUMBRANCE IN OR TO ALL OR ANY PART OF THE PROPERTY SUBSEQUENT OR SUBORDINATE TO THIS SUPPLEMENTAL PARCEL DECLARATION WAIVE ANY RIGHT ANY OF THEM MAY NOW OR HEREAFTER HAVE UNDER APPLICABLE LAW TO A TRIAL BY JURY WITH RESPECT TO ANY SUIT OR LEGAL ACTION WHICH MAY BE COMMENCED BY ANY OF THEM AGAINST ANY OF THE OTHERS CONCERNING THE INTERPRETATION, CONSTRUCTION, VALIDITY, ENFORCEMENT OR PERFORMANCE OF THIS SUPPLEMENTAL PARCEL DECLARATION OR ANY OTHER AGREEMENT OR INSTRUMENT EXECUTED IN CONNECTION WITH THIS SUPPLEMENTAL PARCEL DECLARATION. IF ANY SUCH SUIT OR LEGAL ACTION IS COMMENCED BY ANY OF THEM, EACH OF THEM AGREES, CONSENTS AND SUBMITS TO THE PERSONAL JURISDICTION OF THE CIRCUIT COURT OF THE NINTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR ORANGE COUNTY, FLORIDA, WITH RESPECT TO SUCH SUIT OR LEGAL ACTION, AND EACH OF THEM ALSO CONSENTS AND SUBMITS TO AND AGREES THAT VENUE IN ANY SUCH SUIT OR LEGAL ACTION IS PROPER IN SAID COURT AND COUNTY, AND EACH OF THEM WAIVES ANY AND ALL PERSONAL RIGHTS UNDER APPLICABLE LAW OR IN EQUITY TO OBJECT TO THE JURISDICTION AND VENUE IN SAID COURT AND COUNTY. SUCH JURISDICTION AND VENUE SHALL BE EXCLUSIVE OF ANY OTHER JURISDICTION AND VENUE.

6.12. Covenants Running With Land. This Supplemental Parcel Declaration and the provisions, covenants, conditions, restrictions and obligations hereof are intended to run with title to the Annexed Property and any and all portions thereof and to be binding on all Owners, from time to time, of the Annexed Property and all portions thereof, and shall survive any subsequent conveyances thereof. This Supplemental Parcel Declaration and the provisions, covenants, conditions, restrictions and obligations hereof are intended to benefit only Parcel Declarant, Master Declarant and Parcel Declarant's other Affiliates, the WALT DISNEY WORLD® Resort Complex property and other Owners, and there shall be no other beneficiaries whatsoever of such provisions.

6.13. Usury Compliance. Notwithstanding anything to the contrary set forth in this Supplemental Parcel Declaration or any other document executed or delivered in connection therewith, neither the rate of Interest, nor any other charges which may be characterized as interest under applicable Law shall exceed the maximum rate of interest permitted under applicable Law, as it exists from time to time. Each person or entity bound by this Supplemental Parcel Declaration agrees not to knowingly collect or charge interest which will render any effective interest rate payable with respect to any sum payable under this Supplemental Parcel Declaration usurious under applicable Law, and each person or entity bound by this Supplemental Parcel Declaration agrees to give the other person or entity bound by this Supplemental Parcel Declaration notice of such fact in advance of any payment or payments which would render the effective interest rate payable hereunder usurious to the extent the other

person or entity bound by this Supplemental Parcel Declaration is or becomes aware of such fact. In the event any person or entity bound by this Supplemental Parcel Declaration receives any payment which constitutes interest hereunder (whether denominated as interest or as other costs, charges and fees which are characterized as interest under applicable Law) in excess of the maximum lawful rate of interest payable, then the amount of interest so received in excess of the then maximum lawful rate of interest shall (i) be refunded by the receiving party to the paying party, or (ii) constitute an advance prepayment of other sums and shall thereby be applied in full or partial (as the case may be) reduction of the then outstanding balance hereunder of such other sum.

6.14. Time of the Essence. Time shall be of the essence with respect to all of the provisions of this Supplemental Parcel Declaration.

6.15. U.S. Currency. All payments of money or other sums due and owing under this Supplemental Parcel Declaration shall be paid in the U.S. currency.

6.16. Assignments. Parcel Declarant hereby expressly reserves and shall hereafter have the right to assign all of its rights hereunder to any person or entity; *provided, however*, at all times the Parcel Declarant under this Supplemental Parcel Declaration must and shall be the same as that under the Master Declaration and must and shall be either an owner or an Affiliate of the owner of the WALT DISNEY WORLD® Resort Complex, or a portion thereof. The instrument by which any such assignment is made shall be recorded among the Public Records of the County.

6.17. Force Majeure. The force majeure provision contained in Article 17.12 of the Master Declaration is incorporated herein by this reference and shall be applicable to the covenants, conditions, restrictions, and obligations contained in this Supplemental Parcel Declaration.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow.]

IN WITNESS WHEREOF, Parcel Declarant has caused these presents to be executed in its name and its seal to be affixed hereto as of the Supplemental Parcel Declaration Effective Date.

WITNESSES:

Signature

Print Name

Signature

Print Name

GOLDEN OAK DEVELOPMENT, LLC,
a Florida limited liability company

By: _____
Page P. Pierce

Its: Manager

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged and executed before me this 24th day of April, 2014, by Page P. Pierce as Manager of Golden Oak Development, LLC, a Florida limited liability company, on behalf of said company. He is personally known to me.

_____
(Notary Signature)

Rebecca L. Rolison
(Notary Name Printed)

(NOTARY SEAL)

Notary Public State of Florida
Rebecca L Rolison
My Commission FF 095572
Expires 02/25/2018

NOTARY PUBLIC
Commission No. FF 095572

JOINDER AND CONSENT OF MASTER DECLARANT

WITNESSES:

Signature

CAROLYN KINSLER
Print Name

Signature

LOWELL FLATFORD
Print Name

WALT DISNEY PARKS AND RESORTS U.S., INC., a Florida corporation

By: _____

Printed Name: Lee G Schmudde

As Its: Vice - President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged and executed before me this 24TH day of APRIL, 2014, by LEE G. SCHMUDDE, as VICE PRESIDENT of WALT DISNEY PARKS AND RESORTS U.S., INC., a Florida corporation, on behalf of said corporation. He/she is personally known to me.

Fay A. Golding
(Notary Signature)

(NOTARY SEAL)

(Notary Name Printed)
NOTARY PUBLIC
Commission No. _____

Notary Public State of Florida
Fay A Golding
My Commission EE 837687
Expires 11/14/2016

JOINDER AND CONSENT OF NON-RESIDENTIAL ASSOCIATION

WITNESSES:

Signature

Print Name

Signature

Victoria Tackett

Print Name

GOLDEN OAK NON-RESIDENTIAL ASSOCIATION, INC., a Florida corporation not for profit

By: _____
Page P. Pierce

Its: President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged and executed before me this 24th day of April, 2014, by Page P. Pierce, as President of GOLDEN OAK NON-RESIDENTIAL ASSOCIATION, INC., a Florida corporation not for profit, on behalf of said corporation. He/she is personally known to me.

Rebecca L. Rolison
(Notary Signature)

Rebecca L. Rolison
(Notary Name Printed)
NOTARY PUBLIC
Commission No. FF 095572

(NOTARY SEAL)

Notary Public State of Florida
Rebecca L Rolison
My Commission FF 095572
Expires 02/25/2018

602922929.2

EXHIBIT "A"

LEGAL DESCRIPTION OF THE ANNEXED PROPERTY

Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, GOLDEN OAK PHASE 2B & 2C, according to the plat thereof recorded in Plat Book 82, Pages 4 through 11, inclusive, of the Public Records of Orange County, Florida.