

**AMENDED DECLARATION OF PROTECTIVE COVENANTS FOR
THE PINES**

of Fort Pierce, Florida

KNOW ALL MEN BY THESE PRESENTS, that the undersigned declarant, THE PINES OWNER'S ASSOCIATION, INC., a Florida corporation, is the Association governing certain property to be the hereinafter known and referred to as "THE PINES," located in the City of Fort Pierce, St. Lucie County, Florida, and more particularly described in Schedule A, attached hereto and by this reference incorporated herein.

WITNESSETH:

WHEREAS, the above described real property has been developed in two or more separate construction phases; and

WHEREAS, the real property above has been developed by constructing thereon twenty-four (24) buildings, each containing four (4) townhouse residence units to be owned and occupied solely by four (4) single families living independently of each other; and

WHEREAS, this Declaration is now intended to embrace and encumber de facto phases 1 and 2 of THE PINES.

NOW, THEREFORE, the premises stated, Declarant hereby makes the following Declaration of Protective Covenants for THE PINES, specifying this Declaration to constitute a covenant running with said land binding upon the undersigned, and upon all persons derailing title through the undersigned, and declaring these covenants to be for the benefit of, and limitation upon, all present and future owners of said real property or any part thereof.

1. All of the real property comprehending THE PINES upon which there is situate no building shall be known as common property. Such common property shall include, but not necessarily be limited to, all driveways, parking areas, recreation areas and facilities, all walkways, footpaths, green areas and landscaped areas. Such common property shall not include, however, the patio areas described as part of each townhouse unit. This common property has

been conveyed to THE PINES OWNERS ASSOCIATION, INC., a corporation not for profit organized under the laws of the State of Florida, hereinafter referred to as "Association." The Association shall own, maintain and manage the common property for the benefit of all townhouse unit owners of THE PINES pursuant to these protective covenants, the Charter and By-Laws for the Association, and the Rules and Regulations duly promulgated from time to time by the Association.

2. Each townhouse unit owner, upon the acceptance and recording of the deed of conveyance to his unit, shall automatically become a member of THE PINES OWNERS ASSOCIATION, INC. As a member of such Association, said owner agrees to be, and shall be governed by the Charter, By-Laws, and Rules and Regulations of the Association duly promulgated from time to time.

3. Each owner of a townhouse unit at THE PINES shall own his unit fee simple absolute. Each unit has been created and separately described pursuant to a Declaration of Party Facilities filed among the public records of St. Lucie County, Florida.

4. In order to maintain a community of interest, to assure a uniformly pleasing exterior appearance, and to maintain the exterior integrity of all buildings of which the separate units of THE PINES are a part, the Association shall be, and is, charged with primary responsibility for maintenance in quality condition at all times of the exteriors of all walls, facial and softfit, roofs, and fencing of all buildings containing separate units. All maintenance of building exteriors, including painting, replacement of defective materials, roof repairs, recoating or repainting, shall be accomplished in a uniform manner for each building, and the cost thereof allocated equally by the Association to the owners of units of such building. No unit owner shall in any way deface or modify the exterior structure or appearance of his unit, including its patio and fence, or of his unit's building without the approval of the Association first had and obtained. In the event of unauthorized defacement or modification, whether negligent or willful, the responsible unit owner shall have thirty (30) days from his receipt of written notice from the Association directing cure to accomplish said cure at his expense, but pursuant to the specifications of the Association. In the further event that causal or emergency exterior repairs or maintenance must be accomplished, not common to the building as a whole but rather to one or more units thereof, and whether or not the same be necessitated by or arise out of, the unit owners' use of the dwellings, and it is determined by the Association, in its discretion, that such repairs or maintenance should properly be the responsibility of said unit owner or owners at his or their expense, then such unit owner(s) similarly shall have 30 days from the receipt of written notice to accomplish such repair or maintenance at his or their expense, but pursuant to the specifications of the Association. If a unit owner receiving notice fails to cure the condition specified by the Association, the Association may contract to have such work performed and may charge such unit owner accordingly based upon the invoices for work performed provided by the contractor(s) selected by the Association administering the work. If any unit owner shall neglect or refuse to pay his costs of maintenance and repair, or share thereof, and if such unit owner shall give, or shall have given a mortgage or mortgages upon his unit, then his mortgagee shall have the full right at its option to pay the sums properly owed and to add said sum to the outstanding balance of such mortgage(s), provided said sum is not promptly reimbursed to said mortgagee(s) by the unit maintenance or repair by a mortgagor-unit owner is hereby declared to constitute a "waste of security" for purposes of any clause prohibiting the same appearing as part of the mortgage given by said unit owner.

5. Insurance. Insurance, other than title insurance, that shall be carried on the Common Property, the Association Property, and the Dwellings shall be governed by the following provisions:

A. Authority to Purchase: Named Insured. The Association shall purchase insurance on the following property: the Common Property, the Association Property and the townhouse buildings, including all exterior surfaces of such buildings, the unfinished interior surfaces of the perimeter walls, floors and ceilings of the separate townhouse units (the aforesaid property to be insured by the Association shall hereinafter collectively be referred to as the "Insurable Property"). The Association shall not purchase insurance on the interiors of the separate townhouse units, which shall mean and refer to all surfaces and structures within the interior unpainted finished surfaces of the ceiling, floor and perimeter walls of the townhouse unit, nor shall the Association purchase insurance on the equipment, furniture or other personal property located within the separate townhouse units, including but not limited to air conditioning or air handling units, electrical fixtures, heating equipment or built in cabinets which are located within the units or which serve only one individual unit, regardless of its location. The name insured shall be the Association individually, and as agent for each townhouse unit owner without naming them, and mortgagees. Provisions shall be made for the issuance of mortgagee endorsements and memoranda of insurance to any such mortgagees.

The policies shall provide that payments by the insurer for losses shall be made to the Association for the benefit of the townhouse unit owners and mortgagees, as their interests may appear. By the acceptance and recording of his deed of conveyance, each townhouse unit owner shall be deemed to have designated the Association as his agent and attorney-in-fact for the collection of all proceeds of insurance and for the disbursements thereof pursuant hereto.

The Owners may and should purchase insurance on the interior of their Dwellings, as aforescribed, and their personal property, as they deem appropriate.

B. Coverage.

Casualty Insurance. All Insurable Property shall be insured for fire and extended coverage perils, excluding foundation and excavation costs, at their maximum insurable replacement value, except that all personal property owned by the Association shall be insured for its full insurable value, all as determined annually by the Board of Directors of the Association.

Public Liability Insurance. The Association shall obtain a public liability and property damage insurance covering all of the Common Property and the Association Property, and insuring the Association and the townhouse unit owners as their interests appear in such amounts and providing such coverage at the Board of Directors of the Association may determine from time to time.

Other Insurance. The Board of Directors of the Association shall obtain such other insurance as necessary to meet the requirements of federal, state or local law, or as it shall determine from time to time to be desirable.

Premiums. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Article shall be a common expense of all townhouse unit owners as billed by the Association.

C. Share of proceeds. The Association shall hold the proceeds of insurance for benefit of the townhouse until owners suffering loss and their mortgagees as follows:

Proceeds on account of damage to the common property or its appurtenances shall be held in undivided equal shares for each townhouse unit owner and his mortgagees, if any.

Proceeds on account of damage to townhouse units will be held for the owners of damaged units in proportion to the cost of repairing the damage suffered by each unit owner, which cost will be determined by the Association. In the event a mortgagee endorsement has been issued for a townhouse unit, the share of the unit owner will be held for the mortgagee and the unit owner as their interests may appear; provided, however, that no mortgagee will have any right to apply or have applied in reduction of the mortgage debt any insurance proceeds except by way of distribution of such proceeds being made to the unit owner and mortgagee as hereinafter provided.

D. Distribution of Proceeds. Unless it be determined to terminate this Declaration and the Association, the Association shall in all events disburse proceeds of insurance on account of damage to common lands and common property in repair or replacement thereof. Any deficiency in insurance proceeds to restore and repair said common lands or property to their condition before loss shall be equally allocated among the townhouse unit owners, and collected by the Association as herein provided. If the proceeds of insurance exceed the cost of repair or replacement, such excess proceeds shall be disbursed in equal shares to the townhouse unit owners and their mortgagees as their interest may appear.

Similarly, in the case of damage to a building or buildings and the separate townhouse units of which they are composed, the proceeds of insurance held for the benefit of such unit owners shall be disbursed by the Association to repair said building or buildings and their appurtenant units. If the proceeds of insurance are insufficient for said restoration or repair, the additional cost will be allocated among those townhouse unit owners who own the damaged units and such cost allocation will be in proportion to the cost of repairing the damage suffered by each such unit owner as determined by the Association. Similarly, any excess proceeds of insurance will be distributed among those townhouse unit owners who own the damaged units, such distribution to be in proportion to the cost of repairing the damage suffered by each such unit owner as determined by the Association.

If it is determined to terminate this Declaration and the Association and not to restore and repair the damaged property, then, and immediately prior to such termination, the Association shall disburse to the unit owners and their mortgagees, as their interests may appear, all proceeds of insurance in the shares in which such proceeds are held for said unit owners as determined herein.

E. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each townhouse unit owner and for each mortgagee or other lien holder, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases therefor upon payment of claims.

6. The Association will be billed annually by the tax collector in and for St. Lucie County, Florida, for ad valorem real property taxes upon the common property owned by the Association. Each townhouse unit owner shall be responsible for an equal share of said tax. The Association shall bill to and collect from each townhouse unit for his equal share of said tax as hereinafter provided. Each unit owner will be billed annually by said Tax Collector for ad valorem real property taxes on his individually-owned townhouse unit.

7. All charges and expenses to be billed to and collected from townhouse unit owners whether jointly or severally shall be billed monthly and collected in accordance with the Association's Charter, By-laws and this Declaration. The Association shall pay, or to create reserves for payment, of all common expenses including, but not necessarily limited to, repairs and maintenance to common property and to the exteriors of buildings, annual taxes and annual

insurance premiums. In the discretion of the Association there may be added to each monthly billing a sum reasonably calculated to create reserves to defray the expenses to, or financial impact upon, the Association caused by unit owners who default in payment of their monthly billings.

All monthly billings to townhouse unit owners which are paid on or before 10 days after the date when due will not bear interest, but all sums not paid on or before 10 days after the date when due will bear interest at the rate of 10% per annum, or the maximum rate allowed by law, whichever is less, from the date due until paid. All payments upon account will be first applied to interest and then to the monthly billings first due. The Association shall have a lien upon each townhouse unit and upon all tangible personal property located within each such unit for any unpaid monthly billings made to such unit owner, together with interest. Reasonable attorney's fees incurred by the Association incident to the collection of such monthly billings or the enforcement of the lien created hereby, together with all sums advanced and paid by the Association for taxes and payments on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protect its lien hereunder, will be payable by the townhouse unit owner and secured by such lien.

8. Where the mortgagee of an institutional first mortgage of record acquires title to a townhouse unit as a result of the foreclosure of said mortgage, or where others acquire title as a result of such foreclosure, or where said mortgagee accepts a deed to a townhouse unit in lieu of foreclosure, such acquirer of title, his heirs, executors, legal representatives, successors and assigns, will not be liable for the monthly billings previously charged and assessed by the Association pertaining to such townhouse unit and its former owner which became due prior to such acquisition of title. Such unpaid share will be deemed to be a common expense, collectible from all of the townhouse unit owners, including such acquirer of title, his heirs, executors, legal representatives, successors and assigns.

9. The parking spaces to be owned and maintained by the Association as common property shall be subject to assignment by the Association to each townhouse unit owner at the time he acquires title to his unit. Once assigned the same shall be deemed appurtenant to the unit conveyed. Subsequent conveyances or leases of the unit shall carry with them the right of use of the assigned parking space(s).

10. Each townhouse unit owner shall have perpetually the full and free right to the use and enjoyment of all of the common property owned by the Association. This shall include, but not limited to, a right of ingress and egress over all of the common property. This right of ingress and egress throughout the common property shall also extend to all guests and invitees of unit owners.

11. All mortgagees of townhouse unit shall specifically have a right of access to all of the common property for the purpose of ingress and egress to any and all townhouse units upon which they hold mortgages.

12. Easements are specifically provided and reserved throughout the common property for any and all necessary utility services, including but not limited to electric, water, telephone, and cable television that may be necessary now, or in the future, such easements to be in addition to any reflected upon any survey or plot plan for THE PINES now appearing among the public records of St. Lucie County, Florida, or filed subsequent hereto.

13. These covenants shall be deemed to run with the land and shall be binding upon all parties and all persons claiming under them for a period of 20 years from the date of their recording, after which time they shall be extended automatically for a successive period of 10

years unless terminated. This Declaration shall be amendable or terminable in the same fashion provided for amendment of the Charter or By-Laws of the Association. Such termination, if coupled with a dissolution of the Association, shall be preceded by a good and sufficient conveyance of the common property to all of the then record owners of townhouse units in THE PINES, such unit owners to acquire, own, and hold said common property in undivided equal shares.

14. Enforcement of this Declaration of Protective Covenants shall be by action against any person or persons violating or attempting to violate any covenant(s), either to restrain violation or to recover damages. The party bringing the action, including the Association, shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. The Association may also levy reasonable fines for violations of this Declaration of Protective Covenants, the Charter, the By-Laws, or the Rules and Regulations of the Association, within the requirements of Florida law. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions, which shall remain in full force and effect.

15. The following use restrictions and regulations shall be adhered to by each townhouse unit owner in THE PINES:

(a) No owner or lessee or guest of an owner or lessee, shall make or permit any disturbance that will interfere with the rights, comforts or conveniences of others.

(b) Pets may be kept in units of THE PINES pursuant to rules and regulations promulgated by the Association. Offensive pets may be removed by the Association after notice to the owner. In the event legal proceedings are necessitated to effectuate such removal, the prevailing party shall be entitled to recover the costs of proceedings and reasonable attorney's fees. Pets shall be restricted to no more than two pets per dwelling. A pet shall mean a dog or cat which shall not exceed 20 pounds in weight.

(c) Pets shall be kept on leash at all times when out of doors. They shall not be walked or exercised on grass other than that immediately surrounding the unit owner's patio. The owner of each pet shall be required to clean up after the pet in order to properly maintain the common property.

(d) Trash and garbage shall be placed in receptacles. All trash and garbage, except newspapers, shall be placed in plastic bags and tied securely before being placed in receptacles. In no event shall trash or garbage be placed outside of receptacles. Yard cuttings and clippings shall be placed in the receptacle provided and marked for such debris.

(e) At least thirty (30) days prior to the scheduled date of the resale of any townhouse unit, the owner will give notice of such resale to the Association. At least (10) days prior to the date of such resale, the Association will meet with the prospective new owner in order to educate such new owner about the rules and regulations of the Association. Upon the resale of any townhouse unit, the new owner shall notify the Association of the change of ownership within ten (10) days of closing and shall deliver to Association a copy of his deed so that the name and proper mailing address of the new owner may be noted upon the records kept by the Association.

(f) Outdoor bar-b-que cookers or smokers shall be used within fenced patio areas only.

(g) No clothes or similar articles shall be hung out of doors for any purpose whatsoever, except within the unit owner's fenced patio below the height of the fence.

(h) Bicycles, toys, or clutter, shall at no time be left outside of fenced patio areas. Such items so left shall be subject to impoundment pursuant to the rules and regulations promulgated by the Board of Directors.

(i) There shall be no assembling, disassembling, draining of the cooling system, transmission system, or the brake system, of motor vehicles upon any of the common property of THE PINES including but not limited to the parking spaces assigned to the townhouse units, except for repairs to disabled vehicles such as the changing of tires or batteries, or replacing broken belts. Washing and polishing vehicles is allowed.

(j) Pursuant to regulations of the Association, the parking of vans, motorcycles, boats, trailers, motor homes, buses and other such vehicles overnight upon the property of THE PINES may be disallowed or restricted. Pick up trucks no more than seven (7) feet high and eighteen (18) feet long are permitted, provided they have clean beds, and no commercial writing. No other trucks are permitted. Improperly registered vehicles and disabled vehicles will be considered abandoned, and may be towed after twenty four hours (24) written notice. Each townhouse unit has two (2) assigned parking spaces, and no more than two (2) vehicles per unit may be parked upon the property of the Pines. All motor vehicles must be parked and maintained so as not to create an eyesore in the community.

(k) Owners and their lessees shall be held responsible by the Association for all property damage to common areas and all decorative plantings caused by them, their dependents, guests, employees, or agents.

(l) No signs of any kind may be displayed on or in any exterior portion of the dwelling units, the fenced patio area, the windows of the dwelling units, or any of the common areas, except as specifically provided below:

(a) A family surname may be installed upon the patio fence of a dwelling, providing it does not exceed twenty four (24") inches in height and ten (10") inches in width, and is first approved by the Board of Directors.

(b) Signs indicating the installation of home security systems may be installed on a ground stake next to the patio entrance of the unit.

(m) Unit owners shall install hurricane shutters when necessary. However, such shutters cannot be permanent and must be the type that can be installed only when needed due to a storm and can be completely removed and stored elsewhere thereafter.

(n) Each townhouse unit is equipped with cable television installation, and in no event shall T.V. or radio antennas be permitted upon the exteriors of any buildings or units.

(o) Due to the strong possibility of damage to vehicle and resident's windows, the playing of hardball such as baseball and softball is prohibited within THE PINES' property. Additionally, bicycles, roller skates, roller blades, and skateboards are restricted to asphalt areas only. Riding on sidewalks is prohibited.

(p) The leasing of any of the units at THE PINES shall be subject to the following provisions:

(1) A reasonable time but not less than at least fifteen (15) days prior to the commencement of any lease, the owner shall cause his lessee to submit an application form and a fully executed copy of a leasing agreement to the Association for review. The leasing agreement and application will be accompanied with a letter introducing the applicants(s).

(2) Every prospective lessee shall be interviewed by the Association's Board of Directors prior to taking possession of the townhouse unit. The purpose of this interview is to determine the applicant's eligibility, and if approved to ensure that the applicant is fully aware of the Association's Protective Covenants and the Association's rules and regulations. The President at his or her direction, may appoint a rental committee from the membership to assist the Board of Directors by conducting an informal interview and ensuring that all administrative requirements are met prior to the formal interview by the Board of Directors.

(3) The Association shall be deemed to be a party to any lease executed for a lease of a unit at the Pines, so that if any lessee residing in the Pines shall violate any of the provisions of the governing documents of the Pines or the rules and regulations of the Association, the Association shall have the authority to evict such lessee, and shall be entitled to recover the costs and attorneys fees incurred in any such eviction proceedings from the owner(s) of the unit.

(4) To cover the processing costs of the above referenced paperwork, a non-refundable fee will be required to be paid in advance. The amount of this fee will be determined from time to time by the Board of Directors. The Association may also require background investigations and credit checks of all applicants at their expense.

(5) Upon approval by the Board of Directors, the President of the Board of Directors will also sign and enter the effective date of the leasing agreement. A copy of the leasing agreement will be filed at the Association's office.

(q) Residency in the townhouse units at the Pines is restricted to no more than two (2) people per bedroom.

IN WITNESS WHEREOF, the Declarant has caused this Declaration of Protective Covenants to be executed in its corporate name, and its corporate name, and its corporate seal to be hereunto affixed, on this, the 10 day of May, 2016.

Witnesses:

Name: Jay Robins

THE PINES OWNERS ASSOCIATION, INC.
A Florida Corporation

Name: NANCY A. GRIECO

By Robert Creswell
Robert Creswell, President

(Corp. Seal)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, the undersigned authority personally appeared Robert Creswell, to me known to be the President of THE PINES OWNERS ASSOCIATION, INC., a Florida corporation, named as Declarant in the foregoing Declaration and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation, and that the seal affirmed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 10 day of May, 2016.



NANCY A. GRIECO
MY COMMISSION # FF 111904
EXPIRES: April 10, 2018
Bonded Thru Budget Notary Services

Nancy A. Grieco
Notary Public State at Large
My Commission Expires: 4-10-18

Witnesses:

Name: 594 Coburn

THE PINES OWNERS ASSOCIATION, INC.
A Florida Corporation

Name: Nancy A. Grieco

By Cathy Odom
Cathy Odom, Secretary

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, the undersigned authority personally appeared Cathy Odom, to me known to be the Secretary of THE PINES OWNERS ASSOCIATION, INC., a Florida corporation, named as Declarant in the foregoing Declaration and she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in her by said corporation, and that the seal affirmed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 10 day of May, 2016.



NANCY A. GRIECO
MY COMMISSION # FF 111904
EXPIRES: April 10, 2018
Bonded Thru Budget Notary Services

Nancy A. Grieco

Tract 1:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run $S00^{\circ}13'23''W$, a distance of 192 feet, to the South line of Kentucky Avenue and the POINT OF BEGINNING; thence run $S89^{\circ}23'11''E$, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run $S01^{\circ}22'44''E$, parallel with South 13th Street, a distance of 1163.70 feet; thence run $S01^{\circ}14'30''E$, a distance of 115.33 feet, to the North line of an 80 foot right-of-way for Nebraska Avenue; thence run $N89^{\circ}28'48''W$, along said right-of-way, a distance of 398.78 feet, to the point of curvature of a curve concave to the north; thence run Northwesterly along said curve having a delta angle of $13^{\circ}31'44''$, a radius of 725.94 feet, and an arc length of 171.41 feet, to a point of compound curvature to the Northeast; thence run Northwesterly along said curve having a delta angle of $104^{\circ}37'47''$, a radius of 25.00 feet, and an arc length of 45.65 feet, to a point of compound curvature of a curve concave to the southeast; thence run Northeasterly along said curve having a delta angle of $5^{\circ}44'11''$, a radius of 2629.94 feet, and an arc length of 263.00 feet, to a point of reverse curvature of a curve concave to the Northwest; thence run Northeasterly along said curve having a delta angle of $35^{\circ}40'00''$, a radius of 440.00 feet, and an arc length of 273.90 feet, to the point of tangency; thence run $N01^{\circ}15'00''W$, a distance of 264.00 feet, to the point of curvature of a curve concave to the West; thence run Northwesterly along said curve having a delta angle of $85^{\circ}11'21''$, a radius of 330.00 feet, and an arc length of 490.65 feet, to a point on curvature; thence run $N00^{\circ}13'23''E$, a distance of 155.42 feet, to the POINT OF BEGINNING, all lying and being in Section 16, Township 35 South, Range 40 East, Saint Lucie County, Florida and containing 13.26 Acres, more or less.

Tract 2:

- a) A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$, along the South line of said alley a distance of 595.03 feet, to the West line of a 60 foot right-of-way for South 17th Street; thence run $S00^{\circ}35'53''W$, a distance of 10.00 feet, to the point of curvature of a curve concave to the West; thence run Southeasterly along said curve having a delta angle of $33^{\circ}08'06''$, a radius of 306.14 feet, and an arc length of 177.05 feet, to the point of tangency; thence run $S33^{\circ}13'59''W$, a distance of 86.09 feet to the point of curvature of a curve concave to the Northwest; thence run Southwesterly along said curve having a delta angle of $75^{\circ}31'16''$, a radius of 25.00 feet and an arc length of 32.95 feet, to the point of reverse curvature of a curve concave to the Southwest, said point on the North line of an 80 foot right-of-way for Nebraska Avenue; thence run Northwesterly along said curve having a delta angle of $22^{\circ}00'35''$, a radius of 1249.24 feet, and an arc length of 479.89 feet, to a point on curvature and a point; on the East line Of South 19th Street; thence run $N01^{\circ}25'E$, a distance of 196.40 feet, to the POINT OF BEGINNING, all lying and being in section 16, Township 35 South, Range 40 East, Saint Lucie County, Florida and containing 2.84 Acres, more or less
AND ALSO
- b) A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$, along the South line of said alley a distance of 655.03 feet to the East line of a 60 foot right-of-way for South 17th Street and the POINT OF BEGINNING; thence continue $S89^{\circ}24'07''E$, a distance of 595.03 feet, to the East line of Block 32; thence run $S00^{\circ}13'23''W$, a distance of 347.42 feet, to the North line of an 80 foot right-of-way for Nebraska Avenue and a point of curvature of a curve concave to the South; thence run Westerly along said curve having a radius of 330.00 feet, and an arc length of 27.71 feet, to the point of tangency; thence run $S88^{\circ}45'00''W$ a distance of 265.50 feet to the point of curvature of a curve concave to the North; thence run Northwesterly along said curve having a delta angle of $20^{\circ}38'24''$, a radius of 1082.50 feet, and an arc length of 389.96 feet, to the point of compound curvature of a curve concave to the Northeast; thence run Northwesterly along said curve having a delta angle of $104^{\circ}20'135''$, a radius of 25.00 feet, and an arc length of 45.53 feet to the point of tangency; thence run $N33^{\circ}13'59''E$, a distance of 60.67 feet, to the point of curvature of a curve concave to the Northwest; thence run Northeasterly along said curve having a delta angle of $33^{\circ}08'06''$, a radius of 366.14 feet, and an arc length of 211.74 feet to the point of tangency; thence run $N00^{\circ}35'53''E$, a distance of 10.00 feet, to the POINT OF BEGINNING, all lying and being in Section 16, Township 35 South, Range 40 East, Saint Lucie County, Florida and containing 5.05 Acres, more or less.

DECLARATION OF PARTY FACILITIES

for

THE PINES

of

Fort Pierce, Florida

THIS DECLARATION, made this 10 day of May, 2016, by THE PINES OF FT. PIERCE OWNER'S ASSOCIATION, a corporation not for profit under the Laws of the State of Florida, hereinafter referred to as "Declarant";

WITNESSETH:

WHEREAS, Declarant is the owner in fee simple of the following described real property situate and being in Fort Pierce, St. Lucie County, Florida to wit:

SEE SCHEDULE A, APPENDED HERETO AND BY
THIS REFERENCE INCORPORATED HEREIN

and

WHEREAS, Declarant has developed the real property described above by constructing thereon twenty-four (24) buildings, each containing four (4) townhouse residence units to erected upon the following described real property, being a part of the real property first above described, to wit:

WHEREAS, each of such twenty-four (24) buildings is designed to be owned and occupied solely by four (4) single families living independently of each other in separate townhouse units, such units sharing common walls with adjacent units; and

WHEREAS, the first two of such construction phases is now complete with twenty-four (24) buildings, each containing four (4) townhouse units, to be erected upon the following described real property, being a part of the real property first above described, to wit:

SEE SCHEDULE B, APPENDED HERETO AND
BY THIS REFERENCE INCORPORATED HEREIN

and

WHEREAS, such common walls of townhouse units will be located on imaginary lines, all being more particularly delineated and described by and in composite Exhibit No. 1, attached hereto and made a part hereof; and

WHEREAS, Declarant intends hereby to declare the common walls separating townhouse units to be party walls and to set forth the respective rights, duties and obligations of Declarant's grantees of townhouse units, their future grantees, heirs, successors and assigns, as to the party walls appurtenant to their respective units; and

WHEREAS, Declarant intends that this declaration create a covenant running with the lands more fully described in Schedule B appended hereto and made a part hereof;

NOW, THEREFORE, the premises stated, it is hereby declared for the twenty-four buildings each containing four townhouse units situate upon the lands last above described that:

1. The common walls shared by the townhouse units, and located upon imaginary lines all as more particularly delineated and described by and in composite Exhibit No. 1, attached hereto and made a part hereof, shall be party walls for the perpetual benefit of, and use by, the grantees of Declarant as to each such townhouse unit, their heirs, successors, assigns and future grantees,

2. In the event of damage or deterioration of the party walls declared hereby from any cause whatsoever, other than from the negligence or willful misconduct of one townhouse unit owner, the townhouse unit owners sharing such party walls shall, at their joint expense, repair and rebuild said

wall(s), and each townhouse unit owner shall have the right to full use as herein set forth of said wall(s) as repaired or rebuilt. In the event it shall become necessary or desirable to perform maintenance upon the whole or any part of said party wall(s), such expense shall be shared equally by the owners of the adjoining townhouse units, or their successors in title. Whenever any such party wall or any part thereof shall be repaired or rebuilt, it shall be constructed in the same manner and in the same location where it shall initially have been constructed, and shall be of the same size and of the same or similar materials and of like quality; provided, however, that if such maintenance, repair or rebuilding is necessitated by the neglect or willful misconduct of any one townhouse unit owner, any expense incidental thereto shall be borne solely by such unit owner. If any townhouse unit owner shall refuse to pay his share, the other townhouse unit owner(s) affected may have such wall maintained, repaired or rebuilt and shall be entitled to a lien upon the townhouse of the unit owner so failing to pay his share of the cost. If a townhouse unit owner shall give, or shall have given, a mortgage or mortgages upon his townhouse unit, then, and in that event, the mortgagee shall have the full right at its option to exercise the rights of his mortgagor as a unit owner hereunder and in addition, the right to add to the outstanding balance of said mortgage any amounts paid by the mortgagee hereunder and not reimbursed to said mortgagee by the townhouse unit owner. If a townhouse unit owner shall cease to use the wall declared a party wall hereby, he shall be deemed to have abandoned all his rights thereto, and the wall shall become the property of the adjacent townhouse unit owner who shall have an easement upon the land under the wall so long as the wall shall be used by him. Any townhouse unit owner removing his improvements from a party wall or making use of a party wall shall do so in such manner as to preserve all of the rights of the adjacent townhouse unit owner in the wall, and shall save the adjacent townhouse unit owner harmless from all damage caused thereby to improvements then existing. In the event maintenance, repair or rebuilding shall be necessary, all necessary entries into or upon adjacent townhouse units shall not be deemed a trespass

so long as the maintenance, repair or rebuilding is necessary and accomplished in a workmanlike manner, consent being deemed given by those holding under this declaration for entry into or upon their townhouse units to effectuate necessary maintenance, repair or rebuilding of party walls.

3. The owner of any townhouse unit sharing a party wall with an adjoining townhouse unit shall not have the right to cut windows or other openings in the party wall, or make any alterations, additions or structural changes in or to said party wall.

4. The owner of any townhouse unit shall have the right to the full use of the party walls appurtenant to his unit for whatever purpose he chooses, subject to the limitation that such use shall not infringe upon the rights of the owner of any adjoining townhouse unit or that owner's similar enjoyment of said party walls. No townhouse owner's use shall in any manner impair the value, utility or stability of said walls.

5. Each common wall to be constructed upon the real property described herein shall be and remain a party wall for the perpetual use and benefit of the respective townhouse unit owners, their heirs, assigns, successors and grantees, said townhouse units being conveyed subject to this condition, and this condition shall be construed to be a covenant running with the land upon which such townhouse units are situate.

6. So long as there shall be a mortgage or mortgages upon any of the townhouse units delineated and described in and by Exhibit No. 1, appended hereto, this agreement shall not be modified, abandoned or extinguished without the consent of such mortgagee(s), and the acquisition of one townhouse unit owner's property by any other unit owner(s) shall not operate to render this agreement void, useless or extinguished without the written approval of the owners and holders of any then outstanding mortgage(s).

7. Easements shall be deemed granted by Declarant wherever necessary to those utility companies, including, but not limited to, telephone, water, electric, and television cable, furnishing

utilities to The Pines of Fort Pierce townhouse unit development enabling such companies to place centralized meters or other necessary utilities equipment on the exterior walls of y of the townhouse units created or described hereby. There is also declared to exist an easement to those companies previously described permitting the installation of their necessary utility lines running beneath the townhouse units created or described hereby. A similar easement is declared to exist for necessary repairs to said utility lines.

8. Easements shall be deemed granted by Declarant to each owner of a townhouse unit for maintenance and repair of those segments of water and sewer lines exclusively serving the townhouse unit of said owner. Said owner is declared to be responsible for maintenance and repair of said segments of water and sewer line at his expense. Easements shall be deemed granted by Declarant to the owners of the four townhouse units of each individual building for the maintenance and repair of those segments of water and sewer line running from each building to the Fort Pierce Utilities Authority service lines, which segments of water and sewer line serve the building as a whole. Maintenance and repair of those segments of water and sewer line serving a building as a whole shall be accomplished as an expense of the building and shall be payable in equal shares by the unit owners thereof; provided, however, that if such maintenance or repair is brought about or necessitated solely by the act or negligence of one townhouse unit owner, any expense incidental thereto shall be borne solely by the party responsible.

Witnesses:

Name: Jay Leburn

THE PINES OWNERS ASSOCIATION, INC.
A Florida Corporation

Name: Nancy A. Grieco

By Cathy Odom
Cathy Odom, Secretary

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, the undersigned authority personally appeared Cathy Odom, to me known to be the Secretary of THE PINES OWNERS ASSOCIATION, INC., a Florida corporation, named as Declarant in the foregoing Declaration and she acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in her by said corporation, and that the seal affirmed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 10 day of May, 2016.



NANCY A. GRIECO
MY COMMISSION # FF 111804
EXPIRES: April 10, 2018
Booked Thru Budget Notary Services
Notary Public State at Large
My Commission Expires: 4-10-18

IN WITNESS WHEREOF, Declarant has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized the day and year first above written.

Witnesses:

[Signature]

Name: Jay Cohen

[Signature]

Name: Nancy A. Grieco

THE PINES OWNERS ASSOCIATION, INC.
A Florida Corporation

By [Signature]
Robert Creswell, President

(Corp. Seal)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, the undersigned authority personally appeared Robert Creswell to me known to be the President of THE PINES OWNERS ASSOCIATION, INC., a Florida corporation, named as Declarant in the foregoing Declaration and he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in him by said corporation, and that the seal affirmed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the State and County aforesaid, this 10 day of May, 2016.



NANCY A. GRIECO
MY COMMISSION # FF 111904
EXPIRES: April 10, 2018
Bonded Thru Budget Notary Services

[Signature]
Notary Public State at Large
My Commission Expires: 4-10-18

Tract 1:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run $S00^{\circ}13'23''W$, a distance of 192 feet, to the South line of Kentucky Avenue and the POINT OF BEGINNING; thence run $S89^{\circ}23'11''E$, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run $S01^{\circ}22'44''E$, parallel with South 13th Street, a distance of 1163.70 feet; thence run $S01^{\circ}14'30''E$, a distance of 115.33 feet, to the North line of an 80 foot right-of-way for Nebraska Avenue; thence run $N89^{\circ}28'48''W$, along said right-of-way, a distance of 398.78 feet, to the point of curvature of a curve concave to the north; thence run Northwesterly along said curve having a delta angle of $13^{\circ}31'44''$, a radius of 725.94 feet, and an arc length of 171.41 feet, to a point of compound curvature to the Northeast; thence run Northwesterly along said curve having a delta angle of $104^{\circ}37'47''$, a radius of 25.00 feet, and an arc length of 45.65 feet, to a point of compound curvature of a curve concave to the southeast; thence run Northeasterly along said curve having a delta angle of $5^{\circ}44'11''$, a radius of 2629.94 feet, and an arc length of 263.00 feet, to a point of reverse curvature of a curve concave to the Northwest; thence run Northeasterly along said curve having a delta angle of $35^{\circ}40'00''$, a radius of 440.00 feet, and an arc length of 273.90 feet, to the point of tangency; thence run $N01^{\circ}15'00''W$, a distance of 264.00 feet, to the point of curvature of a curve concave to the West; thence run Northwesterly along said curve having a delta angle of $85^{\circ}11'21''$, a radius of 330.00 feet, and an arc length of 490.65 feet, to a point on curvature; thence run $N00^{\circ}13'23''E$, a distance of 155.42 feet, to the POINT OF BEGINNING, all lying and being in Section 16, Township 35 South, Range 40 East, Saint Lucie County, Florida and containing 13.26 Acres, more or less.

Tract 2:

- a) A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$, along the South line of said alley a distance of 595.03 feet, to the West line of a 60 foot right-of-way for South 17th Street; thence run $S00^{\circ}35'53''W$, a distance of 10.00 feet, to the point of curvature of a curve concave to the West; thence run Southeasterly along said curve having a delta angle of $33^{\circ}08'06''$, a radius of 306.14 feet, and an arc length of 177.05 feet, to the point of tangency; thence run $S33^{\circ}13'59''W$, a distance of 86.09 feet to the point of curvature of a curve concave to the Northwest; thence run Southwesterly along said curve having a delta angle of $75^{\circ}31'16''$, a radius of 25.00 feet and an arc length of 32.95 feet, to the point of reverse curvature of a curve concave to the Southwest, said point on the North line of an 80 foot right-of-way for Nebraska Avenue; thence run Northwesterly along said curve having a delta angle of $22^{\circ}00'35''$, a radius of 1249.24 feet, and an arc length of 479.89 feet, to a point on curvature and a point; on the East line Of South 19th Street; thence run $N01^{\circ}25'E$, a distance of 196.40 feet, to the POINT OF BEGINNING, all lying and being in section 16, Township 35 South, Range 40 East, Saint Lucie County, Florida and containing 2.84 Acres, more or less
AND ALSO
- b) A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$, along the South line of said alley a distance of 655.03 feet to the East line of a 60 foot right-of-way for South 17th Street and the POINT OF BEGINNING; thence continue $S89^{\circ}24'07''E$, a distance of 595.03 feet, to the East line of Block 32; thence run $S00^{\circ}13'23''W$, a distance of 347.42 feet, to the North line of an 80 foot right-of-way for Nebraska Avenue and a point of curvature of a curve concave to the South; thence run Westerly along said curve having a radius of 330.00 feet, and an arc length of 27.71 feet, to the point of tangency; thence run $S88^{\circ}45'00''W$ a distance of 265.50 feet to the point of curvature of a curve concave to the North; thence run Northwesterly along said curve having a delta angle of $20^{\circ}38'24''$, a radius of 1082.50 feet, and an arc length of 389.96 feet, to the point of compound curvature of a curve concave to the Northeast; thence run Northwesterly along said curve having a delta angle of $104^{\circ}20'135''$, a radius of 25.00 feet, and an arc length of 45.53 feet to the point of tangency; thence run $N33^{\circ}13'59''E$, a distance of 60.67 feet, to the point of curvature of a curve concave to the Northwest; thence run Northeasterly along said curve having a delta angle of $33^{\circ}08'06''$, a radius of 366.14 feet, and an arc length of 211.74 feet to the point of tangency; thence run $N00^{\circ}35'53''E$, a distance of 10.00 feet, to the POINT OF BEGINNING, all lying and being in Section 16, Township 35 South, Range 40 East, Saint Lucie County, Florida and containing 5.05 Acres, more or less.

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run $S00^{\circ}13'23''W$, a distance of 192 feet, to the South line of Kentucky Avenue; thence run $S89^{\circ}23'11''E$, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run $S01^{\circ}22'44''E$, parallel with South 13th street, a distance of 275.05 feet, to the POINT OF BEGINNING; thence continue $S01^{\circ}22'44''E$, a distance 888.65 feet; thence run $S01^{\circ}14'30''E$, a distance of 115.33 feet; thence $N89^{\circ}28'42''W$, a distance of 398.78 feet to the point of curvature of a curve concave to the North; thence run Northwesterly along said curve having a delta angle of $13^{\circ}31'44''$, a radius of 725.94 feet and an arc length of 171.41 feet, to a point of compound curvature of a curve concave to the Northeast; thence run Northwesterly along said curve having a delta angle of $104^{\circ}37'47''$, a radius of 25.00 feet, and an arc length of 45.65 feet, to a point of compound curvature of a curve concave to the Southeast; thence run Northeasterly along said curve having a delta angle of $5^{\circ}44'11''$, a radius of 2629.94 feet, and an arc length of 263.30 feet, to a point of reverse curvature of a curve concave to the Northwest; thence run Northwesterly along said curve $35^{\circ}40'00''$, a radius of 440.00 feet, and an arc length of 273.90 feet, to the point of tangency; thence run $N01^{\circ}15'00''W$, a distance of 264.00 feet, to the point of curvature of a curve concave to the West; thence run Northwesterly along said curve having a delta angle of $2^{\circ}26'50''$, a radius of 330.00 feet, and an arc length of 34.09 feet, to a point on curvature; thence run $N88^{\circ}37'16''E$, a distance of 106.39; thence run $N01^{\circ}22'44''W$, a distance of 91 feet; thence run $S88^{\circ}37'16''W$, a distance of 11.00 feet; thence run $N01^{\circ}22'44''W$, a distance of 82.00 feet, thence run $N88^{\circ}37'16''E$, a distance of 251.00 feet to the POINT OF BEGINNING, all lying and being in Section 16, Township 35 South, Range 40 East, St. Lucie County, Florida, and containing 9.001 acres, more or less

CERTIFICATE OF AUTHENTICITY

The undersigned, as President and Secretary of The Pines Owners Association Inc., do hereby certify that to the best of their knowledge and belief, the attached documents are true and accurate copies of the Charter of The Pines Owners Association Inc. as originally adopted by the Board of Directors of The Pines Owners Association Inc., and filed with the Secretary of State of Florida on or about July 31, 1979 and in accordance with the Declaration of Protective Covenants For The Pines recorded in the public records of St. Lucie County, Florida at Official Records Book 313, pages 2446, et. seq.

IN WITNESS WHEREOF, the undersigned have caused these presents to be signed in its name by its President, Secretary and its corporate seal affixed this 27 day of May, 1997.

Witnesses:

Edward F. Cohorst
Witness signature

Edward F. Cohorst
Printed Name of Witness

Antoinette Passanante
Witness signature

Antoinette Passanante
Printed Name of Witness

Anna Leodica
Witness signature

Anna Leodica
Printed Name of Witness

Antoinette Passanante
Witness signature

Antoinette Passanante
Printed Name of Witness

The Pines Owners Association Inc.

By: J. J. Vata
Its President

By: Katherine B. Purcell
Its Secretary

CORPORATE
SEAL

State of Florida
County of St. Lucie

The foregoing instrument was acknowledged before me this 27th day of May, 1997, by L. Dale Metcalf and Katherine B. Purcell who are personally known to me X or () who have produced identification [Type of Identification: _____].

Record And Return To: JLR
GREEN, CORNETT & GOGGE, P.A.
P.O. Box 88
SEASIDE, FL 34956

Antoinette Passanante
Signature
Printed Name: Antoinette Passanante
Commission # _____

Joanne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1555951 OR BOOK 1079 PAGE 2861
Recorded: 06-02-97 11:11 A.M.

FILED
MAY 3 1969
CLERK OF DISTRICT COURT
TALLAHASSEE, FLORIDA

CHARTER
OF
THE PINES OWNERS ASSOCIATION, INC.

(a corporation not for profit under the laws of the State of Florida)

The undersigned by this Charter associate themselves for the purpose of forming a corporation not for profit under Chapter 617, Florida Statutes as amended, and certify as follows:

ARTICLE I

NAME

The name of the corporation shall be THE PINES OWNERS ASSOCIATION, INC. For convenience, the corporation shall be referred to in this instrument as the Association.

ARTICLE II

PURPOSE

A. The purpose for which the Association is organized is to provide an entity to own and operate certain lands located in St. Lucie County, Florida, which lands are to be used in common by all of the members of the Association, which membership shall consist of all of the townhouse owners at THE PINES. The Association shall be responsible for the management of THE PINES in keeping with the terms and conditions more fully set forth in the "Protective Covenants for THE PINES of Fort Pierce, Florida", and the enforcement of such covenants.

B. The Association shall make no distributions of income to its members, directors or officers.

ARTICLE III

POWERS

The powers of the Association shall include and be governed by the following provisions:

A. The Association shall have all of the common law and statutory powers of a corporation not for profit which are not in conflict with the terms of this Charter.

B. The Association shall have all of the powers and duties set forth in the Protective Covenants for THE PINES of Fort Pierce, except as limited by this Charter, and all of the powers and duties reasonably necessary to operate THE PINES property pursuant to the Protective Covenants as they may be amended from time to time, including but not limited to the following:

1. To make and collect monthly charges to unit owners to pay the costs and expenses of THE PINES property, and to provide reserves for such payment.

2. To use the proceeds of monthly charges in the exercise of its powers and duties.
3. To maintain, repair, replace and operate the property of the Association.
4. To maintain and repair building exteriors of THE PINES.
5. To make and collect monthly charges to unit owners to purchase insurance upon the property of the Association and insurance for the protection of the Association and its members, as well as to purchase casualty insurance covering each of the townhouse units at THE PINES in an amount equal to the maximum insurance replacement value, excluding foundation and excavation costs.
6. To collect with interest, costs and attorney's fees, all overdue monthly charges to unit owners, asserting liens against units when necessary.
7. To reconstruct the improvements after casualty and to further improve the property.
8. To make and amend reasonable regulations regarding the use of the property of the Association, provided, however, that all such regulations and their amendments shall be approved by not less than seventy-five per cent (75%) of the votes of the entire membership of the Association before such shall become effective.
9. To contract for maintenance, repair and replacement of Association property and for the maintenance and repair of building exteriors of THE PINES.
10. To employ personnel to perform the services required for proper operation and management of the Association property, including the keeping of proper business and financial records.
- C. The Association shall not have the power to purchase townhouse units at THE PINES except at sales in foreclosure of liens for monthly charges for common expenses, at which sales the Association shall bid not more than the amount secured by its lien.
- D. All funds and properties acquired by the Association and the proceeds thereof shall be held in undivided equal shares of unit owner members in accordance with the provisions of the Protective Covenants of THE PINES; this Charter and the By-Laws promulgated pursuant to this Charter.
- E. The powers of the Association shall be exercised in accordance with the provisions of the Protective Covenants of THE PINES.

ARTICLE IV

MEMBERS

- A. The members of the Association shall consist of all of the record owners of townhouse units at THE PINES.
- B. Change of membership of the Association shall be evidenced by recording in the Public Records of St. Lucie County, Florida, a deed or other instrument establishing a record title to a townhouse

-2-

-3-

unit in THE PINES and delivery to the Association of a copy of such instrument. The owner designated by such instrument thus becomes a member of the Association and the membership of the prior owner is terminated.

C. The share of a member in the funds and properties of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his unit.

D. The owner of each unit shall be entitled to at least one vote as a member of the Association. The exact number of votes to be cast by owners of a unit and the manner of exercising voting rights shall be determined by the By-Laws of the Association.

ARTICLE V

DIRECTORS

A. The affairs of the Association will be managed by a board consisting of the number of directors as determined by the By-Laws, but not less than three (3) directors, and in the absence of such determination shall consist of five (5) directors. Directors need not be members of the Association.

B. Directors of the Association shall be elected at the annual meeting of the members in the manner determined by the By-Laws. Directors may be removed and vacancies on the Board of Directors shall be filled in the manner provided by the By-Laws.

C. The first election of directors shall not be held until after The Pines of Ft. Pierce Development Corporation has closed the sale of all the townhouse units at THE PINES, until said corporation elects to terminate its control of the Association, or until the expiration of five (5) years from the filing of this Charter, whichever shall first occur. The directors named in this Charter shall serve until the first election of directors, and any vacancies in their number occurring before the first election shall be filled by the remaining directors.

(1431) D. The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Tony Sotolongo	309 Country Club Drive Tequesta, Florida 33456
Faith R. Sotolongo	301 Country Club Drive Tequesta, Florida 33456
Lorraine E. Woodward	10102 South A-1-A Jensen Beach, Florida 33457

ARTICLE VIOFFICERS

The affairs of the Association shall be administered by the officers designated in the By-Laws. The officers shall be elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

<u>NAME</u>	<u>OFFICE</u>	<u>ADDRESS</u>
Tony Sotolongo	President	309 Country Club Drive Tequesta, Florida 33458
Faith R. Sotolongo	Vice-President	309 Country Club Drive Tequesta, Florida 33458
Lorraine E. Woodward	Secretary- Treasurer	18102 South A-1-A Jensen Beach, Florida 33457

ARTICLE VIIINDEMNIFICATION

Every director and every officer of the Association shall be indemnified by the Association against all expenses and liabilities, including counsel fees, reasonably incurred by or imposed upon him in connection with any proceeding or any settlement of any proceeding to which he may be a party or in which he may become involved by reason of his being or having been a director or officer of the Association, whether or not he is a director or officer at the time such expenses are incurred, except when the director or officer is adjudged guilty of willful misfeasance or malfeasance in the performance of his duties; provided that in the event of a settlement the indemnification shall apply only when the Board of Directors approved such settlement and reimbursement as being for the best interest of the Association. The foregoing right of indemnification shall be in addition to and not exclusive of all other rights to which such director or officer may be entitled.

ARTICLE VIIIBY-LAWS

The first By-Laws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided by the By-Laws.

ARTICLE IXAMENDMENTS

Amendments to the Charter shall be proposed and adopted in the following manner:

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided,

1. Such approvals must be by not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the entire membership of the Association; or

2. By not less than 80% of the votes of the entire membership of the Association.

C. Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting right of members.

ARTICLE XTERM

The term of the Association shall be perpetual.

- 6 -
- 3 -

ARTICLE XI
DISSOLUTION

This Association may be dissolved pursuant to the provisions of Florida Statutes §617.03 (1975), provided such dissolution be proposed and adopted in the same manner for the adoption of amendment to this Charter as set forth in Article IX hereof.

ARTICLE XII
SUBSCRIBERS

The names and addresses of the subscribers of this Charter are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Tony Sotolongo	309 Country Club Drive Tequesta, Florida 33458
Faith R. Sotolongo	309 Country Club Drive Tequesta, Florida 33458
Lorraine E. Woodward	10102 South A-1-A Jensen Beach, Florida 33457

ARTICLE XIII
REGISTERED AGENT AND OFFICE

The initial registered office of the corporation shall be located at 309 Country Club Dr., Tequesta, FL 33458. The initial Registered Agent at said address shall be Tony Sotolongo.

IN WITNESS WHEREOF, the subscribing incorporators have affixed their signatures this 31st day of July, 1979.

Witnesses:

<u>John A. Tol</u>	<u>Tony Sotolongo</u> (Seal)
<u>Pauline E. Bruce</u>	<u>Faith R. Sotolongo</u> (Seal)
	<u>Lorraine E. Woodward</u> (Seal)

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1558049 OR BOOK 1081 PAGE 1633
Recorded: 06-09-97 02:30 P.M.

CERTIFICATE OF AMENDMENT
TO THE
CHARTER
OF
THE PINES OWNERS ASSOCIATION, INC.

The Charter of The Pines Owners Association, Inc., has been recorded with the Secretary of State, Tallahassee, Florida, on August 17, 1979 and recorded in the St. Lucie Public Records at Official Records Book 1079, Pages 2861 et. seq. The same Charter of The Pines Owners Association, Inc., is hereby amended as approved by a vote sufficient for approval by the members at a duly called meeting held on January 7, 1997.

1. Article X, Paragraph B, of Charter of The Pines Owners Association, Inc., is amended as follows:

ARTICLE IX
AMENDMENTS

B. A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. The proposed amendment may be voted on at a duly called regular or special meeting. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

Such approvals must be by not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the members voting in person, by proxy, or by written approval.

2. The foregoing Amendment to the Charter of The Pines Owners Association, Inc., was adopted by a vote of the owners of The Pines Owners Association, Inc.

3. All provisions of the Charter of The Pines Owners Association, Inc., are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

Record And Return To: 151
WACKEN, CORNETT & GOGGE, P.A.
P.O. Box 66
STUART, FL 34995

OR BOOK 1081 PAGE 1634

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 22nd day of MAY, 1997.

WITNESSES: The Pines Owners Association, Inc.

Edward F. Cohorst
Witness signature

By: J. D. Harts
President

Edward F. Cohorst
Printed Name of Witness

Antoinette Passanante
Witness signature

Antoinette Passanante
Printed Name of Witness

Andre Reading
Witness signature

By: Katherine B. Purcell
Secretary

Andre Reading
Printed Name of Witness

Antoinette Passanante
Witness signature

Antoinette Passanante
Printed Name of Witness



SEAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE

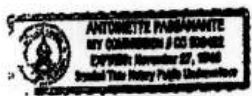
The foregoing instrument was acknowledged before me this 22nd day of MAY, 1997, by J. Dale Harts and Katherine B. Purcell who are personally known to me ☒ or ☐ who have produced identification [Type of Identification id].

SEAL



Antoinette Passanante
Signature
Antoinette Passanante
Printed Name

2



OR BOOK 1081 PAGE 1635

CERTIFICATE

The Pines Owners Association, Inc., by its duly authorized officers, hereby certifies that the amendment to the Charter of The Pines Owners Association, Inc., a copy to which this is attached, was duly adopted by the membership of The Pines Owners Association, Inc., at a meeting held on January 7, 1997.

EXECUTED this 27th day of May, 1997.

WITNESSES:

The Pines Owners Association, Inc.

Edward F. Cohen
Witness signature

By: J. V. [Signature]
President

Edward F. Cohen
Printed Name of Witness

[Signature]
Witness signature
Antoinette Passanante
Printed Name of Witness

[Signature]
Witness signature
Andrii [Signature]
Printed Name of Witness

By: Katherine B. Purcell
Secretary

[Signature]
Witness signature
Antoinette Passanante
Printed Name of Witness

SEAL



STATE OF FLORIDA
COUNTY OF ST. LUCIE

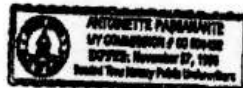
The foregoing instrument was acknowledged before me this 27th day of May, 1997 by Edith [Signature] and Katherine [Signature] who are personally known to me or [] who have produced identification [Type of Identification]

[Signature]
Signature
Antoinette Passanante
Printed Name

SFAL



Wickson, Cornett & Gogge, P.A.
Post Office Box 66, Stuart, FL 34995



JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1724033 OR BOOK 1226 PAGE 1079
Recorded: 06-01-99 12:43 P.M.

RECORD & RETURN TO:
Carnett, Gooch, Ross & Earle, P.A.
P.O. Box 66
Stuart, FL 34995

**CORRECTIVE CERTIFICATE OF AMENDMENT
TO THE ARTICLES OF INCORPORATION
OF THE PINES OWNERS ASSOCIATION, INC.
f/k/a THE CHARTER OF
THE PINES OWNERS ASSOCIATION, INC.**

WHEREAS, The Charter of The Pines Owners Association, Inc. has been recorded with the Secretary of State, Tallahassee, Florida, on August 17, 1979 and recorded in the St. Lucie Public Records at Official Records Book 1079, Pages 2861 et. seq.; and,

WHEREAS, it has come to the attention of the Board of Directors that item 1 contains errors, and,

WHEREAS, the Board of Directors desires to rectify this inadvertent error by the recording of this corrective instrument,

NOW, THEREFORE, the Charter of The Pines Owners Association, Inc. is hereby amended to correct scrivener's error found in item 1 as originally recorded. All of the terms and conditions of this Certificate of Amendment shall remain in full force and effect as stated therein.

1 Article IX, Paragraph B, of Charter of The Pines Owners Association, Inc. is amended as follows:

ARTICLE IX
AMENDMENTS

B A resolution for the adoption of a proposed amendment may be proposed either by the Board of Directors or by the members of the Association. The proposed amendment may be voted on at a duly called regular or special meeting. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the secretary at or prior to the meeting.

Such approvals must be by not less than 75% of the entire membership of the Board of Directors and by not less than 75% of the votes of the members voting in person, by proxy or by written approval.

OR BOOK 1226 PAGE 1080

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 5/18/99 day of May, 1999.

WITNESSES:

The Pines Owners Association, Inc.

Loretta Wierking
Witness signature

By: Reggie Hartnett
President

Loretta Wierking
Printed Name of Witness

Grace M. Deel
Witness signature

Grace M. Deel
Printed Name of Witness

Sheldon H. Rifkin
Witness signature

By: Katy Purcell
Secretary

Sheldon H. Rifkin
Printed Name of Witness

Loretta Wierking
Witness signature

Loretta Wierking
Printed Name of Witness



STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 18th day of MAY, 1999, by Reggie Hartnett and Katy Purcell who are personally known to me ☒ or ☐ who have produced identification [Type of Identification _____].

Car. Chavira Pizarro
Signature
Car. Chavira Pizarro
Printed Name

(NOTARY STAMP)

2



RECORD & RETURN TO:
Connett, George, Ross & Earle, P.A.
P.O. Box 66
Stuart, FL 34995

JoAnne Holmen, Clerk of the Circuit Court - St. Lucie County
File Number: 1600223 OR BOOK 1116 PAGE 2117
Recorded: 12-22-97 11:58 A.M.

**AMENDMENTS
TO THE CHARTER OF
THE PINES OWNERS ASSOCIATION, INC.**

The Charter of The Pines Owners Association, Inc., was filed with the Secretary of State, Tallahassee, Florida, on August 17, 1979 and recorded in the St. Lucie Public Records at Official Records Book 1079, Pages 2861 et. seq., and amended at Official Records Book 1081, Page 1633 et. seq., and filed with the Secretary of State on May 15, 1997. The same Charter of The Pines Owners Association, Inc., is hereby amended as approved by vote sufficient for approval by the members at a duly called meeting held on November 15, 1997.

1. Articles III and V are amended as follows:

**ARTICLE III
POWERS**

The powers of the Association shall include and be governed by the following provisions:

B. The Association shall have all of the powers and duties set forth in the Protective Covenants for THE PINES of Fort Pierce, except as limited by this Charter, and all of the powers and duties reasonably necessary to operate THE PINES property pursuant to the Protective Covenants as they may be amended from time to time, including but not limited to the following:

Record & Return to:
Wackeen, Cornett, Gooze & Ross, P.A.
Post Office Box 66
Stuart, FL 34995 *mail*

OR BOOK 1116, PAGE 2118

8. To make and amend reasonable regulations regarding the use of the townhouse units and the property of the Association, provided, however, that such regulations shall not take away any rights from any member, and, that all such regulations and their amendments shall be approved by not less than seventy five percent (75%) of the votes of the entire membership of the Board of Directors before such shall become effective.

ARTICLE V
DIRECTORS

A. The affairs of the Association will be managed by a board consisting of the number of directors as determined by the By-Laws, but not less than three (3) directors, and in the absence of such determination shall consist of five (5) directors. Directors shall be members of the Association.

2. The foregoing Amendments to the Charter of The Pines Owners Association, Inc., were amended by vote sufficient for approval by the members of The Pines Owners Association, Inc.

3. All provisions of the Charter of The Pines Owners Association, Inc., are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 15th day of December, 1997.

WITNESSES:

The Pines Owners Association, Inc.

Witness signature

By: [Signature]
President

Printed Name of Witness

Witness signature

Printed Name of Witness

OR BOOK 1116 PAGE 2119

[Signature]
Witness signature

By: Katherine B. Purcell
Secretary

Andee Leedua
Printed Name of Witness

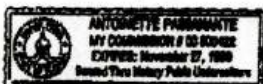
[Signature]
Witness signature

Emboss Corporate
Seal here:

Antoinette Passaniti
Printed Name of Witness

State of FLA
County of St. Lucie

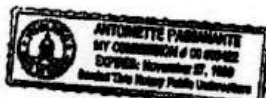
The foregoing instrument was acknowledged before me this 15th day of December, 1997,
by T. Dale Hartsfield as president of The Pines Owners Association, Inc., who is personally
known to me ☒ or ☐ who produced _____ as identification.



[Signature]
Notary Signature & Seal:

State of FLA
County of St. Lucie

The foregoing instrument was acknowledged before me this 15th day of December, 1997,
by Katherine B. Purcell as secretary of The Pines Owners Association, Inc., who is personally
known to me ☒ or ☐ who produced _____ as identification.



[Signature]
Notary Signature & Seal:

CERTIFICATE

The Pines Owners Association, Inc., by its duly authorized officers, hereby certifies that
the Amendments to the Charter of The Pines Owners Association, Inc., a copy to which
this is attached, were duly adopted by the members of The Pines Owners Association, Inc.,
at a meeting held on November 15, 1997.

OR BOOK 1116, PAGE 2120

EXECUTED this 15th day of November 1997.

WITNESSES:

The Pines Owners Association, Inc.

[Signature]
Witness signature

By: [Signature]
President

Francis Lehtinen
Printed Name of Witness

[Signature]
Witness signature

Antoinette Passanante
Printed Name of Witness

[Signature]
Witness signature

By: Katherine B. Purcell
Secretary

Andee Reedica
Printed Name of Witness

[Signature]
Witness signature

Emboss Corporate
Seal here:

Antoinette Passanante
Printed Name of Witness

State of FL
County of St. Lucie

The foregoing instrument was acknowledged before me this 15th day of November, 1997, by Katherine B. Purcell as secretary of The Pines Owners Association, Inc., who is personally known to me [] as identification.

State of FL
County of St. Lucie

[Signature]
Notary Signature & Seal:

The foregoing instrument was acknowledged before me this 15th day of November, 1997, by Katherine B. Purcell as secretary of The Pines Owners Association, Inc., who is personally known to me [X] or [] who produced [] as identification.

State of FL
County of St. Lucie

[Signature]
Notary Signature & Seal:

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
 File Number: 1787154 OR BOOK 1282 PAGE 59
 Recorded: 02/25/00 14:03

THE CERTIFICATE OF AMENDMENT
 TO THE
 CHARTER
 OF
 THE PINES OWNERS ASSOCIATION, INC
 (Correcting Scrivener's Error)

WHEREAS, The Charter of The Pines Owners Association, Inc. has been recorded with the Secretary of State, Tallahassee, Florida, on August 17, 1979 and recorded in the St. Lucie Public Records at Official Records Book 1079, Pages 2861 et. Seq.; and,

WHEREAS, it has come to the attention of the Board of Directors that Sec. 16,(p) contains errors;

WHEREAS, The underlined material indicates NEW LANGUAGE, and striking through indicates DELETION OF EXISTING LANGUAGE.

WHEREAS, THE Board of Directors desires to rectify this inadvertent error by the recording of this corrective instrument.

NOW, THEREFORE, the Charter of The Pines Owners Association, Inc. is hereby amended to correct scrivener's error found in Sec. 16,(p) as originally recorded. All of the terms and conditions of this Certificate of Amendment shall remain in full force and effect as stated therein.

SUBJECT: Amendment to the Protective Covenants.

Whereas the Association is deemed to be a party to all leases to townhouse units within The Pines property, we suggest that the Board of Directors should be part of the official signing of all said leases. Additionally, the Association should maintain a copy of all leases.

We offer the following RESOLUTION; That Section 16,(p), be amended to read;

(*) (1) A reasonable time but not less than At least fifteen (15) days prior to the commencement of any lease, the owner shall cause his lessee to submit an application form and a fully executed copy of a leasing agreement to the Association for review. The leasing agreement and application will be recommended with a letter introducing the applicant(s).

(*) (2) Every prospective lessee shall be interviewed by a Director and the Association's Board of Directors manager prior to taking possession of the townhouse unit. The purpose of this interview is to determine the applicant's eligibility, and if approved, to ensure that the applicant is fully aware of the Association's Protective Covenants and the Association's rules and regulations.

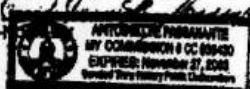
DATE: 2/23/00

DATE: 2/23/2000

Katy Purcell
 Katy Purcell, Pres.

pg1 of 2

1440 Lantana Circle
 Ft. Pierce, FL 34950
 H. H. H.



OR BOOK 1282 PAGE 60

and pool boys, and to ensure that the lessee is made aware of the provisions of and provided with a copy of the governing documents of the Association. The President at his or her discretion, may appoint a rental committee from the membership to assist The Board of Directors by conducting an informal interview and ensuring that all administrative requirements are met prior to the formal interview by the Board of Directors.

(c)(3) The Association shall be deemed to be a party _____

(d)(4) To cover the processing costs of the above referenced paperwork a non-refundable fee of ~~forty dollars (\$40.00)~~ will be required to be paid in advance. The amount of this fee will be determined from time to time by the Board of Directors. The Association may also require background investigations and credit checks of all applicants at their expense.

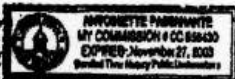
(5) Upon approval by the Board of Directors, the President of the Board of Directors will also sign and enter the effective date of the leasing agreement. A copy of the leasing agreement will be filed at the Association's office.

DATE: 7.23.00

[Signature]
Notary

DATE: 2/23/2000

Katy Purcell
Katy Purcell, Pres.



Anne Holman, Clerk of the Circuit Court - St. Lucie County
File Number: 1614566 OR BOOK 1129 PAGE 0018
Recorded: 02-27-98 12:27 P.M.

NOTICE OF ADMINISTRATIVE CORPORATE DOCUMENT NAME CHANGE

WHEREAS the Charter of the Pines Owners Association, Inc., was filed with the Secretary of State, Tallahassee, Florida, on August 17, 1979 and recorded in the Public Records of St. Lucie County, Florida at Official Records Book 1079, Page 2861, and amended at Official Records Book 1081, Page 1633 and Official Records Book 1116, Page 2117; and

WHEREAS at a duly called meeting of the members held on November 15, 1997, such Charter was amended by a vote sufficient for approval by the members; and

WHEREAS such amendments were recorded in the Public Records of St. Lucie County, Florida, on or about December 22, 1997, at Official Records Book 1116, Page 2117; and

WHEREAS such amendments were also filed with the Secretary of State on or about December 22, 1997; and

WHEREAS the Secretary of State administratively changed the name of the document from the "Charter" to the "Articles of Incorporation" of the corporation; and

WHEREAS the corporation desires to have the records on file with the County and those on file with the Secretary of State to be consistent;

NOW THEREFORE, the Articles of Amendment to the Articles of Incorporation of The Pines Owners Association, Inc., f/k/a the Charter of the Pines Owners Association, Inc., which has been recorded with the Secretary of State on December 22, 1997, is hereby being re-recorded for the purpose of changing the name of the document only.

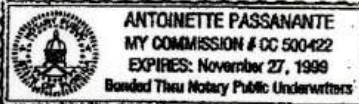
(a) Record & Return to:
Wackeen, Cornett, Gooze & Ross, P.A.
Post Office Box 66
Stuart, FL 34995

R BOOK 1129 PAGE 0019

EXECUTED this 12 day of Feb., 1998.

WITNESSES:

The Pines Owners Association, Inc.

Theresa Downs
Witness signatureBy: Loretta Werking
PresidentTheresa Downs
Printed Name of WitnessAntoinette Passanante
Witness signatureAntoinette Passanante
Printed Name of WitnessTheresa Downs
Witness signatureBy: Katherine Purcell
SecretaryTheresa Downs
Printed Name of WitnessAntoinette Passanante
Witness signatureEmboss Corporate
Seal here:Antoinette Passanante
Printed Name of WitnessState of Fla
County of St. LucieThe foregoing instrument was acknowledged before me this 12 day of Feb., 1998,
by Loretta Werking as president of The Pines Owners Association Inc., who is personally
known to me [X] or [] who produced _____ as identification.Antoinette Passanante
Notary Signature & Seal:
State of Fla
County of St. LucieThe foregoing instrument was acknowledged before me this 12 day of Feb., 1998,
by Katherine Purcell as secretary of The Pines Owners Association, Inc., who is personally
known to me [X] or [] who produced _____ as identification.Antoinette Passanante
Notary Signature & Seal:

OR BOOK 1129 PAGE 0020

FILED
97 DEC 22 PM 1:39
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
THE PINES OWNERS ASSOCIATION, INC.

The Charter of The Pines Owners Association, Inc., was filed with the Secretary of State, Tallahassee, Florida, on August 17, 1979 and recorded in the St. Lucie Public Records at Official Records Book 1079, Pages 2861 et. seq., and amended at Official Records Book 1081, Page 1633 et. seq., and filed with the Secretary of State on May 15, 1997. The same Charter of The Pines Owners Association, Inc., is hereby amended as approved by vote sufficient for approval by the members at a duly called meeting held on November 15, 1997.

1. Articles III and V are amended as follows:

ARTICLE III
POWERS

The powers of the Association shall include and be governed by the following provisions:

B. The Association shall have all of the powers and duties set forth in the Protective Covenants for THE PINES of Fort Pierce, except as limited by this Charter, and all of the powers and duties reasonably necessary to operate THE PINES property pursuant to the Protective Covenants as they may be amended from time to time, including but not limited to the following:

Record & Return to:
Wackeen, Cornett, Gooze & Ross, P.A.
Post Office Box 66
Stuart, FL 34995

8. To make and amend reasonable regulations regarding the use of the townhouse units and the property of the Association, provided, however, that such regulations shall not take away any rights from any member, and, that all such regulations and their amendments shall be approved by not less than seventy five percent (75%) of the votes of the entire membership of the Board of Directors before such shall become effective.

ARTICLE V DIRECTORS

A. The affairs of the Association will be managed by a board consisting of the number of directors as determined by the By-Laws, but not less than three (3) directors, and in the absence of such determination shall consist of five (5) directors. Directors shall be members of the Association.

2. The foregoing Amendments to the Charter of The Pines Owners Association, Inc., were amended by vote sufficient for approval by the members of The Pines Owners Association, Inc.

3. All provisions of the Charter of The Pines Owners Association, Inc., are herein confirmed and shall remain in full force and effect, except as specifically amended herein.

IN WITNESS WHEREOF, the undersigned has caused these presents to be signed in its name by its President, its Secretary and its corporate seal affixed this 15th day of

October, 1997.

WITNESSES:

The Pines Owners Association, Inc.

Witness signature

By: [Signature]
President

Printed Name of Witness

Witness signature

Printed Name of Witness

[Signature]
Witness signature

By: Katherine Blurcell
Secretary

Andee Leach
Printed Name of Witness

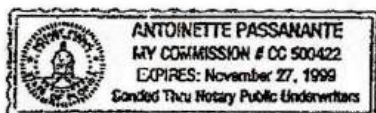
[Signature]
Witness signature

Emboss Corporate
Seal here: _____

Antoinette Passanante
Printed Name of Witness

State of FL
County of St. Lucie

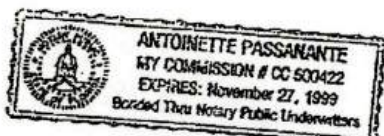
The foregoing instrument was acknowledged before me this 15th day of December, 1997,
by J. Dale Harte as president of The Pines Owners Association, Inc., who is personally
known to me ☒ or ☐ who produced _____ as identification.



[Signature]
Notary Signature & Seal:

State of FL
County of St. Lucie

The foregoing instrument was acknowledged before me this 15th day of December, 1997,
by Katherine Blurcell as secretary of The Pines Owners Association, Inc., who is personally
known to me ☒ or ☐ who produced _____ as identification.



[Signature]
Notary Signature & Seal:

CERTIFICATE

The Pines Owners Association, Inc., by its duly authorized officers, hereby certifies that
the Amendments to the Charter of The Pines Owners Association, Inc., a copy to which
this is attached, were duly adopted by the members of The Pines Owners Association, Inc.,
at a meeting held on November 15, 1997.

R BOOK 1129 PAGE 002

EXECUTED this 15th day of December 1997.

WITNESSES:

The Pines Owners Association, Inc.

Witness signature

By: J. J. Maff

President

Printed Name of Witness

Witness signature

Printed Name of Witness

Witness signature

By: Katherine B. Purcell

Secretary

Printed Name of Witness

Witness signature

Emboss Corporate
Seal here:

Printed Name of Witness

State of FLACounty of St. Louis

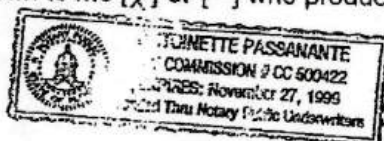
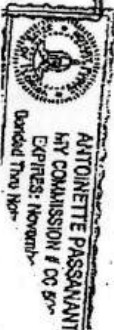
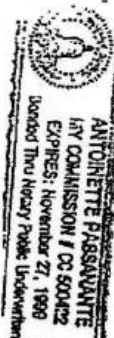
The foregoing instrument was acknowledged before me this 15th day of December, 1997, by Katherine B. Purcell as secretary of The Pines Owners Association, Inc., who is personally known to me [X] or [] who produced _____ as identification.

Notary Signature & Seal:

State of FLACounty of St. Louis

The foregoing instrument was acknowledged before me this 15th day of December, 1997, by Katherine B. Purcell as secretary of The Pines Owners Association, Inc., who is personally known to me [X] or [] who produced _____ as identification.

Notary Signature & Seal:



BY-LAWS
OF
THE PINES OWNERS ASSOCIATION, INC.

(a corporation not for profit under the Laws of the State of Florida)

ARTICLE I

IDENTITY

These are the By-Laws of THE PINES OWNERS ASSOCIATION, INC., hereinafter called Association in these By-Laws, a corporation not for profit under the laws of the State of Florida, the Charter for which was duly filed in the office of the Secretary of State of the State of Florida on the 17th day of August, 1979. This Association has been organized for the purpose of owning and operating certain lands located in St. Lucie County, Florida, which lands are to be used in common by all of the members of THE PINES OWNERS ASSOCIATION, INC., which members shall all be unit owners of THE PINES. Such operation by the Association shall include the management of THE PINES in keeping with the terms and conditions as set forth in the "Protective Covenants for THE PINES of Fort Pierce, Florida", and the enforcement of such covenants.

A. The office of the Association shall be at 1400 Nebraska Ave., Fort Pierce, Florida 34950.

B. The fiscal year of the Association shall be the calendar year.

C. The seal of the corporation shall bear the name of the corporation, the word "Florida", the words "Corporation Not For Profit" and the year of the incorporation, an impression of which is as follows:

ARTICLE II

MEMBERS' MEETING

A. The annual members' meeting shall be held at such location as shall be designated in the Notice of Meeting at 1:30PM, Eastern Standard Time, on the fourth Saturday in September of each year, for the purpose of electing directors and transacting any other business authorized to be transacted by the members; provided, however, that if that day is a legal holiday, the meeting shall be held at the same hour on the next day that is not a legal holiday.

B. Special members' meetings shall be held whenever called by the President or Vice President or by a majority of the Board of Directors, and must be called by such

officers upon receipt of a written request from members entitled to cast twenty percent (20%) of the votes of the entire membership.

C. Notice of all members' meetings, stating the time and place and the objects for which the meeting is called, shall be given by the President, Vice President or Secretary. Such notice shall be in writing to each member at his address as it appears on the books of the Association and shall be mailed not less than fourteen (14) days nor more than sixty (60) days prior to the date of the meeting. Proof of such mailing shall be given by the affidavit of the person giving the notice.

D. Quorum at members' meetings shall consist of persons entitled to cast thirty percent (30%) of the votes of the entire membership. The acts approved by a majority of the votes present at a meeting at which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Charter or these By-Laws.

E. Voting.

1. In any meeting of members the owners of each unit shall be entitled to cast one vote as the owner of a unit unless the decision to be made is elsewhere required to be determined in another manner.

2. If a unit is owned by one person, his right to vote shall be established by the record title to his unit. If a unit is owned by more than one person, or is under lease, the person entitled to cast the vote for the unit shall be designated by a certificate signed by all of the record owners of the unit and filed with the Secretary of the Association. If a unit is owned by a corporation, the person entitled to cast the vote for the unit shall be designated by a certificate signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the corporation and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the unit concerned. A certificate designating the person entitled to cast the vote of a unit may be revoked by any owner of a unit. If such a certificate is not on file, the vote of such owner shall neither be considered in determining the requirement for a quorum nor for any other purpose.

F. Proxies. Votes may be cast in person or by proxy. A proxy may be made by any person entitled to vote and shall be valid only for the particular meeting designated in the proxy and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting.

G. Adjourned meetings. If any meeting of members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

H. The order of business at annual members' meetings and, as far as practical at other members' meetings, shall be:

1. Election of chairman of the meeting.
2. Calling of the roll and certifying of proxies.
3. Proof of notice of meeting or waiver of notice.
4. Reading and disposal of any unapproved minutes.
5. Reports of officers.
6. Reports of committees.
7. Election of inspectors or elections.
8. Election of directors.
9. Unfinished business.
10. New business.
11. Adjournment.

ARTICLE III

DIRECTORS

A. Membership. The affairs of the Association shall be managed by a board of not less than three (3) nor more than seven (7) directors, the exact number to be determined at the time of election.

B. Election of directors shall be conducted in the following manner:

1. Election of directors shall be held at the annual member's' meeting.
2. A nominating committee of five (5) members shall be appointed by the Board of Directors not less than thirty (30) days prior to the annual members' meeting. The committee shall nominate one person for each director then serving. Nominations for additional directorships created at the meeting shall be made from the floor, and other nominations may be made from the floor.
3. The election shall be by ballot (unless dispensed with by unanimous consent) and by a plurality of the votes cast, each person voting being entitled to cast his votes for each of as many nominees as there are vacancies to be filled. There shall be no cumulative voting.
4. Except as to vacancies provided by removal of directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.
5. Any director may be removed by concurrence of two-thirds of the votes of the entire membership at a special meeting of the members called for

that purpose. The vacancy in the Board of Directors so created shall be filled by the members of the Association at the same meeting.

C. The term of each director's service shall be the calendar year following his election and subsequently until his successor is duly elected and qualified or until he is removed in the manner elsewhere provided.

D. The organization meeting of a newly elected Board of Directors shall be held within ten (10) days of their election at such place and at such time as shall be fixed by the directors at the meeting at which they were elected, and no further notice of the organization meeting shall be necessary.

E. Regular Meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given to each director personally or by mail, telephone or telegraph, at least three (3) days prior to the day named for such meeting.

F. Special meetings of the Board of Directors may be called by the President, and must be called by the Secretary at the written request of one-third of the directors. Not less than three (3) days notice of the meeting shall be given personally or by mail, telephone, or telegraph, which notice shall state the time, place and purpose of the meeting.

G. Waiver of Notice. Any director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

H. A quorum at directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of directors is required by the Charter or these By-Laws.

I. Adjourned meetings. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. At any adjourned any business that might have been transacted at the meeting as originally called may be transacted without further notice.

J. Joinder in meeting by approval of minutes. The joinder of a director in the action in the action of a meeting by signing and occurring in the minutes of that meeting shall constitute the presence of such director for the purpose of determining a quorum.

K. The presiding officer at directors' meetings shall be the Chairman of the Board if such an officer has been elected, and if none, the President shall preside. In the absence of the presiding officers, the directors present shall designate one of their number to preside.

L. The order of business at directors' meetings shall be as follows:

1. Calling of the roll.
2. Proof of due notice of meeting.
3. Reading and disposal of any unapproved minutes.
4. Reports of officers and committees.
5. Election of officers.
6. Unfinished business.
7. New business.
8. Adjournment.

M. Directors' fees: A director, officer, or committee member of the association may not directly receive any salary or compensation from the association for the performance of duties as a director, officer, or committee member and may not in any other way benefit financially from service to the association.

N. Notice of Board Meetings: Notices of all board meetings must be posted in a conspicuous place in the community at least 48 hours in advance of a meeting, except in an emergency. In the alternative, if notice is not posted in a conspicuous place in the community, notice of each board meeting must be mailed or delivered to each member at least 7 days before the meeting, except in an emergency.

ARTICLE IV

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

All of the powers and duties of the Association existing under the Charter and these By-Laws shall be exercised exclusively by the Board of Directors, its agents, contractors or employees, subject only to approval by unit owners when such is specifically required.

ARTICLE V

OFFICERS

A. The executive officers of the Association shall be a President, a Vice President, a Treasurer, a Secretary, all of whom shall be directors, and all of whom shall be elected annually by the Board of Directors and who may be peremptorily removed by vote of the Directors at any meeting. Any person may hold two or more offices except that the President shall not also be the Secretary. The Board of Directors, from time to time, shall elect such other officers and designate their powers and duties as the Board shall find to be required to manage the affairs of the Association.

B. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties usually vested in the office of the president of an association, including but not limited to the power to appoint committees from among the

members from time to time, as he in his discretion may determine appropriate to assist in the conduct of the affairs of the Association.

C. The Vice President, in the absence or disability of the President, shall exercise the power and perform such other duties as shall be prescribed by the directors.

D. The Secretary shall keep the minutes of all proceedings of the directors and members. He shall attend to the giving and serving of all notices to the members and directors and other notices required by law. He shall have custody of the seal of the Association and affix it to instruments requiring a seal when duly signed. He shall keep the records of the Association, except those of the Treasurer, and shall perform all other duties incident to the office of Secretary of an association and as may be required by the directors or the President. The Assistant Secretary shall perform the duties of the Secretary when the Secretary is absent.

E. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness. The Treasurer shall keep the books of the Association in accordance with good accounting practices; and shall perform all other duties incident to the office of Treasurer.

F. The compensation of all employees of the Association shall be fixed by the directors. The provision that directors' shall not receive compensation for service as directors shall not preclude the Board of Directors from employing a director as an employee of the Association.

ARTICLE VI

FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Charter shall be supplemented by the following provisions:

A. Accounts. The receipts and expenditures of the Association shall be created and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

1. Current income, which shall include receipts from unit owners of monthly charges and receipts derived from any other sources.

2. Current expense, which shall include all expenditures within the year for which the budget is made including a reasonable allotment for contingencies and working funds, except expenditures charged to reserves for operations. The balance of this fund at the end of each year shall be applied to reduce the monthly charges for current expense for the succeeding year.

3. Reserve for deferred maintenance, which shall include funds for maintenance items that occur less frequently than annually.

4. Reserve for replacement, which shall include funds for repair or replacement required because of damage, depreciation or obsolescence.

B. Budget. The Board of Directors shall adopt a budget for each calendar year that shall include the estimated funds required to defray the monthly charges and to provide and maintain funds for the foregoing accounts and reserves according to good accounting procedures as follows:

1. Current expense.

2. Reserve for deferred maintenance.

3. Reserve for replacement.

C. Monthly charges. Monthly charges to unit owners for their shares of the items of the budget shall be billed in advance. In the event the monthly charges prove to be insufficient, the budget and monthly charges may be amended at any time by the Board of Directors.

D. The depository of the Association shall be such bank or banks and/or such savings and loan association or savings and loan associations as shall be designated from time to time by the Directors and in which the moneys of the Association shall be deposited. Withdrawal of money from such accounts shall be only by checks signed by such persons as are authorized by the Directors.

E. Audit. An audit of the accounts of the Association shall be done each year in accordance with generally accepted accounting principles as adopted by the Board of Accountancy. At the Annual Meeting of the Association, the members present shall determine the method of the audit of the accounts of the Association for the year. Additionally, an audit shall be done simultaneously with any change of Association management, even if such change occurs in the middle of a year. The audit shall be made by a certified public accountant, a public accountant, or by an auditing committee consisting of not less than three members of the Association, none of which shall be Board members. The cost of the audit shall be paid by the Association.

F. Fidelity Bonds shall be required by the Board of Directors from any officers and employees of the Association and from any contractor handling or responsible for the Association funds. The fidelity bond must cover the maximum funds that will be in the custody of the association or its management agent at any one time.. The premiums on such bonds shall be paid by the Association.

ARTICLE VII

PARLIAMENTARY RULES

These By-Laws may be amended in the following manner:

A. Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is considered.

B. A resolution adopting a proposed amendment may be proposed either by the Board of Directors of the Association or by the members of the Association. The proposed amendment may be voted on at a duly called regular or special meeting. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Such approvals must be by:


Not less than 75 per cent (75%) of the entire membership of the Board of Directors and not less and 75 per cent (75%) of the votes of the members voting in person, by proxy or by written approval.

C. Proviso. Provided, however, that no amendments shall discriminate against any unit owner nor against any unit or class or group of units unless the unit owners so affected shall consent. No amendment shall be made that is in conflict with the Charter.

D. Execution and recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment to the By-Laws, which certificate shall be executed by the officers of the Association with the formalities of the execution of a deed. The amendment shall be effective when such certificate and copy of the amendment are recorded in the public records of St. Lucie County, Florida.

The foregoing were adopted as the By-Laws of THE PINES OWNERS ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, on the 10 day of May, 2016.

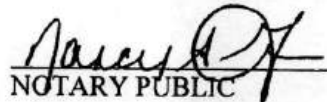

Cathy Odom, Secretary


Robert Creswell, President

State of Florida
St. Lucie County

I HEREBY CERTIFY that on this day before me an officer duly qualified to take acknowledgements, personally appeared Robert Creswell, president of The Pines Owners Association, Inc., who is ☒ personally known to me or who ☐ produced _____ as identification and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of May, 2016.


NOTARY PUBLIC



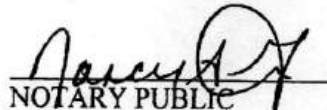
NANCY A. GRIECO
MY COMMISSION # FF 111904
EXPIRES: April 10, 2018
Bonded Thru Budget Notary Services

My commission expires: 4-10-18

State of Florida
St. Lucie County

I HEREBY CERTIFY that on this day before me an officer duly qualified to take acknowledgements, personally appeared Cathy Odom, Secretary of The Pines Owners Association, Inc., who is ☒ personally known to me or who ☐ produced _____ as identification and who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 10 day of May, 2016.


NOTARY PUBLIC



NANCY A. GRIECO
MY COMMISSION # FF 111904
EXPIRES: April 10, 2018
Bonded Thru Budget Notary Services

My commission expires: 4-10-18

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

FINAL ORDER NO. DEO-16-049

April 18, 2016

Ms. Julie M. Naim, Esq.
McCarty, Naim & Keeter, P.A.
2630-A NW 41st St.
Gainesville, FL 32606

Re: Revitalization of Restrictive Covenants for The Pines Owners Association

Dear Ms. Naim:

The Department has completed its review of the proposed revived declaration of covenants and other governing documents for **The Pines Owners Association, Inc.**, and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the homeowner's documents and covenants is approved.

This revitalization will not be considered effective until the requirements delineated in sections 720.407(1) – (3), of the Florida Statutes, have been completed.

Section 720.407(4), Florida Statutes, requires that a complete copy of all of the approved, recorded documents be mailed or hand delivered to the owner of each affected parcel. The revitalized declaration and other governing documents will be effective upon recordation in the public records.

If you have any questions concerning this matter, please contact Rozell McKay, Government Analyst I, at (850) 717-8480.

Sincerely,

Taylor Teepell, Director
Division of Community Development

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
866.FLA.2345 | 850.245.7105 | 850.921.3223 Fax
www.floridajobs.org | www.twitter.com/FLDEO | www.facebook.com/FLDEO

Ms. Julie M. Naim, Esq.
April 18, 2016
Page 2 of 3

FINAL ORDER NO. DEO-16-049

NOTICE OF ADMINISTRATIVE RIGHTS

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

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

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

ANY PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS NOTICE. A PETITION IS FILED WHEN IT IS RECEIVED BY:

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

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

Ms. Julie M. Naim, Esq.
April 18, 2016
Page 3 of 3

FINAL ORDER NO. DEO-16-049

NOTICE OF FILING AND SERVICE

I HEREBY CERTIFY that the above document was filed with the Department's designated Agency Clerk and that true and correct copies were furnished to the persons listed below in the manner described on the 18th day of April, 2016.


Agency Clerk
Department of Economic Opportunity
107 East Madison Street, MSC 110
Tallahassee, FL 32399-4128

By Certified U. S. Mail:

Ms. Julie M. Naim, Esq.
McCarty, Naim & Keeter, P.A.
2630-A NW 41st St.
Gainesville, FL 32606

By interoffice delivery:

Rozell McKay, Government Analyst I, Division of Community Planning

Parcels to be Governed by Revitalized Documents

Owner: Patricia Ann Smith and Charlotte Suzanne Kinghorn, **Parcel ID:** 2416-504-0212-080-3
Being Townhouse 1A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 68.47 feet to the intersection of the midpoints of common party walls of said Townhouse Building 1 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Prafulchandra & Kokilaben Patel, **Parcel ID:** 2416-504-0212-040-1
Being Townhouse 1B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 68.47 feet to the intersection of the midpoints of common party walls of said Townhouse Building 1 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of beginning wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of the fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building walls; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Robert Burdge, **Parcel ID:** 2416-504-0212-060-7

Being Townhouse 1C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 68.47 feet to the intersection of the midpoints of common party walls of said Townhouse Building 1 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Patricia Ann Smith and Charlotte Suzanne Kinghorn, **Parcel ID:** 2416-504-0212-080-3

Being Townhouse 1D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 68.47 feet to the intersection of the midpoints of common party walls of said Townhouse Building 1 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 12.17 feet; thence S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Brekley Moss, **Parcel ID:** 2416-504-0212-100-0

Being Townhouse 2A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 2 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of the building wall, a distance of 10.17 feet; thence run S01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Brekley Moss, **Parcel ID:** 2416-504-0212-100-0

Being Townhouse 2B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 2 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Leslie Fender, **Parcel ID:** 2416-504-0212-140-2

Being Townhouse 2C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southeast corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 2 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Toni Jo Owens, **Parcel ID:** 2416-504-0212-160-8

Being Townhouse 2D of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 49.35 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 2 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Scott Herman and Gregory Childress, **Parcel ID:** 2416-504-0212-180-4

Being Townhouse 3A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 46.35 feet, thence run S88°37'16"W, a distance of 294.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 3 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Robert Creswell, **Parcel ID:** 2416-504-0212-200-1

Being Townhouse 3B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 46.35 feet, thence run S88°37'16"W, a distance of 294.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 3 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Catheryn Libuha, **Parcel ID:** 2416-504-0212-220-7

Being Townhouse 3C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 46.35 feet, thence run S88°37'16"W, a distance of 294.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 3 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: William & Nicole Talley, **Parcel ID:** 2416-504-0212-240-3

Being Townhouse 3D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 46.35 feet, thence run S88°37'16"W, a distance of 294.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 3 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall; a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall a distance of 32.67 feet, to the Point of Beginning.

Owner: Blanche Hamilton, **Parcel ID:** 2416-504-0212-260-9

Being Townhouse 4A of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.7 feet; thence continue S01°22'44"E, a distance of 21.35 feet, thence run S88°37'16"W, a distance of 464.0 feet to the intersection of the midpoints of common party walls of said Townhouse Building 4 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence; a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of the building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Margaret Wink, **Parcel ID:** 2416-504-0212-280-5

Being Townhouse 4B of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 21.35 feet, thence run S88°37'16"W, a distance of 464.0 feet to the intersection of the midpoints of common party walls of said Townhouse Building 4 and Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N02°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: 231 NW 1st Avenue, LLC, **Parcel ID:** 2416-504-0212-300-2

Being Townhouse 4C of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.7 feet; thence continue S01°22'44"E, a distance of 21.35 feet; thence run S88°37'16"W, a distance of 464.0 feet to the intersection of the midpoints of common party walls of said Townhouse Building 4 and Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.5 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.5 feet, to the exterior surface of building wall; thence run N88°37'16"E along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Virginia A. Phillips, **Parcel ID:** 2416-504-0212-320-8

Being Townhouse 4D of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1163.70 feet; thence continue S01°22'44"E, a distance of 21.35 feet, thence run S88°37'16"W, a distance of 464.0 feet to the intersection of midpoints of common party walls of said Townhouse Building 4 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 12.17 feet; thence S88°37'16"W, along the midpoint of common party wall a distance of 32.67 feet to the Point of Beginning.

Owner: Rhonda & James Runte, **Parcel ID:** 2416-504-0212-340-4

Being Townhouse 5A of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition, According to the plat thereof recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E along Kentucky Avenue a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet, thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of townhouse Building 5 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of the fence, a distance of 25.00 feet; thence run N01°22'44"W, along the exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Rhonda & James Runte, **Parcel ID:** 2416-504-0212-360-0

Being Townhouse 5B of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2 Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said townhouse Building 5 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Daisy & Robert Balmes, **Parcel ID:** 2416-504-0212-380-6

Being Townhouse 5C of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 5 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S02°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Olga Ulfarsson, **Parcel ID:** 2416-504-0212-400-3

Being Townhouse 5D of The Pines of Ft. Pierce, FL, Phase One, being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 5 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 12.17 feet; thence S88°37'16"W, along the midpoint of common party wall a distance of 32.67 feet, to the Point of Beginning.

Owner: Lloyd Craig & Kathy Godwin, **Parcel ID:** 2416-504-0212-420-9

Being Townhouse 6A of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot

alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South Line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse 6 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of the fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of the building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: AdvantaIRA Trust, LLC FBO Betty Herman IRA#64260001 and AdvantaIRA Trust, LLC FBO Keith Burkhardt IRA# 7175601, **Parcel ID:** 2416-504-0212-440-5

Being Townhouse 6B of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along South Line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse 6 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of the said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Courtney M. Runte, **Parcel ID:** 2416-504-0212-460-1

Being Townhouse 6C of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along

the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 6 and the Point of Beginning; thence run S88°37'16"W along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of the building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the surface of a fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Timothy L Kudo, **Parcel ID:** 2416-504-0212-480-7

Being Townhouse 6D of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along South Line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1054.03 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common part walls of said Townhouse Building 6 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 12.17 feet; thence S88°37'16"W, along the midpoint of common party wall a distance of 32.67 feet to the Point of Beginning.

Owner: Allen Reynen, **Parcel ID:** 2416-504-0212-500-4

Being Townhouse 7A of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along South Line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°12'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run

S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1044.03 feet; thence run S88°37'16"W, a distance of 261.33 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 7 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Ernest Colon, **Parcel ID:** 2416-504-0212-520-0

Being Townhouse 7B of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along South Line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1044.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 7 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Curtis & Djanni McMullen, **Parcel ID:** 2416-504-0212-540-6

Being Townhouse 7C of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along South Line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance

of 1044.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 7 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Cardyne Crossdale, **Parcel ID:** 2416-504-0212-560-2

Being Townhouse 7D of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along South Line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1044.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 7 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall a distance of 32.67 feet, to the Point of Beginning.

Owner: Virginia & Aitor Narvaez, **Parcel ID:** 2416-504-0212-580-8

Being Townhouse 8A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1057.03 feet; thence run S88°37'16"W, a distance of 379.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building B and the Point of Beginning;

thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall a distance of 10.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N01°22'44"W, along the midpoint of common party wall a distance of 32.67 feet, to the Point of Beginning.

Owner: Shirley Massa, **Parcel ID:** 2416-504-0212-600-5

Being Townhouse 8B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1057.03 feet; thence run S88°38'16"W, a distance of 379.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 8 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the said surface exterior surface of fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Dale Anderson, **Parcel ID:** 2416-504-0212-620-1

Being Townhouse 8C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1057.03 feet; thence run S88°37'16"W, a distance of 379.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 8 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of

building wall, a distance of 10.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Marie Aversano, **Parcel ID:** 2416-504-0212-640-7

Being Townhouse 8D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 1057.03 feet; thence run S88°37'16"W, a distance of 379.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 8 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 10.17 feet; thence S88°37'16"W, along the midpoint of common party wall a distance of 27.33 feet, to the Point of Beginning.

Owner: Susan E. Berrios and Grace Sandezer, **Parcel ID:** 2416-504-0212-660-3

Being Townhouse 9A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 9 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 10.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface

of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of the fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of the building wall, a distance of 12.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Hayward Property Group, LLC, **Parcel ID:** 2416-504-0212-680-9

Being Townhouse 9B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°27'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 9 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Bibi Asima Karim, **Parcel ID:** 2416-504-0212-700-6

A part of Lawnwood Addition, according to the plat thereof recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 9 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building wall; thence run N01°22'44"W along said exterior surface of building wall, a distance of 10.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 17.33 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E,

along the said exterior surface of building wall, a distance of 12.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning. Also known as Townhouse 9C, The Pines of Fort Pierce, Florida, Phase One.

Owner: Mary F. Lanier, **Parcel ID:** 2416-504-0212-720-2

Townhouse 9D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 9 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 10.17 feet; thence S88°37'16"W, along the midpoint of common party wall a distance of 27.33 feet, to the Point of Beginning.

Owner: The Pines, **Parcel ID:** 2416-504-0212-740-8

Being Townhouse 10A of The Pines of Fort Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'27"E, along the South line of said alley, a distance of 1250.06 feet to the East line Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue thence run S89°23'11"E, along Kentucky Avenue a distance of 653.75 feet to a point 35 feet, West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence run S88°37'16"W, a distance of 223.00 feet to the intersection of the midpoints of common party wall of said Townhouse 10 and Point of Beginning; thence run N 88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall, thence run S01°22'44"W, along said exterior surface of building wall, a distance of 10.17 feet to the corner of fence; thence run N 88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N 10°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N 01

degrees 22' 44" W, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Gail D. Young, as trustee of the Gail D. Young Revocable Living Trust, dated August 8, 2006, **Parcel ID:** 2416-504-0212-760-4

Being Townhouse 10 B of The Pines of Fort Pierce, Florida Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16 Saint Lucie County, Florida, Being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'27"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence S88°37'16"W, a distance of 223.00 feet, to the intersection of midpoints of common party walls of said Townhouse Building 10 and POINT OF BEGINNING; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall, thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the POINT OF BEGINNING.

Owner: Roy & Betty Verschueren, **Parcel ID:** 2416-504-0212-780-0

Being Townhouse 10C of The Pines of Fort Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, Public Records of St. Lucie County, Florida, being more particularly described as follows:

Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence run S88°37'16"W, a distance of 223.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 10 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of Building wall; thence run N 01°22'44"W, along the said exterior surface of Building party wall, a distance of 10.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N 01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N 88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of Building wall; thence N 88°37'16"W, along said Building wall, a distance of 12.17 feet; thence

run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Robert Adams, **Parcel ID:** 2416-504-0212-800-7

Being Townhouse 10D of The Pines of Fort Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, Saint Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 969.03 feet; thence run S88°37'16"W, a distance of 223.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 10 and the POINT OF BEGINNING; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall, thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet, to the POINT OF BEGINNING.

Owner: Leroy & Dorothy Hudson, **Parcel ID:** 2416-504-0212-801-4

Being Townhouse 11A of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 884.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 11 and the POINT OF BEGINNING; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run

N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the POINT OF BEGINNING.

Owner: Boykin & Brenda Savoy, **Parcel ID:** 2416-504-0212-802-1

Townhouse 11B of The Pines of Ft. Pierce, Florida, Phase One, more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, page 16, Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run South 1°22'44"E, parallel with South 13th Street, a distance of 884.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersections of the midpoints of common party walls of said Townhouse Building 11 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run South 1°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the surface of said fence, a distance of 25.00 feet; thence run N 01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N 88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of the building wall; thence run N 01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N 88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Mary Probst, **Parcel ID:** 2416-504-0212-803-8

Being Townhouse 11C of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 884.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 11 and the POINT OF BEGINNING; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run

S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the POINT OF BEGINNING.

Owner: Mary L Hall, **Parcel ID:** 2416-504-0212-804-5

Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said LAWNWOOD ADDITION, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E along Kentucky Avenue a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 884.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of Townhouse Building 11 and the Point of Beginning; thence run N 01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N 88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N 01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N 88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Also known as Townhouse 11D, The Pines of Ft. Pierce, Florida – Phase One.

Owner: Melvin & Barbara Bates, **Parcel ID:** 2416-504-0212-805-2

Being Townhouse 12 A of the Pines of Ft. Pierce, Florida phase one being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition Subdivision, run S89°24'07"E, along with the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue, thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 894.03 feet; thence run S88°37'16"W, a distance of 208.00 feet, to the intersection of the midpoints of common party walls of townhouse building 12 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along said exterior surface of fence, a distance of 25.00 feet, thence run N01°22'44"W, along said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of the building wall; thence run S88°37'16"W, along said exterior surface of building wall; a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Eric Jolly, **Parcel ID:** 2416-504-0212-806-9

Being Townhouse 12B of the Pines of Ft. Pierce, Florida Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, being more particularly described as follows:

Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along with the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 884.03 feet; thence run S88°37'16"W, a distance of 208.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 12 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Dawn Averyt, **Parcel ID:** 2416-504-0212-807-6

Being Townhouse 12C of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 884.03 feet; thence run S88°37'16"W, a distance of 208.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 12 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Roger W. Davis Jr. and Barbara M Parker, **Parcel ID:** 2416-504-0212-808-3

Being Townhouse 12D of the Pines of Ft. Pierce, Florida, phase one being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 884.03 feet; thence run S88°37'16"W, a distance of 208.00 feet, to the intersection of the midpoints of common party walls of said township building 12 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Jill Ritten, **Parcel ID:** 2416-504-0212-809-0

Being townhouse 13A of the Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue, thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 890.03 feet; thence run S88°37'16"W, a distance of 298.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 13 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Christopher T. Channon, as Trustee of Christopher T. Channon Revocable Living trust dated July 26, 2011, **Parcel ID:** 2416-504-0212-810-0

Being townhouse 138 of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence, run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 890.03 feet; thence run S88°37'16"W, a distance of 298.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 13 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: LMNR Pines LLC, A Florida Limited Liability Company, **Parcel ID:** 2416-504-0212-811-7

Being townhouse 13C of the Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W a distance of 192 feet, to the South line of Kentucky Avenue, thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 890.03 feet; thence run S88°37'16"W, a distance of 298.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 13 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall, thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall; a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Donna M Mitchell and Jermaine R. Blackwood, **Parcel ID:** 2416-504-0212-812-4

Being Townhouse 13D of the Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1,250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue, thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 890.03 feet; thence run S88°37'16"W, a distance of 298.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 13 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall a distance of 32.67 feet to the Point of Beginning.

Owner: Robert Schiavone, **Parcel ID:** 2416-504-0212-813-1

Being Townhouse 14A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 726.03 feet; thence run S88°37'16"W, a distance of 68.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 14 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Lora Stone, **Parcel ID:** 2416-504-0212-814-8

A part of Lawnwood Addition as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 726.03 feet; thence run S88°37'16"W, a distance of 68.00 feet to the intersection of the midpoints of common party walls of Townhouse Building 14 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning. Also known as Townhouse 14 B of The Pines of Fort Pierce, Florida, Phase One.

Owner: Island Holdings Group LLC, **Parcel ID:** 2416-504-0212-815-5

Being townhouse 14C of the Pines of Fort Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55.00 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 726.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoint of common party walls of said Townhouse Building 14 and the Point of Beginning, thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence a distance of 2.5 feet, to the exterior surface of building wall; thence run N88°37'16"E along the said exterior surface of building wall, a distance of 10.17 feet, thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Jennifer Acevedo, **Parcel ID:** 2416-504-0212-816-2

Being Townhouse 14D of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 32, of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 726.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 14 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building walls; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: John W. Taylor, Jr. and Martha Taylor, **Parcel ID:** 2416-504-0212-817-9

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 726.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common party walls of Townhouse Building 15 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of the fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of the building wall, a distance of 10.17 feet; thence run S01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Suzanne Antonetti, **Parcel ID:** 2416-504-0212-818-6

Being townhouse 15B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A Part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16-Foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E,

along the South line of said alley, a distance of 1250.06 Feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 Feet, to the South line of Kentucky Avenue; thence run S89°23'11"E along Kentucky Avenue, a distance of 653.75 Feet, to a point 55 Feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 726.03 Feet; thence run S88°37'16"W a distance of 294.00 Feet to the intersection of the midpoints of common walls of said Townhouse Building 15 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 Feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 Feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 Feet; thence run S88°37'16"W along the exterior surface of said fence, a distance of 25.00 Feet, thence run N01°22'44"W along the exterior surface of said fence, a distance of 17.66 Feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 Feet to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 Feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 Feet, to the Point of Beginning.

Owner: Island Holdings Group LLC, **Parcel ID:** 2416-504-0212-819-3

Being townhouse 15-C of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of LAWNWOOD ADDITION SUBDIVISION as recorded in Plat Book 2 page 16 St. Lucie County, Florida, being more particularly described as follows: begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E parallel with South 13th Street, a distance of 726.03 feet; thence run S88°37'16"W, a distance of 294.00 feet to the intersection of the midpoints of common walls of said Townhouse Building 15 and the POINT OF BEGINNING; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence a distance of 2.50 feet thence run N01°22'44"W, along the said exterior surface of fence a distance of 17.66 feet thence run N88°37'16"E along the said exterior surface of fence a distance of 25.00 feet thence run S01°22'44"E, along the said exterior surface of fence a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E along the said exterior surface of building wall a distance of 10.17 feet thence run S01°22'44"E along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Daryl Zaccardo and Gesmith Danastor, **Parcel ID:** 2416-504-0212-820-3

Townhouse 15D of The Pines of Fort Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie county, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run

S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E parallel with South 13th Street, a distance of 726.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common walls of said Townhouse Building 15 and the Point of Beginning; thence run N01°22'44"W, along the midpoints of common party wall, a distance of 27.33 feet, to the exterior surface of building wall, thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of said fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of said fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 12.17 feet; thence S88°37'16"W, along the midpoint of a common party wall a distance of 32.67 feet, to the Point of Beginning.

Owner: Julie Rosenberg, **Parcel ID:** 2416-504-0212-821-0

Being Townhouse 16A of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie county, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 83.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 16 and the POINT OF BEGINNING; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of the fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Denise Mills, **Parcel ID:** 2416-504-0212-822-7

Townhouse 16B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie county, Florida, being more particularly described as follows: Begin at the SW corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the

centerline of South 13th Street; thence run S01°22'40"E parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 83.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 16 and the POINT OF BEGINNING; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the POINT OF BEGINNING, St. Lucie County, Florida.

Owner: Libby-Anne Santacroce, **Parcel ID:** 2416-504-0212-823-4

Being Townhouse 16C of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 83.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 16 and the POINT OF BEGINNING; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the POINT OF BEGINNING.

Owner: Karen Kerr, **Parcel ID:** 2416-504-0212-824-1

Being Townhouse 16D of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie county, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; hence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the

centerline of South 13th Street; thence run S01°22'44"E parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 83.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 16 and the POINT OF BEGINNING; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the POINT OF BEGINNING.

Owner: Stephen A. Downs, Jr. and Stephen A. Downs, Sr., **Parcel ID:** 2416-504-0212-825-8
Being Townhouse 17A of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 273.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 17 and the POINT OF BEGINNING; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the POINT OF BEGINNING.

Owner: Sheila Maharaj, **Parcel ID:** 2416-504-0212-826-5

Being Townhouse 17B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S99°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the

centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 273.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 17 and the POINT OF BEGINNING; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the POINT OF BEGINNING.

Owner: Ludmila Quintao, **Parcel ID:** 2416-504-0212-828-9

Being Townhouse 17C of The Pines of Fort Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 273.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 17 and the POINT OF BEGINNING; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the POINT OF BEGINNING.

Owner: Temeka L Mobley, **Parcel ID:** 2416-504-0212-828-9

Being Townhouse 17D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16 St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the

centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 646.03 feet; thence run S88°37'16"W, a distance of 273.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 17 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall a distance of 12.17 feet; thence S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Timothy & Thomas McEwen, **Parcel ID:** 2416-504-0212-829-6

Townhouse 18A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a sixteen foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 488.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 18 and the POINT OF BEGINNING; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of the building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W along the said exterior surface of fence a distance of 2.50 feet to the exterior surface of building wall; thence run S88°37'16"W along the said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W along the midpoint of common party wall, a distance of 27.33 feet to the POINT OF BEGINNING.

Owner: Dorothy Peterson, **Parcel ID:** 2416-504-0212-830-6

Being Townhouse 18B of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°14'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance

of 488.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 18 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Maria Megna, **Parcel ID:** 2416-504-0212-831-3

Being Townhouse 18C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, page 16, Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 488.03 feet; thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 18 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Hyacinth and Robert Dockeray, **Parcel ID:** 2416-504-0212-832-0

Townhouse 18D, The Pines of Ft. Pierce Florida Phase One, more particularly being described as follows:

A part of LAWNWOOD ADDITION as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the SW corner of a 16 foot alley running East and West through Block 31 of said LAWNWOOD ADDITION, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 488.03 feet, thence run S88°37'16"W, a distance of 68.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 18 and the Point of Beginning;

thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S88°37'16"W along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Althea Moss-Fletcher, **Parcel ID:** 2416-504-0212-833-7

Townhouse 19A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 488.03 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 19 and the POINT OF BEGINNING; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of the building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16" along the said exterior surface of the fence, a distance of 25.00 feet; thence run N01°22'44"W along the said exterior surface of fence a distance of 2.50 feet to the exterior surface of building wall; thence run S88°37'16"W along the said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W along the midpoint of common party wall, a distance of 27.33 feet to the POINT OF BEGINNING.

Owner: Maria Conrado, **Parcel ID:** 2416-504-0212-834-4

Townhouse 19B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 488.03 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 19 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the

exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: US Bank national Association, as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2006-EO1, **Parcel ID:** 2416-504-0212-835-1 Townhouse 19C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16-foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 488.03 feet; thence run S88°37'16"W, a distance of 204.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 19 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Barbara Faitella, **Parcel ID:** 2416-504-0212-836-8

Being Townhouse 19D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood addition Subdivision as recorded in Plat book 2, Page 16, Public Records of St. Lucie County, Florida. Being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood subdivision, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32, thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 400.03 feet; thence run S88°37'16"W, a distance of 204 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 19 and the Point of Beginning, thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of

building wall, a distance of 10.17 feet, to the corner of fence; thence run N01°22'44"W along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 25.00 feet, thence run S01°22'44"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall, a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Terry & Vickie Trost, **Parcel ID:** 2416-504-0212-837-5

Being Townhouse 20A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the center line of South 13th Street, thence run S01°22'44"E parallel with South 13th Street, a distance of 482.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 20 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence a distance of 17.66 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 10.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Pat & Barbara Gambardella, **Parcel ID:** 2416-504-0212-838-2

Townhouse 20B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, page 16, Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 482.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 20 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S88°37'16"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along

the exterior surface of said fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Marilyn Ryan, **Parcel ID:** 2416-504-0212-839-9

Being Townhouse 20C of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition, as recorded in Plat Book 2, page 16, Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 482.03 feet; thence run S88°37'16"W, a distance of 294.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 20 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Joel Cerda, **Parcel ID:** 2416-504-0212-840-9

Townhouse 20D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Commence at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 482.03 feet; thence run S88°37'16"W, a distance of 294.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 20 and the Point of Beginning; thence run N01°22'44"W along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of the building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 10.17 feet to the corner of fence; thence run N01°22'44"W along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S01°22'44"E, along the exterior

surface of fence, a distance of 17.66 feet; thence run S88°37'16"W, along the surface of a fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the exterior surface of building wall, a distance of 12.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Barbara Laidlaw and Alyceson Laidlaw-Smith, **Parcel ID:** 2416-504-0212-841-6
Townhouse 21A of The Pines of Ft. Pierce, Florida Phase One and being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida; being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31, of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'40"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 63.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 21 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 10.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 36.67 feet, to the Point of Beginning, St. Lucie County, Florida.

Owner: Ulysses G. Jr. Knight, **Parcel ID:** 2416-504-0212-842-3
Being Townhouse 21B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 21 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 2.67 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W,

along the said exterior surface of building wall, a distance of 10.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Donald Meely, **Parcel ID:** 2416-504-0212-843-0

Being Townhouse 21C of The Pines of Fort Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, of the Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 21 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Arthur Brown, **Parcel ID:** 2416-504-0212-844-7

Townhouse 21D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

Part of Lawnwood Addition as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 21 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of

building wall, a distance of 10.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet to the Point of Beginning.

Owner: Rhonda & James H Runte, **Parcel ID:** 2416-504-0212-845-4

The Pines of Ft. Pierce, Florida—Phase One, Townhouse 22A, being Townhouse 22A of The Pines of Ft. Pierce, Florida Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision, as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 217.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 22 and the Point of Beginning; thence run N88°17'16"E, along the midpoint of common party wall a distance of 27.33 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run N88°37'16"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Elizabeth S. and Donn Delaon, **Parcel ID:** 2416-504-0212-846-1

Being Townhouse 22B of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, page 16, Public Records of St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 217.00 feet to the intersection of the midpoints of common party walls of said Townhouse Building 22 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall,

a distance of 10.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Myrna J. West, as Trustee for the Myrna J. West Revocable Trust, **Parcel ID:** 2416-504-0212-847-8

Being Townhouse 22C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 217.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 22 and the Point of Beginning; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run N01°22'44"W, along the said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Margaret Haluska, **Parcel ID:** 2416-504-0212-848-5

Being Townhouse 22D of The Pines of Ft. Pierce, Florida, Phase One being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 403.03 feet; thence run S88°37'16"W, a distance of 217.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 22 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E,

along the said exterior surface of building wall, a distance of 10.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: James H. & Martha J. Bryant, **Parcel ID:** 2416-504-0212-849-2

Being Townhouse 23A, The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West (through Block 31) of said Lawnwood Subdivision, run S89°24'01"E, along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; thence run S00°13'23"W, a distance of 192 feet to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 313.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 23 and the Point of Beginning; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run S01°22'44"E, along said exterior surface of building wall, a distance of 10.17 feet to the corner of fence; thence run N88°37'16"E, along the exterior surface of fence, a distance of 2.50 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 2.50 feet to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of the building wall, a distance of 12.17 feet; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet to the Point of Beginning.

Owner: Justina H Mamuyac Estate, **Parcel ID:** 2416-504-0212-850-2

Townhouse 23B of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E, along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 313.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 23 and the Point of Beginning; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run S88°37'16"W, along the said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run S01°22'44"E, along the exterior surface of said fence, a distance of 2.50 feet; thence run S88°37'16"W, along the said exterior surface of fence, a distance of 17.66 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N01°22'44"W,

along the said exterior surface of building wall, a distance of 10.17 feet; thence run N88°37'16"E, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.

Owner: Neha Patel, **Parcel ID:** 2416-504-0212-851-9

Townhouse 23C of The Pines of Fort Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32, Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue, thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 313.03 feet, thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of midpoints of common party walls of said Townhouse Building 23 and the Point of Beginning, thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building wall, thence run N01°22'44"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet, thence run N88°37'16"E along the said exterior surface of fence a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall, thence run N88°37'16", along the said exterior surface of building wall, a distance of 12.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Karen Gahn, **Parcel ID:** 2416-504-0212-852-6

Being Townhouse 23D of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16-foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley, a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 313.03 feet; thence run S88°37'16"W, a distance of 63.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 23 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run N88°37'16"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall thence run S01°22'44"E, along the said exterior surface of building wall a distance of 10.17 feet; thence S88°37'16"W, along the midpoint of common party wall a distance of 27.33 feet to the Point of Beginning.

Owner: Mary L Scurry, **Parcel ID:** 2416-504-0212-853-3

Being Townhouse 24A of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$ along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run $S00^{\circ}13'23''W$, a distance of 192 feet, to the South line of Kentucky Avenue; thence run $S89^{\circ}23'11''E$, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run $S01^{\circ}22'44''E$, parallel with South 13th Street, a distance of 313.03 feet; thence run $S88^{\circ}37'16''W$, a distance of 229.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 24 and the Point of Beginning; thence run $N88^{\circ}37'16''E$, along the midpoint of common party wall, a distance of 27.33 feet, to the exterior surface of building wall; thence run $S01^{\circ}22'44''E$, along said exterior surface of the building wall, a distance of 10.17 feet, to the corner of fence; thence run $N88^{\circ}37'16''E$, along the exterior surface of said fence, a distance of 2.50 feet; thence run $S01^{\circ}22'44''E$, along the said exterior surface of fence, a distance of 25.00 feet; thence run $S88^{\circ}37'16''W$, along the said exterior surface of fence, a distance of 17.66 feet; thence run $N01^{\circ}22'44''W$ along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run $S88^{\circ}37'16''W$ along the said Exterior surface of building wall, a distance of 12.17 feet; thence run $N01^{\circ}22'44''W$ along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Margaret Hartnett, **Parcel ID:** 2416-504-0212-854-0

The Pines of Ft. Pierce, Florida - Phase One, Townhouse 24B

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a sixteen foot alley running East and West through Block 31 of said Lawnwood Subdivision, run $S89^{\circ}24'07''E$ along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; thence run $S00^{\circ}13'23''W$, a distance of 192 feet, to the South line of Kentucky Avenue; thence run $S89^{\circ}23'11''E$, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street; thence run $S01^{\circ}22'44''E$, parallel with South 13th Street, a distance of 313.03 feet; thence run $S88^{\circ}37'16''W$, a distance of 229.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 24 and the POINT OF BEGINNING; thence run $S01^{\circ}22'44''E$, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall; thence run $S88^{\circ}37'16''W$, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run $S01^{\circ}22'44''E$, along the exterior surface of said fence, a distance of 2.50 feet; thence run $S88^{\circ}37'16''W$, along the exterior surface of said fence, a distance of 17.66 feet; thence run $N01^{\circ}22'44''W$, along the said exterior surface of fence, a distance of 25.00 feet; thence run $N88^{\circ}37'16''E$, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run $N01^{\circ}22'44''W$, along the said exterior surface of building wall, a distance of 10.17 feet; thence run $N88^{\circ}37'16''E$, along the midpoint of common party wall, a distance of 27.33 feet, to the POINT OF BEGINNING.

Owner: Michael Messer, Amanda Hayek, Natalia Hayek and Laura Paganello, **Parcel ID:** 2416-504-0212-855-7

Being Townhouse 24-C of The Pines of Ft. Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition Subdivision as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a foot alley running East and West through Block 31 of said Lawnwood Subdivision, run S89°24'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet to a point 55 feet West of the centerline of South 13th Street, thence run S01°22'44"E, parallel with South 13th Street, a distance of 313.03 feet; thence run S88°37'16"W, a distance of 229.00 feet, to the intersection of the midpoint of common party walls of said Townhouse Building 24 and the POINT OF BEGINNING; thence run S89°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet to the exterior surface of building wall; thence run N01°22'44"W, along said exterior surface of building wall, a distance of 10.17 feet, to the corner of fence; thence run S88°37'16"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N01°22'44"W, along the said exterior surface of fence, a distance of 25.00 feet; thence run N88°37'16"E along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 2.50 feet, to the exterior surface of building wall; thence run N88°37'16"E, along the said exterior surface of building wall, a distance of 12.17 feet; thence run S01°22'44"E, along the midpoint of common party wall, a distance of 32.67 feet, to the Point of Beginning.

Owner: Magnolia Holmes of Ft. Pierce, **Parcel ID:** 2416-504-0212-856-4

Townhouse 24D of The Pines of Fort Pierce, Florida, Phase One, being more particularly described as follows:

A part of Lawnwood Addition as recorded in Plat Book 2, Page 16, St. Lucie County, Florida, being more particularly described as follows: Begin at the Southwest corner of a 16 foot alley running East and West through Block 31 of said Lawnwood Addition, run S89°24'07"E along the South line of said alley a distance of 1250.06 feet, to the East line of Block 32; Thence run S00°13'23"W, a distance of 192 feet, to the South line of Kentucky Avenue; thence run S89°23'11"E, along Kentucky Avenue, a distance of 653.75 feet, to a point 55 feet West of the centerline of South 13th Street; thence run S01°22'44"E, parallel with South 13th Street, a distance of 313.03 feet; thence run S88°37'16"W, a distance of 229.00 feet, to the intersection of the midpoints of common party walls of said Townhouse Building 24 and the Point of Beginning; thence run N01°22'44"W, along the midpoint of common party wall, a distance of 32.67 feet, to the exterior surface of building wall, thence run N88°37'16"E, along said exterior surface of building wall, a distance of 12.17 feet, to the corner of fence; thence run N01°22'44"W, along the exterior surface of said fence, a distance of 2.50 feet; thence run N88°37'16"E, along the said exterior surface of fence, a distance of 17.66 feet; thence run S01°22'44"E, along the said exterior surface of fence, a distance of 25.00 feet; thence run S88°37'16"W, along the said exterior surface of fence a distance of 2.50 feet, to the exterior surface of building wall; thence run S01°22'44"E, along the said exterior surface of building wall, a distance of 10.17 feet; thence run S88°37'16"W, along the midpoint of common party wall, a distance of 27.33 feet, to the Point of Beginning.