PREPARED BY:
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File #2001-0012-gg/sh

Dock 2007018837 Hernando County, Florida 93/20/2007 9:41AM KAREN NICOLAI, Clerk

OFFICIAL RECORDS BK: 2415 PG: 1472

3.15.07

# DISCLAIMER, TERMINATION AND CANCELLATION OF DEVELOPER'S RIGHTS PURSUANT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR OAKWOOD ACRES AS RECORDED IN O.R. BOOK 1505, PAGE 1418, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AS AMENDED

The undersigned, GLORIA WILLIAMS, CARL HANSEN, VANESSA HANSEN, JOSHUA WHITNEY, MARNIE WHITNEY, JOYCE SULLIVAN and WILLIAM SULLIVAN, hereinafter referred to as "Developer", files this Disclaimer, Termination and Cancellation of Developer's Rights Pursuant to Declaration of Covenants and Restrictions for Oakwood Acres as recorded in O.R. Book 1505, Page 1418, Public Records of Hernando County, Florida, as amended, hereinafter referred to as "Declaration", and declare as follows:

- 1. Pursuant to the rights and powers stated, declared and granted within said Declaration, as amended, said Developer discloses, disclaims, terminates and cancels as follows:
- A. Class B Membership granted or reserved to Developer in Article 5.4.2 of said Declaration, as amended. Developer, its successors or assigns, retains rights as to Class A Membership so long as such Developer, or any of them, are an owners as provided in Article 5.2 of said Declaration.
- B. Developer cancels and releases its rights and powers pursuant to Article 7.7 of the Declaration to manage and operate the Oakwood Acres Property Owners' Association, Inc., hereinafter referred to as "Association", and property as the Class B membership has been cancelled and terminated. This termination and cancellation is based upon the condition precedent and contingency that Developer was not required to render an accounting of income and expenses incurred for the time period Developer managed and operated the Association and the property. From date hereof forward, the Association and Property shall be managed and operated by the Association.
- C. Developer hereby assigns all its rights and privileges under the Declaration to the Association.

IN WITNESS WHEREOF, Develope day of	r has duly executed this instrument this
Some B. Bridges  Witness Bonne B. Bridges  January Lynn	Shen S. Willeam GEORIA WILLIAMS
Witness Torrelle Chiffin  Bonne B Bonne B, Bridges  Witness Bonne B, Bridges	Carl Hansen
Witness Torreste Bidger  Witness Sonry S. Bridges	Vanessa Hansen
Witness Torrelle Hoppin  Witness Bonnie & Bridge &  Witness Bonnie & Bridge &	JOSHUA WHITNEY
Witness Tarrelle Gaffer  Pour Boune Good Bridges	MARNIE WHITNEY
Witness Torrelle Golfen  Witness Torrelle Golfen  Witness Borne B. Bridges	WILLIAM SULLIVAN
Witness Bonne B. Brakes	Joyashullivan
Vitness Torrelle Carpan	OOTCE SUBLITARY

# STATE OF FLORIDA COUNTY OF HERNANDO

Commission Replication Commission William BONNIE B. BRIDGES Commission William Was Commission William Was Commission Was Commi	- 12
STATE OF FLORIDA COUNTY OF HERNANDO	
The foregoing instrument was acknowledged before me this	242250 2007
STATE OF FLORIDA COUNTY OF HERNANDO	
The foregoing instrument was acknowledged before me this day of Notary Public, State of Florida  Printed/Typed Name Commission Expiration Commission Number  BONNIE B. BRIDGES MY COMMISSION # DD 24 MY COMMISSION # DD 24  Type of Identification Produced:	

# STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument was acknowledge 2007 by GLORIA WILLIAMS.	d before me this 15 day of March;
•	Domi R. Kidai
	Notary Public, State of Florida
	Printed/Typed Name BONNIE B. BRIDGES
	Commission Expira Representation MY COMMISSION # DD 242250 EXPIRES: December 5, 2007
	Commission Numb
Personally Known OR	☐ Produced Identification
Type of Identification Produced:	
•	
STATE OF FLORIDA	
COUNTY OF HERNANDO	
	ea loo
The foregoing instrument was acknowledge	d before me this 15 day of 17 Could
2007 by CARL HANSEN.	RORI
	Jon B Didde
	Notary Public, State of Florida
	Duit 1/T 1 1 1
	Commission Expiration MY COMMISSION # DO 202020
	Commission Number EXPIRES: December 5, 2007 Bonded Thru Notary Public Undonvites
	A CONTINUE OF CONTINUES
☑ Personally Known OR	☐ Produced Identification
Type of Identification Produced:	
STATE OF FLORIDA	
COUNTY OF HERNANDO	
	(Ele No. o)
The foregoing instrument was acknowledge	d before me this \( \) day of \( \)
2007 by VANESSA HANSEN.	(.(2
	Vanis B. Bidan
	Notary Public, State of Florida
	Printed/Typed Name
	Commission Expiration
	Commission Number
/	BONNIE B. BRIDGES
Personally Known OR	Produced Produced NY COMMISSION # DD 242250  Produced Produced Produced NY COMMISSION # DD 242250
Type of Identification Produced:	Bonded Thru Notary Public Underwriters

# STATE OF FLORIDA COUNTY OF HERNANDO

The foregoing instrument w 2007 by <b>JOYCE SULLIVAN.</b>	as acknowle	edged before me this B day of Mal
		Notary Public, State of Florida Printed/Typed Name
		Commission Expiration
		Commission Stign Der My COMMISSION # DD 242250  EXPIRES: December 5, 2007
☐ Personally Known	OR	Produced Identification
Type of Identification Produ	ced:	