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Hernando County, Florida
03/20/2007 9:41AM
KAREN NICOLAI, Clerk

R: PREPARED BY:
David R. Carter, P.A.
5308 Spring Hill Drive
Spring Hill, FL 34606
Telephone: (352) 686-6278
File #2001-0012-gg/sh

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, Developer has duly executed this instrument this 15th
day of March, 2007.

Bonnie B. Bridges

Witness Bonnie B. Bridges

Torrie Griffin

Witness Torrie Griffin

Bonnie B. Bridges

Witness Bonnie B. Bridges

Torrie Griffin

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Bonnie B. Bridges

Witness Bonnie B. Bridges

Torrie Griffin

Witness Torrie Griffin

Gloria Williams

GLORIA WILLIAMS

Carl Hansen

CARL HANSEN

Vanessa Hansen

VANESSA HANSEN

Joshua Whitney

JOSHUA WHITNEY

Marnie Whitney

MARNIE WHITNEY

William Sullivan

WILLIAM SULLIVAN

Joyce Sullivan

JOYCE SULLIVAN

STATE OF FLORIDA
COUNTY OF HERNANDO

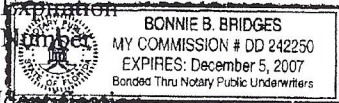
The foregoing instrument was acknowledged before me this 15th day of March,
2007 by **JOSHUA WHITNEY**.

Bonnie B. Bridges
Notary Public, State of Florida

Printed/Typed Name

Commission Expiration

Commission Number



☒ Personally Known

OR

☐ Produced Identification

Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

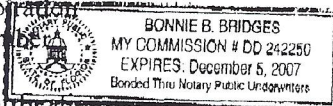
The foregoing instrument was acknowledged before me this 15th day of March,
2007 by **MARNIE WHITNEY**.

Bonnie B. Bridges
Notary Public, State of Florida

Printed/Typed Name

Commission Expiration

Commission Number



☒ Personally Known

OR

☐ Produced Identification

Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

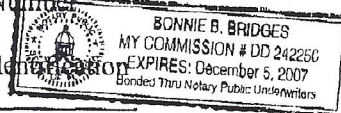
The foregoing instrument was acknowledged before me this 15th day of March,
2007 by **WILLIAM SULLIVAN**.

Bonnie B. Bridges
Notary Public, State of Florida

Printed/Typed Name

Commission Expiration

Commission Number



☒ Personally Known

OR

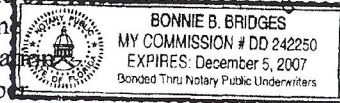
☐ Produced Identification

Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of March,
2007 by **GLORIA WILLIAMS**.

Bonnie B. Bridges
Notary Public, State of Florida
Printed/Typed Name
Commission Expiration
Commission Number

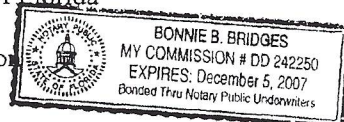


☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of March,
2007 by **CARL HANSEN**.

Bonnie B. Bridges
Notary Public, State of Florida
Printed/Typed Name
Commission Expiration
Commission Number

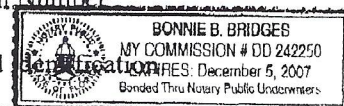


☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of March,
2007 by **VANESSA HANSEN**.

Bonnie B. Bridges
Notary Public, State of Florida
Printed/Typed Name
Commission Expiration
Commission Number



☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced: _____

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 15th day of March,
2007 by **JOYCE SULLIVAN**.

Bonnie B. Bridges
Notary Public, State of Florida

Printed/Typed Name

Commission Expiration

Commission Number



☒ Personally Known

OR

☐ Produced Identification

Type of Identification Produced: _____