

DEER RUN & COUNTRY CLUB

PLANNED UNIT DEVELOPMENT

7-7-81

I. Legal description and copy of boundary survey. (See Exhibit "A" & "B")

II. Statement of Basic Facts

Total Acreage: 1003 Acres
Total Units: 2930
Gross Density: 2.93

LAND USE TABLE

<u>Land Use Classification</u>	<u>Acres</u>	<u>Units</u>	<u>Density Units/Acre</u>
Single Family (platted or developed)	215.51	595	2.76
Single Family (undeveloped)	414.6	1245	3.00
Patio (platted or developed)	42.2	226	5.35
Patio (undeveloped)	112.3	617	5.50
Multi-Family Apartments	19.7	256	12.99
Commercial	13		
Golf Course & Club House	96.79		
Major Power Easements	20		
School Sites (existing)	15		
Lakes	28.6		
Green belts & Nature Trails	25.3		
	<u>1003</u>	<u>2930</u>	<u>2.93</u>

TRACT BREAKDOWN EXISTING CONSTRUCTION

<u>Tract Breakdown</u>	<u>Type Construction</u>	<u>Units</u>	<u>Density</u>	<u>Acres</u>
Sterling Park Unit 1	Single Family	104	3.17	32.82
Sterling Park Unit 2	Single Family	91	2.26	40.23
Sterling Park Unit 3	Single Family	196	3.18	61.52
Sterling Park Unit 4	Single Family	122	3.00	40.66
Sterling Park Unit 24	Patio Homes	134	5.48	24.45
Deer Run Unit 1	Single Family	19	1.13	16.87
Deer Run Unit 22	Patio Homes	92	5.18	17.75
Fairway Oaks @ Deer Run	Single Family	61	2.56	23.77

TRACT BREAKDOWN FOR REMAINING CONSTRUCTION

Unit 5	Single Family	57	3.09	18.4
Unit 6	Single Family	17	2.98	5.7
Unit 6A	Single Family	25	2.98	8.4
Unit 7	Patio/Single Family	175	5.49	31.9
Unit 8	Single Family	72	3.00	24
Unit 9	Single Family	173	3.00	57.6
Unit 10	Single Family	160	2.99	53.5
Unit 11	Patio/Single Family	182	5.52	33
Unit 12	Single Family	113	3.01	37.5
Unit 13	Single Family	39	3.00	13
Unit 14	Single Family	133	2.99	44.5
Unit 15	Single Family	66	3.00	22
Unit 16	Patio/Single Family	85	5.52	15.4
Unit 17	Single Family	51	3.00	17
Unit 18	Patio/Single Family	60	5.45	11
Unit 19	Single Family	57	3.00	19
Unit 20	Patio/Single Family	71	5.46	13
Unit 21	Single Family	108	3.00	36
Unit 23	Single Family	174	3.00	58
Unit 25	Patio/Single Family	44	5.50	8
Unit 26	Multi/Patio/Single	256	12.99	19.7

III. BUILDING RESTRICTIONS

Deer Run

Type of Building	Minimum Lot Size	Minimum Width at Building Line	Maximum Height
Single Family	7500 sq.ft.	70 ft.	35 ft.
Setbacks:	20' from all road rights-of-way. 25' for rear yard unless abutting green belt or lake, then it will be 20'. 7 1/2' for side yard.		
Patio Homes	2000 sq.ft.	30 ft.	35 ft.
(Definition)	Patio homes are described as units on lots not less than 2000 sq.ft. and may utilize zero lot line construction. Housing shall have a minimum of 700 sq. ft. per unit. Maximum height of 35 ft. Patio homes may be in fee simple or condominium concept. Homeowners association will be formed to control and maintain common areas. Amenities may be included within some patio home areas as may be determined by the developer based on his evaluation of the housing market at the time each unit is developed and subject to review and approval by Seminole County. Private drives, 20' wide may be used to serve small groups of cluster units.		
Setbacks:	Single story - 20' from road right-of-way 20' from edge of pavement on private drives. Single story - 30' from cluster to cluster. Two story - 25' from cluster to cluster. Minimum of 30' from cluster to tract buffer. When abutting lake or golf course, setbacks will be 25'.		
Multi-Family			35 ft.
Setbacks:	25' front and side street 35' building to building 30' building to tract buffer		
Commercial			35 ft.
Setbacks:	Commercial setbacks will comply with setback requirements contained in the C-1 Zoning District.		
General Individual Sites	Accessory building and swimming pools side yard setbacks to be same as main structure, rear yard 10' and not to project beyond front building line.		
Common Areas	Accessory buildings, swimming pools and recreational equipment location and setbacks to be determined at site plan review.		

IV. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

1. All public street and road rights-of-ways shall be constructed to Seminole County land development code standards.
2. The developer will install deceleration tapers and by-pass lanes as recommended by the Seminole County Traffic Engineer.
3. The developer will pay cost for any signalization that may be required at all entrances into Deer Run and for all traffic controls within the confines of the P. U. D. In addition the developer will participate in the signalization at the intersection of Sterling Oaks Drive and Lake Dr.
4. Sidewalks shall be constructed throughout the P.U.D. to all school sites.

IV. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM (cont'd)

5. Developer shall maintain all boulevard and divider medians within the Planned Unit Development, until such a time as the responsibility is taken over by a homeowners association.
6. The developer shall insure that sidewalks, walkways, and path systems may be used by residents outside of Deer Run Planned Unit Development to get to school sites within Deer Run Planned Unit Development.

V. LANDSCAPING AND BUFFERING

1. All landscaping of off-street parking areas within the Planned Unit Development shall comply with the off-street parking, loading and landscaping requirements as contained in the Seminole County Zoning Regulations.
2. Buffer areas shall be constructed as follows:
 - A. 50' between commercial and any residential site.
 - B. 35' between different residential classifications.
 - C. Buffer areas may be left in natural state, but must have a minimum of one tree every 50'.
3. Developer shall provide visual screening for commercial areas. Screening to be reviewed and approved by Seminole County at the time of Site Plan review.
4. Developer shall follow all Arbor Ordinance requirements.
5. Developer shall maintain all landscaping and buffer areas within the Planned Unit Development until such a time as this responsibility is taken over by a homeowners association.
6. The County grants to the developer the right to maintain landscaping on County easements and rights-of-way.

VI. RECREATION AND OPEN SPACE COMMITMENTS:

1. Existing facilities and location:
 - A. Swimming Pools
Unit 1 Sterling Park
Unit 22 Deer Run
Unit 24 Deer Run
 - B. Club Houses
Unit 1 Sterling Park
Unit 22 Deer Run
Unit 24 Deer Run
 - C. Tennis Courts
Unit 1 Sterling Park
 - D. 9 Hole Golf Course
Deer Run & Country Club
 - E. Natural or manmade lakes for fishing, etc.
Dew Drop Pool
East Lake Somerset
Eagle Lake
Lake Sterling
2. Future Facilities & Location:
 - A. Expansion of Golf Course to 18 holes
Deer Run & Country Club
(start June 1982)
 - B. Tennis Courts (2)
Deer Run & Country Club
(start June 1983)
 - C. Golf Course Club House
Deer Run & Country Club
(start June 1983)

5. Drainage (continued)

- E. Any proposed changes in any bodies of water located within the boundaries of the PUD shall be subject to the approval of the County Engineer and the Department of Environmental Services.
- F. No building will be constructed in the 100-year flood prone area without proper improvements to the site and subject to the approval of the Seminole County Engineer.
- G. Land which lift stations are constructed on shall be donated to the appropriate utility serving said land.

VIII. OTHER COMMITMENTS:

- 1. All commercial uses shall comply with requirements contained in the C-1 Zoning District as shown in the Seminole County Zoning Regulations.
- 2. All off-street parking within Deer Run Planned Unit Development shall comply with the off-street parking requirements as contained in the Seminole County Zoning Regulations.
- 3. The developer shall have the right to install reasonable signs within the Planned Unit Development to aid in sales and construction until the PUD is completed. This does not include the right to place signs within the public right-of-way.
- 4. Whenever the term "Developer" is used herein, same shall be taken and construed to mean Amerifirst Development Company of Central Florida, doing business as Deer Run & County Club. All obligations, liabilities, and responsibilities incurred by or imposed upon the developer by this commitment shall be assumed by, and enforceable against any successor-in-interest of Deer Run as the overall developer of the Planned Unit Development.
- 5. Unless a particular item is specifically covered or permitted by this agreement, the applicable portion of the Land Development Code shall apply.

JULY 7, 1981

FOR: AMERIFIRST DEVELOPMENT COMPANY OF
CENTRAL FLORIDA

Maria M. De Moo
Witness

James Fant
James Fant, Senior Vice President

Greg P. Sless
Witness

Robert J. Stearns
Chairman, Seminole County Board
of Commissioners

IX. APPENDIX OF BASIC SUPPORTING DOCUMENTS:

- 1. Revised Master Land Use Plan
- 2. Boundary Survey
- 3. Master Drainage Plan
- 4. Master Traffic Plan
- 5. Master Utilities Plan
- 6. Master Soils Map
- 7. Master Flood Prone Map
- 8. Master Topographic Map
- 9. Colored Aerial Photo with overlay

BEST COPY AVAILABLE
CERTIFIED COPY
ARTHUR H. BECKWITH, JR.
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY _____
DEPUTY CLERK

RECEIVED
FEB 18 1982

ADDENDUM #1

COMMITMENTS FOR DEER RUN AND COUNTY CLUB,
A PLANNED UNIT DEVELOPMENT IN SEMINOLE
COUNTY, FLORIDA

SEMINOLE COUNTY
LAND MANAGEMENT

By

AMERIFIRST DEVELOPMENT COMPANY OF CENTRAL FLORIDA

SECTION VII

Whereas, Iron Bridge Water Treatment Facility will be used as the permanent sewage disposal method for effluent from this development,

and,

Whereas, through no fault of the Developer, the construction of transmission lines to the Iron Bridge facility will not be completed when the developer will require sewage capacity,

and,

Whereas, in consideration of the unique circumstance affecting this development, the Board of County Commissioners has agreed to permit a temporary sewer treatment facility to be installed until sewage capacity becomes available from Seminole County.

Therefore, the Public Facilities Commitments portion of the Commitment Agreement dated July 7, 1981, is hereby amended to include Item B, under 3, Utilities:

VII Public Facility Commitments:

3. Utilities:

- B. After all required approvals by Seminole County, Department of Environmental Regulation and any other appropriate agency or department, the Developer may install a temporary sewer treatment facility within Deer Run Unit 9.

The sewage treatment facility will be turned over to Seminole County for operating purposes until such time as sewage capacity becomes available from Seminole County. The Developer will be responsible for the appropriate means of delivering flow to the county system.

Upon receipt of the required sewage capacity, the temporary facility will be returned to the Developer. Developer will discontinue the use of the temporary facility and will remove the facility from the site, which thereafter may be used for future residential development.

DATED: Feb 9, 1982

Approved: 11-17-81

SEMINOLE COUNTY

BY: Robert J. Stearns
Chairman, Board of County Commissioners

ATTEST: [Signature]
Clerk of the Court

AMERIFIRST DEVELOPMENT COMPANY OF CENTRAL FLORIDA

BY: [Signature]
Senior Vice President

ADDENDUM #1

COMMITMENTS FOR DEER RUN AND COUNTRY CLUB
A PLANNED UNIT DEVELOPMENT
IN SEMINOLE COUNTY, FLORIDA

by
AMERIFIRST DEVELOPMENT COMPANY OF CENTRAL FLORIDA

SECTION II and IV of the Commitment Agreement dated July 7, 1981 is hereby amended as follows:

II. Statement of Basic Facts

Total Acreage: 1003 Acres
Total Units: 2826
Gross Density: 2.82

LAND USE TABLE

Land Use Classification	Acres	Units	Density Units/Acre
Single Family (Platted or Developed)	229.61	626	2.73
Single Family (Undeveloped)	324.05	879	2.71
Patio (Platted or Developed)	42.20	226	5.35
Patio (Undeveloped)	164.40	839	5.10
Multi-Family Apartments	19.70	256	12.99
Commercial	13		
Golf Course & Club House	106.79		
Major Power Easements	20		
School Sites (Existing)	15		
Lakes	28.60		
Green Belts & Nature Trails	39.65		
	1003	2826	2.82

TRACT BREAKDOWN EXISTING CONSTRUCTION

Tract Breakdown	Type Construction	Units	Density	Acres
Sterling Park Unit 1	Single Family	104	3.17	32.82
Sterling Park Unit 2	Single Family	91	2.26	40.23
Sterling Park Unit 3	Single Family	196	3.18	61.52
Sterling Park Unit 4	Single Family	122	3.00	40.66
Sterling Park Unit 24	Patio Homes	134	5.48	24.45
Deer Run Unit 1	Single Family	19	1.13	16.87
Deer Run Unit 22	Patio Homes	92	5.18	17.75
Fairway Oaks @ Deer Run	Single Family	55	2.31	23.41
Deer Run Unit 6	Single Family	39	2.77	14.1

TRACT BREAKDOWN FOR REMAINING CONSTRUCTION

Tract Breakdown	Type Construction	Units	Density	Acres
Unit 5	Single Family	39	2.12	18.40
Unit 7	Patio/Single Family	163	4.86	33.50
Unit 8	Single Family	72	2.66	27.01
Unit 9	Single Family	173	3.06	56.60
Unit 10	Single Family	119	3.09	38.54
Unit 11	Patio/Single Family	182	5.52	33.00
Unit 12	Single Family	113	3.01	37.50
Unit 13	Single Family	0	0	0
Unit 14	Patio/Single Family	200	4.49	44.50

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ARTHUR H. BECKWITH, JR.
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
Sandy Wael

TRACT BREAKDOWN FOR REMAINING CONSTRUCTION
(Continued from Page 1)

<u>Tract Breakdown</u>	<u>Type Construction</u>	<u>Units</u>	<u>Density</u>	<u>Acres</u>
Unit 15	Single Family	66	3.00	22.00
Unit 16	Patio/Single Family	85	5.52	15.40
Unit 17	Single Family	51	3.00	17.00
Unit 18	Patio/Single Family	60	5.45	11.00
Unit 19	Patio/Single Family	105	5.53	19.00
Unit 20	Patio/Single Family	34	2.61	13.00
Unit 21	Single Family	83	2.31	36.00
Unit 23	Single Family	129	2.22	58.00
Unit 25	Patio/Single Family	44	5.50	8.00
Unit 26	Multi/Patio/Single	256	12.99	19.70

IV. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

4. Sidewalks shall be constructed throughout the PUD to all school sites. All collector streets shall have a 6' sidewalk located on one side of the right-of-way. All local streets shall have sidewalks on both sides of the right-of-way of standard subdivision design.

V. LANDSCAPING AND BUFFERING

2. Buffer areas shall be constructed as follows:
 - B. 50 feet between Deer Run Unit 14 and Sterling Park Unit Four, 35 feet between different residential classifications.

DATED: May 25, 1982

SEMINOLE COUNTY, FLORIDA

BY: Robert J. Stearn
Chairman
Board of County Commissioners

ATTEST: Arthur H. Richmond
Clerk

AMERIFIRST DEVELOPMENT COMPANY
OF CENTRAL FLORIDA

BY: James Fant
James Fant, Senior Vice President

Assistant Corporate Secretary
Assistant Corporate Secretary

Witness

Witness

A D D E N D U M #3

COMMITMENTS FOR DEER RUN AND COUNTRY CLUB
A PLANNED UNIT DEVELOPMENT IN SEMINOLE COUNTY, FLORIDA

by

AMERIFIRST DEVELOPMENT CORPORATION

RECEIVED

JAN 19 1983

SECTION VIII of the Commitment Agreement dated July 7, 1981
amended as follows:

SEMINOLE COUNTY
LAND MANAGEMENT

VIII. OTHER COMMITMENTS:

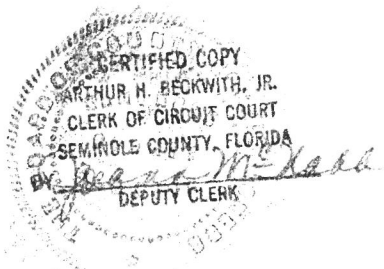
- 6. Temporary Sales Office Facilities may be utilized within the P.U.D. for specified periods of time, not to exceed one year. All sales office facilities shall meet the applicable setback requirements for the specific tract in which they are located.

DATED: 1-11-83

SEMINOLE COUNTY

By: [Signature]
Chairman
Board of County Commissioners

Attest: [Signature]
Clerk



AMERIFIRST DEVELOPMENT CORPORATION

By: [Signature]
VICE PRESIDENT

COMMITMENTS FOR DEER RUN AND COUNTRY CLUB, A
PLANNED UNIT DEVELOPMENT IN SEMINOLE COUNTY
FLORIDA

BY

AMERIFIRST DEVELOPMENT CORPORATION

Sections II and IV of the Commitment Agreement dated July 7, 1981
is hereby amended as follows:

II. Statement of Basic Facts
Total Acreage: 1013
Total Units: 2937
Gross Density: 2.90

LAND USE TABLE

<u>Land Use Classification</u>	<u>Acres</u>	<u>Units</u>	<u>Du/Acre</u>
Single Family (Developed)	473.7	1,275	2.7
Single Family (Undeveloped)	0.0		
Patio Home (Developed)	108.7	556	5.1
Patio Home (Undeveloped)	184.4	850	4.6
Multi-Family (Undeveloped)	19.7	256	13.0
Commercial	13.0		
Golf Course & Club	138.5		
Power Easements	20.0		
School Sites	15.0		
Green Belts/Open Space	40.0		
	<u>1,013.0</u>	<u>2,937</u>	<u>2.9</u>

TRACT BREAKDOWN

<u>TRACT</u>	<u>TYPE</u>	<u>UNITS</u>	<u>DENSITY</u>	<u>ACRES</u>
Sterling Park Unit 1	Single Family	104	3.2	32.40
Sterling Park Unit 2	Single Family	91	2.27	40.08
Sterling Park Unit 3	Single Family	195	3.16	61.52
Sterling Park Unit 4	Single Family	123	3.0	40.66
Sterling Park Unit 24	Patio Homes	134	5.49	24.4
Fairway Oaks @DeerRun	Single Family	55	2.82	19.5
Deer Run Unit 1	Single Family	19	1.12	16.87
Unit 5	Single Family	39	2.11	18.4
Unit 6	Single Family	39	2.57	15.17
Unit 7	Patio Homes	163	4.8	33.5
Unit 8	Single Family	72	2.66	27.01
Unit 9	Single Family	173	3.05	56.6
Unit 10	Single Family	119	3.09	38.54
Unit 11	Patio Homes	167	5.06	33.0
Unit 12	Patio Homes	184		47.5
Unit 14	Patio Homes	197	4.42	44.5
Unit 15	Patio Homes	108	5.03	21.46
Unit 16	Patio Homes	54	3.45	15.64
Unit 17	Patio Homes	71	4.10	17.30
Unit 18	Patio Homes	86	7.8	11.0
Unit 19	Patio Homes	114	6.0	19.0
Unit 20	Single Family	34	2.6	13.0
Unit 21	Single Family	83	2.3	36
Unit 22	Patio Homes	92	5.18	17.75
Unit 23	Single Family	129	2.2	58
Unit 25	Patio Homes	36	4.5	8.0
Unit 26	Multi-Family	256	12.9	19.7

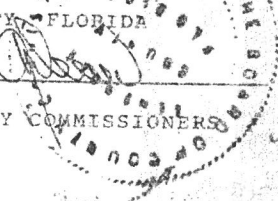
AMERIFIRST
CERTIFIED COPY
ARTHUR H. BECKWITH
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
By *S. Wall*
Deputy Clerk

IV VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

3. The Developer will pay cost for any signalization that may be required at all entrances into Deer Run and for all traffic controls within the confines of the PUD. In addition, the Developer will participate in the signalization at the intersection of Sterling Oaks Drive and Lake Drive and the intersection of Red Bug Lake Road and Dodd Road.
7. The Developer shall construct a minor collector Road from Eagle Circle, south to the south boundary line of the PUD, said road shall ultimately tie into the northern extension of Dodd Road which will be constructed by the adjacent developer.


DATE: JULY 26, 1983

SEMINOLE COUNTY, FLORIDA
BY: *Sandra J. Brown*
CHAIRMAN
BOARD OF COUNTY COMMISSIONERS



ATTEST: *Arthur H. Burkhardt Jr.*
CLERK

AMERIFIRST DEVELOPMENT COMPANY
BY: *[Signature]*
VICE PRES.



J. DeWyer

COMMITMENTS FOR DEER RUN AND COUNTRY CLUB, A
PLANNED UNIT DEVELOPMENT IN SEMINOLE COUNTY
FLORIDA

BY

AMERIFIRST DEVELOPMENT CORPORATION

Section III of the Developers Commitment Agreement dated July 7, 1981
is hereby amended as follows:

III. Building Restrictions

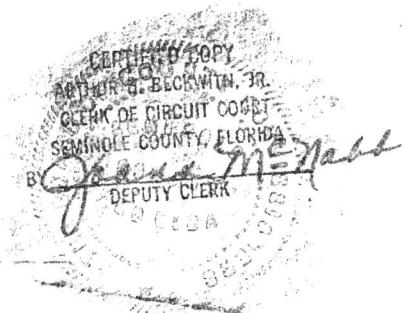
The minimum width at the building line requirements for
Patio Homes and Single Family Homes are hereby deleted.

DATE: August 23, 1983

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: *Barbara S. Pless*
Chairman

Attest *Arthur H. Richmond Jr.*
Clerk



AMERIFIRST DEVELOPMENT COMPANY

By: *[Signature]*
Vice-President

APPROVED BY BOARD OF COUNTY
COMMISSIONERS ON JULY 12, 1988.

ADDENDUM #6
DEER RUN UNIT 29
PLANNED UNIT DEVELOPMENT

Add the following:

- I. The following legal description shall be included within the project:

Unit 29

Lots 44, 45 and the west one-half of Lot 46 of Watt's Farm according to the plat thereof as recorded in Plat Book 6, Page 80, of the Public Records of Seminole County, Florida.

Together with:

the East 25 feet of Florida Road adjacent to and abutting said Lot 44, and the North 25 feet of South Drive adjacent to and abutting said Lots 44, 45 and the West one-half of Lot 46 and the South 25 feet of the East 50 feet of South Drive adjacent to said one-half of Lot 46.

Containing 25.30 Acres more or less.

Revise the following:

II. STATEMENT OF BASIC FACTS
TOTAL ACREAGE: 1,028.5 ACRES
TOTAL UNITS: 2,930 UNITS
GROSS DENSITY: 2.95 LOTS/ACRES

Add the following:

<u>LAND USE CLASSIFICATION</u>	<u>LAND USE TABLE</u> <u>ACRES</u>	<u>UNITS</u>	<u>DENSITY</u>
SINGLE FAMILY (UNDEVELOPED)	ADD 25.30 AC.	84	3.32

CERTIFIED COPY
DAVID N. BERRIEN
CLERK OF THE CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA

By: David Berrien
Deputy Clerk

Date: 8-8-88

TRACT BREAKDOWN

<u>Tract Breakdown</u>	<u>Type Construction</u>	<u>Units</u>	<u>Density</u>	<u>Acres</u>
Sterling Park Unit 1	Single Family	104	3.21	32.40
Sterling Park Unit 2	Single Family	91	2.27	40.08
Sterling Park Unit 3	Single Family	195	3.17	61.52
Sterling Park Unit 4	Single Family	123	3.07	40.66
Sterling Park Unit 24	Patio Homes	134	5.42	24.45
Deer Run Unit 1	Single Family	19	1.13	16.87
Deer Run Unit 22	Patio Homes	92	5.18	17.75
Fairway Oaks @ Deer Run	Single Family	61	2.57	23.77
Unit 5	Single Family	39	1.71	22.86
Unit 6	Single Family	39	2.57	15.17
Unit 7	Patio/Single Family	163	4.88	33.42
Unit 8	Single Family	72	2.70	26.62
Unit 9	Single Family	173	3.03	57.12
Unit 10	Single Family	119	3.09	38.51
Unit 11	Patio/Single Family	167	3.37	49.60
Unit 12	Single Family	144	3.13	45.96
Unit 14	Townhomes	198	5.01	39.55
Unit 15	Single Family	102	4.21	24.22
Unit 16	Patio/Single Family	54	3.04	17.76
Unit 17	Single Family	72	3.76	19.13
Unit 18	Patio/Single Family	24	1.36	17.62
Unit 19	Townhomes	114	6.53	17.45
Unit 20	Patio/Single Family	34	1.28	26.64
Unit 21	Single Family	83	2.71	30.67
Unit 23	Single Family	129	2.16	59.63
Unit 25	Patio/Single Family	33	1.69	19.49
Unit 26	Multi/Patio/Single Family	200	10.15	19.70
Unit 29	Single Family	<u>84</u>	<u>3.37</u>	<u>25.25</u>
	TOTALS	2,862	3.31	863.87

Add the following:

III. Building Restrictions

<u>TYPE OF BUILDING</u>	<u>MINIMUM LOT SIZE</u>	<u>MINIMUM DWELLING SIZE</u>	<u>MAXIMUM HEIGHT</u>
SINGLE FAMILY UNIT 29	8,250 s.f.	1,300 s.f.	35'

SETBACKS: REFER TO SINGLE FAMILY

Add the following:

IV. VEHICLE AND PEDESTRIAN CIRCULATION SYSTEM

7. VEHICLE ACCESS TO UNIT 29 SHALL BE PROVIDED VIA CENTER DRIVE ONLY.
8. A PEDESTRIAN WALKWAY SHALL BE PERMITTED TO CONNECT UNIT 29 WITH THE REMAINDER OF THE DEER RUN & COUNTRY CLUB P.U.D.
9. THE DEVELOPER SHALL PAVE CENTER DRIVE FROM THE WESTERN PROPERTY LINE TO EAST LAKE DRIVE.

Add the following:

V. LANDSCAPING AND BUFFERING

- 7. THE FOLLOWING SHALL APPLY TO SINGLE FAMILY UNIT 29:
 - A. ALL LOTS WITH DOUBLE FRONTAGE SHALL COMPLY WITH THE CURRENT SEMINOLE COUNTY BUFFER REQUIREMENTS.
 - B. A SIX FOOT (6') HIGH CONCRETE BLOCK WALL SHALL BE CONSTRUCTED ALONG THE EASTERN PROPERTY LINE. A 6' WOOD FENCE ALONG THE SOUTHERN PROPERTY LINE. A 6' BRICK WALL SHALL BE CONSTRUCTED ALONG CENTER ROAD WHERE ADJACENT TO LOTS.
 - C. THE VACATED FLORIDA ROAD RIGHT-OF-WAY LOCATED WEST OF UNIT 29, SHALL BE INCORPORATED INTO A 25 FOOT LANDSCAPE BUFFER, DRAINAGE AND UTILITY EASEMENT REFERRED TO AS TRACT 'C', WHICH WILL BE OWNED AND MAINTAINED BY A HOME OWNERS' ASSOCIATION.

Add the following:

VII. PUBLIC FACILITY COMMITMENTS

- 6. UNIT 29 SHALL BE SUBJECT TO THE FOLLOWING IMPACT FEE:
 - A. ROAD IMPACT FEES: IN ACCORDANCE WITH ORDINANCE 87-04 OR ITS SUCCESSOR AT THE TIME OF PERMIT ISSUANCE.
 - B. FIRE AND RESCUE SYSTEM IMPACT FEES: IN ACCORDANCE WITH ORDINANCE 87-11 OR ITS SUCCESSOR AT TIME OF BUILDING PERMIT ISSUANCE.
 - C. LIBRARY IMPACT FEES: IN ACCORDANCE WITH ORDINANCE ADOPTED BY LAW AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - D. LAW ENFORCEMENT IMPACT FEES: IN ACCORDANCE WITH ORDINANCE ADOPTED BY LAW AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - E. SCHOOL IMPACT FEES: IN ACCORDANCE WITH ORDINANCE ADOPTED BY LAW AT THE TIME OF BUILDING PERMIT ISSUANCE.
 - F. PARK IMPACT FEES: IN ACCORDANCE WITH ORDINANCE ADOPTED BY LAW AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 7. THE DEVELOPER OF UNIT 29 OF DEER RUN SHALL PAY \$3,000.00 TOWARD THE COSTS OF SIGNALIZATION OF CENTER ROAD AND EAST LAKE DRIVE. THIS MONEY SHALL BE HELD IN AN ESCROW ACCOUNT FOR UTILIZATION WHEN SIGNALIZATION BECOMES WARRANTED.

FOR AMERIFIRST DEVELOPMENT CORPORATION OF
CENTRAL FLORIDA:

C. Kimberly Walker
DATED THIS 25TH DAY OF JULY, 1988

PROPERTY OWNER:

Hubert Easley

FOR SEMINOLE COUNTY, FLORIDA

John D. Westman
CHAIRMAN, SEMINOLE COUNTY BOARD OF COUNTY
COMMISSIONERS
DATED THIS 4th DAY OF August, 1988

Mark Blue
ATTEST

CERTIFIED COPY
 MARYANNE MORSE
 CLERK OF CIRCUIT COURT
 SEMINOLE COUNTY, FLORIDA
 BY *Charles Cole*
 DEPUTY CLERK

ADDENDUM #7

Commitments for Deer Run and Country Club,
 A Planned Unit Development in Seminole
 County, Florida

By

W.E. Limited, LTD

As approved by the Board of Seminole County Commissioners
 on October 27, 1992

Sections I, II, III, IV, V and VII of the Commitment Agreement Dated July 7,
 1981 is hereby amended as follows:

I. LAND USE TABLE

Land Use Classification	Acres	Units	DU/Acres
Single Family Homes	568.59	1,488	2.62
Patio Homes	218.80	869	3.97
Multi-Family Homes	86.70	532	6.14
Commercial	3.00	N/A	N/A
SUB-TOTAL	877.09	2,889	3.29
Golf Course and Open Space	146.21		
School Sites	15.00		
TOTAL	1038.30	2,889	2.78

II. TRACT BREAKDOWN

Tract Breakdown	Type Construction	Units	Density	Acres
Sterling Park Unit 1	Single Family Homes	104	3.21	32.40
Sterling Park Unit 2	Single Family Homes	91	2.27	40.08
Sterling Park Unit 3	Single Family Homes	195	3.17	61.52
Sterling Park Unit 4	Single Family Homes	123	3.03	40.66
Sterling Park Unit 24	Patio Homes	134	5.48	24.45
Fairway Oaks @ Deer Run	Single Family Homes	55	2.31	23.77
Deer Run Unit 1	Single Family Homes	19	1.13	16.87
Deer Run Unit 5	Single Family Homes	39	1.71	22.86
Deer Run Unit 6	Single Family Homes	39	2.57	15.17
Deer Run Unit 7	Patio Homes	163	4.88	33.42
Deer Run Unit 8	Single Family Homes	72	2.7	26.62
Deer Run Unit 9	Single Family Homes	173	3.03	57.12
Deer Run Unit 10	Single Family Homes	119	3.09	38.51
Deer Run Unit 11	Patio Homes	167	3.37	49.60

Tract Breakdown	Type Construction	Units	Density	Acres
Deer Run Unit 12	Patio/Single Family Homes	144	3.13	45.96
Deer Run Unit 14	Multi-Family Homes	198	5.01	39.55
Deer Run Unit 15	Patio Homes	102	4.21	24.22
Deer Run Unit 16	Patio Homes	54	3.04	17.76
Deer Run Unit 17	Patio Homes	72	3.76	19.13
Deer Run Unit 18	Single Family Homes	24	1.36	17.62
Deer Run Unit 19	Multi-Family Homes	114	6.53	17.45
Deer Run Unit 20	Single Family Homes	34	1.28	26.64
Deer Run Unit 21	Single Family Homes	83	2.71	30.67
Deer Run Unit 22	Patio Homes	92	5.18	17.75
Deer Run Unit 23	Single Family Homes	129	2.16	59.63
Deer Run Unit 25	Patio/Multi-Family Homes	33	1.69	19.49
Deer Run Unit 26	Multi-Family Homes	200	10.15	19.70
Deer Run Unit 27	Commercial	N/A	N/A	3.00
Deer Run Unit 28	Single Family Homes	33	3.23	10.22
Deer Run Unit 29	Single Family Homes	84	3.37	25.25
TOTAL		2,889	3.29	877.09

III. BUILDING RESTRICTIONS - UNIT 28 ONLY

TYPE OF BUILDING	MINIMUM LOT SIZE	MINIMUM WIDTH AT BUILDING LINE	MAXIMUM HEIGHT
Single Family	7,500 s.f.	N/A per Addendum #5 Dated 8/23/83	35 ft.
Setbacks	25 Ft. Front Yard 15 Ft. Rear Yard 5 Ft. Side Yard -	with minimum 10' seperation between buildings	
General Individual Sites	Accessory buildings and swimming pool side yard setbacks to be same as main structure with rear yard setback of 5 ft. and not to project beyond front building line.		
Double Fronted Lots	Minimum lot depth of 110 ft, Six ft. wall at rear of lot.		

IV. VEHICLE AND PEDESTRIAN SYSTEM

- All roads in Unit 28 shall be located within a thirty (30) foot right-of-way tract dedicated to the Unit 28 Homeowners Association with utility and access easements reserved to Seminole County and other public service providers. All roads shall be owned and maintained by the Unit 28 Homeowners Association.
- Internal four (4) foot sidewalks will be provided only on the frontage of exterior lots (one side of street).

V. LANDSCAPING AND BUFFERING

2.d. No buffer area shall be required between Unit 28 and Units 10 and 14.

VII. PUBLIC FACILITY COMMITMENTS

8. Unit 28 shall be subject to the following impact fees:

- a. Road: In accordance with ordinance adopted by law at the time of building permit issuance.
- b. Fire and Rescue System: In accordance with ordinance adopted by law at the time of building permit issuance.
- c. Library: In accordance with ordinance adopted by law at the time of building permit issuance.
- d. Law Enforcement: In accordance with ordinance adopted by law at the time of building permit issuance.
- e. School: In accordance with ordinance adopted by law at the time of building permit issuance.
- f. Park: In accordance with ordinance adopted by law at the time of building permit issuance.

DATED: January 11, 1993

Seminole County

By: Robert J. Strain
Chairman, Board of County Commissioner

Attest: Maylene Price
Clerk

W.E. Limited, a Florida Limited Partnership

By: C. Marilyn Walsh GENERAL PARTNER

ADDENDUM #8

Deer Run and Country Club Planned Unit Development

The Deer Run and Country Club Planned Unit Development dated July 7, 1981, as amended, is hereby further amended as follows:

On October 12, 2004 the Board of County Commissioners of Seminole County, Florida issued this Developer's Commitment Agreement relating to and touching and concerning the following described property, known as Deer Run Unit 30:

I. The following additions and deletions are made to the Land Use Table (strikethroughs are deletions, underlines are additions):

Land Use Classification	Acres	Units	DU/Acre	<u>DU/Net Buildable Acres</u>
<u>Townhomes</u>	<u>3.6</u>	<u>26</u>	<u>7.22</u>	<u>9.25</u>
Golf Course	146.21 <u>142.61</u>			

II. The following additions and deletions are made to the Tract Breakdown Table (strikethroughs are deletions, underlines are additions):

Tract Breakdown	Type Construction	Units	Density	<u>Net Buildable Density</u>	Acres
<u>Deer Run Unit 30</u>	<u>Townhomes</u>	<u>26</u>	<u>7.22</u>	<u>9.25</u>	<u>3.6</u>
<u>TOTAL</u>		<u>2.915</u>	<u>5.29</u>		<u>880.69</u>

The following shall apply to Deer Run Unit 30 (Deer Run Villas) described in Exhibit A:

1. LEGAL DESCRIPTION:

See Exhibit A

2. MASTER PLAN AND ARCHITECTURAL RENDERINGS:

See Exhibit B

3. PROPERTY OWNERS

Golf Enterprises of Central Florida Inc.
109 Commerce Street, Suite 1101
Lake Mary, Florida. 32746

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05520 PGS 1519-1525
CLERK'S # 2004178905
RECORDED 11/18/2004 04:00:25 PM
RECORDING FEES 61.00
RECORDED BY J Eckenroth

CERTIFIED COPY
MARYANNE MORSE
CLERK OF CIRCUIT COURT
SEMINOLE COUNTY, FLORIDA
BY *Don Roach*
DEPUTY CLERK

RETURN TO SANDY MCCANN

4. OPEN SPACE AND RECREATION AREAS

Total Residential Land Area: 3.6 acres
Required Open Space: .90 acres
Open Space Provided: .90 acres

5. MINIMUM BUILDING SETBACKS FROM PROPERTY LINES

North Property Line: 10'
East Property Line 10'
South Property Line 10'
West Property Line 20'

6. MINIMUM BUILDING SETBACKS ON LOTS

Front: 26'
Side: 0'
Rear: 10'

7. MINIMUM SEPARATION BETWEEN BUILDINGS

20'

8. SETBACKS FOR ACCESSORY STRUCTURES

The following minimum building setbacks shall apply to accessory structures associated with the townhouse units:

Pools, and other accessory structures: Side - 5 foot, Rear - 5 foot
Screen enclosures: Side - 3 foot, Rear - 3 foot

9. MAXIMUM BUILDING HEIGHT

35'

10. MINIMUM UNIT SIZE

1,300 square feet of living area.

11. PERMITTED USES

Attached Single-family Dwelling Units
Single Family Homes
Home Offices and Home Occupations

12. LANDSCAPE & BUFFER CRITERIA

At the time of Final Master Plan approval, the developer shall demonstrate how they are saving 25% of the existing trees onsite. The location of trees to be saved and trees to be removed shall be field verified by County staff prior to the commencement of construction.

South Property Line Adjacent to the Single-family Residential Lots

- Minimum 15-foot landscape buffer and 6' aluminum fence between Tract C and the single-family residential to the south. The developer shall provide additional plantings as necessary to ensure opacity and prevent the parking areas from being viewed by the neighboring single-family residential, as determined by the Planning Manager.
- Minimum 35-foot landscape buffer and 6' aluminum fence between Tract E and the single-family residential to the south and east. The developer shall provide additional plantings as necessary to ensure opacity and prevent the parking areas from being viewed by the neighboring single-family residential, as determined by the Planning Manager.
- The existing vegetation shall be saved to the maximum extent possible as determined by the Planning Manager. Any trees saved shall count towards tree removal mitigation requirements.

North Property Line

- Minimum 5' landscape buffer
- The existing vegetation shall be saved to the maximum extent possible as determined by the Planning Manager. Any trees saved shall count towards tree removal mitigation requirements

All landscape buffers and common areas shall be maintained by a homeowners association.

13. LIGHTING CRITERIA

- All parking lot lighting shall conform to the lighting standards contained in the Seminole County Land Development Code.
- Lighting on the individual townhouses shall be limited only to the entranceways and shall be directed downward.

14. WATER, SEWER AND FIRE PROTECTION

WATER: Water services shall be provided by Seminole County.

SANITARY SEWER: Sanitary sewer shall be provided by Seminole County.

FIRE PROTECTION: Fire protection shall be provided by Seminole County. Fire flow will be a minimum of 1,250 gpm with 20 p.s.i. Fire hydrant shall be located according to Seminole County regulations.

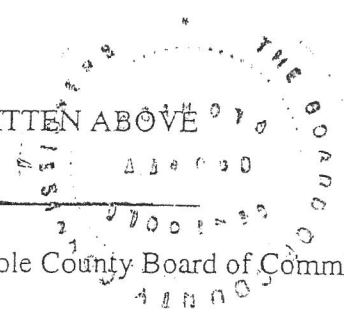
15. PHASING

The development will be constructed in one phase.

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE

By: _____

Chairman, Seminole County Board of Commissioners



OWNER'S CONSENT AND COVENANT

COMES NOW, the owner, Golf Enterprises of Central Florida Inc., on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Developer's Commitment Agreement.

Tamarah R. Chiriani
Witness

Tamarah R. Chiriani

Print Name

Carolyn Van Sandt
Witness

Carolyn Van Sandt

Print Name

By: Robert Dello Russo
Robert Dello Russo, ~~Manager~~ ^{President} of Golf Enterprises of Central Florida Inc.

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized ^{as President} in the State and County aforesaid to take acknowledgments, personally appeared, Robert Dello Russo, ~~Manager~~ of Golf Enterprises of Central Florida, Inc. who is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of October, 2004.

Tamarah R. Chiriani
Tamarah R. Chiriani

Notary Public, in and for the County and State Aforementioned

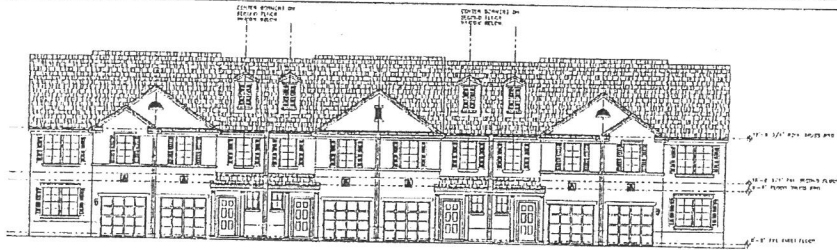
My Commission Expires:



Tamarah R Chiriani
My Commission DD327516
Expires August 12, 2008

EXHIBIT A

Begin at the most Easterly corner of Lot 15, Deer Run Unit - 8 "A" Plat Book 26, Pages 89 through 90, Official Records of Seminole County, Florida. Said point also being on the Westerly right-of-way line of Eagle Circle Drive; thence departing said Westerly right-of-way line run North $35^{\circ}12'21''$ West along the Northerly line Lot 15 and Lot 16 of said Plat for a distance of 229.50 feet to the most Northerly corner of Lot 16 of said Plat; thence run North $89^{\circ}48'18''$ West along the Northerly line of said Lot 16 and Lot 17 of said Plat to the most Northerly corner of said Lot 17; thence run South $45^{\circ}46'17''$ West along the Northwesterly line of said Lot 17 for a distance of 100.00 feet to the Northwesterly corner of Lot 18 of said Plat; thence run South $17^{\circ}59'23''$ West along the Westerly line of Lot 18 for a distance of 114.98 feet to the Southwest corner of said Lot 18; thence departing said corner of said Plat run North $89^{\circ}46'06''$ West for a distance of 222.88 feet; thence run North $34^{\circ}17'02''$ West for a distance of 146.55 feet; thence run North $55^{\circ}42'58''$ West for a distance of 577.64 feet; thence run South $34^{\circ}17'02''$ East for a distance of 77.68 feet; thence run South $88^{\circ}26'57''$ East for a distance of 50.00 feet to a point of curvature of a curve concave to the East having a radius of 150.32 feet, thence run Southeasterly along said curve through a central angle of $47^{\circ}13'04''$ for an arc distance of 123.88 feet; thence run South $45^{\circ}40'01''$ East for a distance of 244.87 feet to a point of curvature of a curve concave to Southeast having a radius of 819.33 feet; thence run Southwesterly along said curve and aforesaid Westerly right of way line of Eagle Circle Drive through a central angle of $10^{\circ}08'32''$ for an arc distance of 145.03 feet to the aforesaid POINT OF BEGINNING.



FRONT ELEVATION

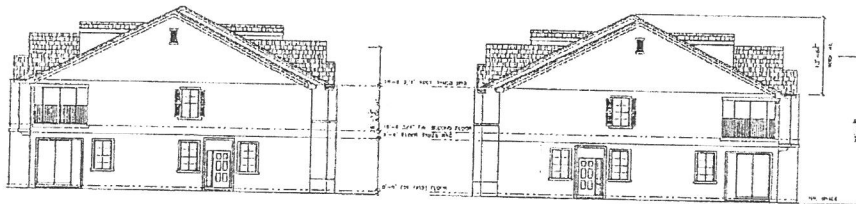
1/8" = 1'-0"

LEVELS/NOTES
 1. REFER TO CIVIL FOR CURB ELEVATIONS FOR LIGHTING, SIDEWALKS, LANDSCAPE AND UTILITIES



REAR ELEVATION

1/8" = 1'-0"



LEFT ELEVATION

1/8" = 1'-0"

RIGHT ELEVATION

1/8" = 1'-0"

day design group inc
 111 N. Pennsylvania Ave., Suite 200, Harrisburg, PA 17102
 717.633.1111

Building Elevations
 Deer Run Villas
 Lancaster County, Penna.



DATE: 07/20/08
 1/8" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"

ADDENDUM #9

Deer Run and Country Club Planned Unit Development

The Deer Run and Country Club Planned Unit Development dated July 7, 1981, as amended, is hereby further amended on August 4, 2005 as follows:

The following change is made to Deer Run Unit 30, which was added to the Deer Run PUD on October 12, 2004:

MINIMUM BUILDING SETBACKS FROM PROPERTY LINES

North Property Line:	8'
East Property Line	10'
South Property Line	10'
West Property Line	20'

MINIMUM BUILDING SETBACKS ON LOTS

Front:	26'
Side:	0'
Rear:	8', except that buildings adjacent to the south property line shall be 10'

DONE AND ORDERED ON THE DATE FIRST WRITTEN ABOVE _____

By: *Matt West*

Matt West, AICP
Planning Manger

STATE OF FLORIDA

COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared, Matt West, Planning Manager who is personally known to me or who has produced _____ as identification and who acknowledged and executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of August, 2005.

Connie R. Devasto

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

