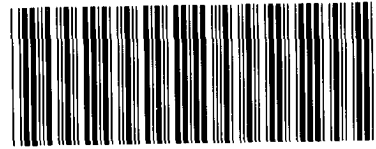


**CC&Rs**

**Shadowood Homeowners Association, Inc.**

THIS DOCUMENT PREPARED BY  
AND RETURN TO:  
Brian S. Hess, Esq.  
CLAYTON & MCCULLOH  
1065 Maitland Center Commons Boulevard  
Maitland, Florida 32751



2014031778 99 PGS

OFFICIAL RECORDS  
CITRUS COUNTY  
ANGELA VICK  
CLERK OF THE CIRCUIT COURT  
RECORDING FEE: \$843.00  
# 2014031778 BK:2633 PG:2165  
07/17/2014 02:14 PM 99 PGS  
LFCR,DC Receipt #028535

The area above this line is for recording purposes only

**CERTIFICATE OF EXECUTION AND APPROVAL OF REVITALIZED  
DECLARATION OF COVENANTS AND OTHER GOVERNING DOCUMENTS  
FOR SHADOWOOD HOMEOWNERS ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of SHADOWOOD HOMEOWNERS ASSOCIATION, INC. (hereinafter "Association"), pursuant to the Florida Statutes, hereby certify that the REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES (Lots 1 through 34, Block 31, RIVERHAVEN VILLAGE); REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES (Lots 1 through 26, Block 34, RIVERHAVEN VILLAGE); REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES (Lots 27 through 52, Block 34, RIVERHAVEN VILLAGE); REVITALIZED ARTICLES OF INCORPORATION OF SHADOWOOD HOMEOWNERS ASSOCIATION, INC.; and REVITALIZED AMENDED BYLAWS OF SHADOWOOD HOMEOWNERS ASSOCIATION, INC. (hereinafter "Revitalized Documents"), which are attached hereto and by reference made a part hereof, were duly adopted in accordance with Florida Statute §720.405(6), and are hereby to be recorded in the Public Records of Citrus County, Florida, in accordance with Florida Statute §720.407.

The purpose of the above-referenced Revitalized Documents is to revive the following documents of the Association: Declaration of Restrictions of Shadowood Homes (Lots 27-52 inclusive, Block 34, RIVERHAVEN VILLAGE Plat), recorded in Official Records Book 484, Page 273; Declaration of Restrictions of Shadowood Homes (Lots 1-26 Inclusive, Block 34, RIVERHAVEN VILLAGE Plat), recorded in Official Records Book 537, Page 135; Declaration of Restrictions of Shadowood Homes (Lots 1-34 inclusive, Block 31, RIVERHAVEN VILLAGE Plat), recorded in Official Records Book 558, Page 146; Amendment to Declaration of Shadowood Homes, recorded in Official Records Book 1607, Page 89; Second Amendment to Declaration of Restrictions of Shadowood Homes, recorded in Official Records Book 1849, Page 1130; Corrective Amendment to Declaration of Shadowood Homes, recorded in Official Records Book 2445, Page 870; Corrective Second Amendment to Declaration of Shadowood Homes, recorded in Official Records Book 2445, Page 873, all of the Public Records of Citrus County, Florida; Articles of Incorporation of Shadowood Homeowners Association, Inc., filed with the Florida Secretary

of State on December 13, 1977; Amendment to Articles of Incorporation of Shadowood Homeowners Association, Inc., filed with the Secretary of State on June 2, 1978; Amendment to Articles of Incorporation of Shadowood Homeowners Association, Inc., filed with the Florida Secretary of State on June 27, 1978; Articles of Amendment of Shadowood Homeowners Association, Inc., filed with the Florida Secretary of State on June 20, 1980; Bylaws of Shadowood Homeowners Association, Inc., dated December 20, 1977; Amended Bylaws of Shadowood Homeowners Association, Inc., dated December 2, 1987; and Amended Bylaws of Shadowood Homeowners Association, Inc., dated January 12, 2002. Nonetheless, the provisions in the Revitalized Documents shall be affective and shall govern the Association hereto forward.

Pursuant to Florida Statute §720.405(6), an agreement to the above-mentioned Revitalized Documents was executed in writing by a majority of the affected parcel owners. Additionally, pursuant to Florida Statute §720.406, these Revitalized Documents were approved by the Department of Economic Opportunity, which said approval is attached hereto and by reference made a part hereof.

The Association is a not-for-profit corporation created pursuant to the laws of the State of Florida.

[Signatures on Following Pages.]

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name,  
this 27<sup>th</sup> day of June, 2014.

Signed, sealed and delivered  
in the presence of:

SHADOWOOD HOMEOWNERS  
ASSOCIATION, INC.

Logan George  
(Sign - Witness 1)

Logan George  
(Print - Witness 1)

Elaine B. Moore  
(Sign - Witness 2)

Elaine B. Moore  
(Print - Witness 2)

BY: J. Kim Rodgers  
(Sign)

J. Kim Rodgers  
(Print)

President, Shadowood Homeowners  
Association, Inc.

STATE OF Florida  
COUNTY OF Citrus

The foregoing was acknowledged before me this 27<sup>th</sup> day of June,  
2014, by J. Kim Rodgers as President of SHADOWOOD  
HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the  
corporation. [He/she] is personally known to me [ ] or has produced  
as identification.

NOTARY PUBLIC

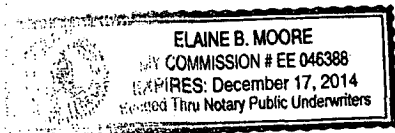
Elaine B. Moore  
(sign)

Elaine B. Moore  
(print)

(Notary Seal)

State of Florida at Large

My Commission Expires: 12-17-14



IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name,  
this 27<sup>th</sup> day of June, 2014.

Signed, sealed and delivered  
in the presence of:

SHADOWOOD HOMEOWNERS  
ASSOCIATION, INC.

Rogan George  
(Sign - Witness 1)

ATTEST: Gloria Minear  
(Sign)

Logan George  
(Print - Witness 1)

Gloria Minear  
(Print)

Elaine B. Moore  
(Sign - Witness 2)

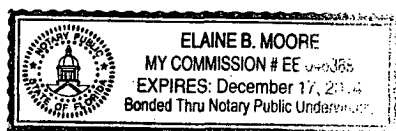
Secretary, Shadowood Homeowners  
Association, Inc.

Elaine B. Moore  
(Print - Witness 2)

STATE OF Florida  
COUNTY OF Citrus

The foregoing was acknowledged before me this 27<sup>th</sup> day of June,  
2014, by Gloria Minear as Secretary of SHADOWOOD  
HOMEOWNERS ASSOCIATION, INC., a Florida not for profit corporation, on behalf of the  
corporation. [He/she] is personally known to me [ ] or has produced  
as identification.

NOTARY PUBLIC



Elaine B. Moore  
(sign)

Elaine B. Moore  
(print)

(Notary Seal)

State of Florida at Large

My Commission Expires: 12-17-14

**REVITALIZED DECLARATION OF RESTRICTIONS  
OF  
SHADOWOOD HOMES  
(Lots 1 through 34, Block 31, RIVERHAVEN VILLAGE)**

KNOW ALL MEN BY THESE PRESENTS:

That this REVITALIZED DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES (hereinafter "Revitalized Declaration") is Made and Entered into this 27th day of June, 20 14, by SHADOWOOD HOMEOWNERS ASSOCIATION, INC., a Florida non-profit corporation, hereinafter referred to as the "Association", and the owners of properties within the Plat(s) of RIVERHAVEN VILLAGE, as described in Plat Book 9, at Pages 31-53, Public Records of Citrus County, Florida. Said Revitalized Declaration is a revival of the DECLARATION OF RESTRICTIONS OF SHADOWOOD HOMES, as entered into on May 19, 1980, by KESSCO DEVELOPMENT CORPORATION, INC., hereinafter referred to as the "Developer", and recorded on May 22, 1980, in Official Records Book 558, at Page 146, et. seq., of the Public Records of Citrus County, Florida, as amended from time to time, as retyped below. This revival is sought pursuant to Florida Statutes §720.403-720.407 (2013).

The properties joined into this Revitalized Declaration shall be as provided by the following chart, in accordance with Florida Statutes:

| Name                     | Address                                    | Legal Description  | Parcel ID #                |
|--------------------------|--|--|----------------------------|
| MURPHY JOAN M            | 11420 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 1, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Page 31, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0010 |
| GRAY DONALD &<br>KAREN L | 11424 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 2, in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, public records of Citrus County, Florida; EXCEPT: Begin at the most Westerly corner of Lot 2, in Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, public records of Citrus County, Florida; thence N. 15°08'28" E., along the Northwesternly line of said Lot 2, a distance of 1.0 feet; thence S. 74°51'32" E., parallel to the Southwesterly line of said Lot 2, a | 16E19S250010<br>00310 0020 |

|                              |  |   |                            |
|------------------------------|--|---|----------------------------|
|                              |  | distance of 143.50 feet, more or less, to the waters of a canal; thence S. 14°20'48" W., along said waters, a distance of 1.0 feet to the Southwesterly line of said Lot 2; thence N. 74°51'32" W., along said Southwesterly line a distance of 143.51 feet to the Point of Beginning.  |                            |
| OGIER STEVEN O &<br>JUDITH E | 11428 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 3, Block 31, Riverhaven Village, as being more particularly described as follows: Lot 3, Block 31, Riverhaven Village, according to the plat thereof, recorded in Plat Book 9, Page(s) 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974, in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida, AND Part of Lot 2, Block 31, Riverhaven Village, and being more particular described as follows: Begin at the most Westerly corner of Lot 2, Block 31, Riverhaven Village, according to the plat thereof, recorded in Plat Book 9, Page(s) 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974, in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida; thence N 15 degrees 08' 28" E along the Northwesternly line of said Lot 2 a distance of 1.0 feet, thence S 74 degrees 51' 32" E parallel to the Southwesterly line of said Lot 2, a distance of 143.50 feet, more or less, to the waters of a canal, thence S 14 degrees 20' 48" W along said waters a distance of 1.0 feet to said Southwesterly line, thence N 74 degrees 51' 32" W along said Southwesterly line, a distance of 143.51 feet, more or less to the Point of Beginning. | 16E19S250010<br>00310 0030 |
| RUSSETT SUSAN M              | 11432 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 4 in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in   | 16E19S250010<br>00310 0040 |

|                            |  |   |                            |
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|                            |  | <p>"Corrected" Plat Book 9, pages 51, 52 and 53, public records of Citrus County, Florida; and, A portion of Lot 5 in Block 31, of RIVERHAVEN VILLAGE, being more particularly described as follows: Begin at the most Northerly Corner of Lot 5 in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52 and 53, public records of Citrus County, Florida, thence S. 15° 08' 28" W. along the Northwesterly line of said Lot 5, a distance of 1.0 foot, thence S. 74° 51' 32" E, parallel to the Northeasterly line of said Lot 5, a distance of 144.43 feet, more or less, to the waters of a canal, thence N. 14° 20' 48" E. along said water, a distance of 1.0 foot to the Northeasterly line of said Lot 5, thence N. 74° 51' 32" W. along said Northeasterly line, a distance of 144.42 feet to the Point of Beginning.</p>   |                            |
| BOZEMAN STUART R & TRUDY C | 11436 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | <p>Lot 5, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof recorded at Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, in the Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida. EXCEPT: Begin at the most Northerly corner of Lot 5, in Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, Public Records of Citrus County, Florida, thence South 15 degrees 08'28" West along the Northwesterly line of said Lot 5, a distance of 1.0 foot; thence South 74 degrees 51'32" East, parallel to the Northeasterly line of said Lot 5, a distance of 144.43 feet, more or less, to the waters of a canal;</p> | 16E19S250010<br>00310 0050 |



|   |  |  |                            |
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|   |  | thence North 14 degrees 20'48" East along said waters, a distance of 1.0 foot to said Northeasterly line, thence North 74 degrees 51'32" West along said Northeasterly line, a distance of 144.42 feet, more or less, to the Point of Beginning.   |                            |
| JACOB DONNA L   | 11440 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 6, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, pages 31 thru 53, public records of Citrus County, Florida.  | 16E19S250010<br>00310 0060 |
| SUNDQUIST ERIC W  | 11444 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 7, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof, recorded in Plat Book 9, Page(s) 31-53, as amended by Plat Book 9, Page 37, 51, 52, 53 as adopted by Resolution #47-61, adopted by the Citrus County Board of County Commissioners October 29, 1974 in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0070 |
| WEBBER BARBARA<br>STEIN TRUSTEE<br>BARBARA STEIN<br>WEBBER 1999 REV | 11448 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 8, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof as recorded in Plat Book 9, pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52, and 53, Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Records Book 384, page 306, Public Records of Citrus County, Florida. | 16E19S250010<br>00310 0080 |
| PHELPS PATRICIA A   | 11452 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 9, in Block 31, of RIVERHAVEN VILLAGE, according to the plat thereof recorded in Plat Book 9, pages 31 to 53, and as amended in said plat by corrected pages 37, 51, 52, 53 Public Records of Citrus County Florida ad adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384 page 306 Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0090 |
| WILLIAMS BEN &<br>ANN N   | 11456 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 10, Block 31, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said Plat by corrected Pages 37, 51, 52, and 53, as adopted by Resolution #74-61, adopted by the   | 16E19S250010<br>00310 0100 |

|  |  |  |                            |
|--|--|--|----------------------------|
|  |  | Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida.  |                            |
| WARDELL JANE P &<br>SANDRA HOLLADAY<br>ET AL | 11460 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 11, in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "corrected" Plat Book 9, pages 51, 52, and 53, public records of Citrus County, Florida.  | 16E19S250010<br>00310 0110 |
| VECCHIO ANTHONY<br>M & DOROTHY J             | 11464 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 12, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive, and as amended in said Plat by corrected pages 37, 51, 52 and 53, public records of Citrus County, Florida, as adopted by Resolution #74-61 adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, Public Records of Citrus County, Florida. | 16E19S250010<br>00310 0120 |
| MEDEIROS RUSSELL                             | 11468 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 13, Block 31, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive and as amended in said plat by corrected pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Record Book 384, page 306, public records of Citrus County, Florida. | 16E19S250010<br>00310 0130 |
| PICHON ALLEN<br>ALBERT JR &<br>SHARON        | 11472 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 14, Block 31 of RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 31-53, and corrected in Plat Book 9, Pages 51-53 of the Public Records of CITRUS County, Florida.  | 16E19S250010<br>00310 0140 |
| DOWNS LILLI<br>MARLENE                       | 11478 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 15 in Block 31, of Riverhaven Village, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as correct in "Corrected" Plat Book 9, pages 51 through 53 inclusive of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0150 |
| RICE LEIGH K &                               | 11482 W CLUBVIEW DR                        | Lot 16, Block 31, RIVERHAVEN   | 16E19S250010               |

|  |  |  |                            |
|--|--|--|----------------------------|
| AMANDA E   | HOMOSASSA, FL 34448                        | VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Page 31 through 53, and as corrected in "Corrected" Plat Book 9, Page 51, 52 and 53, in the Public Records of Citrus County, Florida.  | 00310 0160                 |
| KOLSTAD JAMES &<br>DONNA C                               | 11486 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 17, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0170 |
| RODGERS KENNETH<br>W & J KIM TRUSTEES<br>OF ROGERS TRUST | 11490 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 18, Block 31, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, public records of Citrus County, Florida.   | 16E19S250010<br>00310 0180 |
| HOLWAY WILLIAM C<br>& ELLEN T H                          | 11504 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 19, Block 31, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, public records of Citrus County, Florida.   | 16E19S250010<br>00310 0190 |
| MUHLY MILDRED M<br>& HOWARD G                            | 11510 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 20, Block 31, of RIVERHAVEN VILLAGE, a subdivision according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "corrected" Plat Book 9, Pages 51, 52 and 53, of the Public Records of Citrus County, Florida. AND A portion of Lot 21, Block 31, of RIVERHAVEN VILLAGE, being more particularly described as follows: Commence at the most Northerly corner of Lot 21 in Block 31 of RIVERHAVEN VILLAGE, a subdivision according to the map or plat thereof recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "corrected" Plat Book 9, Pages 51, 52 and 53, of the Public | 16E19S250010<br>00310 0200 |

|                                |                                       |  |                            |
|--------------------------------|---------------------------------------|--|----------------------------|
|                                |                                       | Records of Citrus County, Florida, thence South 45°34'22" East along the Northeasterly line of said Lot 21, a distance of 147.36 feet to the POINT OF BEGINNING, thence South 35°32'16" East, 53 feet, more or less, to a point on the waters of a canal, thence North 60°32' East along said waters, a distance of 9.61 feet to a point that bears South 45°34'22" East from the POINT OF BEGINNING, said point being on said Northeasterly line, thence North 45°34'22" West along said Northeasterly line, a distance of 54.86 feet, more or less, to the POINT OF BEGINNING. Lying and being situate in Citrus County, Florida.  |                            |
| EDWARDS FRANCIS L & KATHLEEN M | 5221 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 21, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said Plat by corrected Pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on Oct. 29, 1974, in Official Records Book 384, Page 306, of the Public records of Citrus County, Florida. LESS AND EXCEPT the following described lanes: Commence at the most Northerly corner of Lot 21 in Block 31 of RIVERHAVEN VILLAGE, as recorded in Plat Book 9, Pages 31 through 53, inclusive, of the Public Records of Citrus County, Florida, thence S 45° 34' 22" E, along the Northeasterly line of said Lot 21, a distance of 147.36 feet to the Point of Beginning; thence S 35° 32' 16" E 53 feet, more or less, to a point on the waters of a canal; thence N 60° 32' E along said waters, a distance of 9.61 feet to a point that bears S 45° 34' 22" E from the Point of Beginning, said point being on said Northeasterly line; thence N 45° 34' 22" We along said Northeasterly line, a distance of 54.86 feet, more or less, to the Point of Beginning. | 16E19S250010<br>00310 0210 |
| WALLING STUART L               | 5229 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 22 in Block 31 of RIVERHAVEN VILLAGE, according to the plat thereof, as  | 16E19S250010<br>00310 0220 |

|                                     |                                       |  |                            |
|-------------------------------------|---------------------------------------|--|----------------------------|
|                                     |                                       | recorded in Plat Book 9, Pages 31 through 53 and as amended in said plat by corrected pages 37, 51, 52 and 53, Public Records of Citrus County, Florida; as adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Record Book 384, Page 306, Public Records of Citrus County, Florida.   |                            |
| JONES RALPH E &<br>DIANNA L BRIM    | 5243 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 23, Block 31, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said plat by corrected pages 37, 51, 52 and 53 as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, Public Records of Citrus County, Florida.                            | 16E19S250010<br>00310 0230 |
| HAMRICK MICHAEL                     | 5247 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 24, Block 31 of RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 31 through 53, as amended in said Plat by corrected Page(s) 37, 51, 52, and 53, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Book 384, Page(s) 306, of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0240 |
| ALEXANDER LARRY<br>C & JOHNNIE FAYE | 5250 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 25, Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida. | 16E19S250010<br>00310 0250 |
| ROWLAND WALTER<br>M JR              | 5240 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 26, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, page 31 of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0260 |
| TOLER BARBARA V                     | 5234 S VIEW PT<br>HOMOSASSA, FL 34448 | LOT 27, BLOCK 31, RIVERHAVEN VILLAGE, according the Map or Plat thereof as recorded in Plat Book 9, Pages 31   | 16E19S250010<br>00310 0270 |

|                                     |   |   |                         |
|-------------------------------------|---|---|-------------------------|
|                                     |   | thru 53, inclusive, and as amended ins aid Plat by corrected Pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in O.R. Book 384, Page 306, Public Records of CITRUS County, Florida.  |                         |
| MATTHEWS DONALD W JR & GIOVANNA I   | 5230 S VIEW PT HOMOSASSA, FL 34448      | Lot 28, in Block 31, of Riverhaven Village, according to the Plat thereof, as recorded in Plat Book 9, at Page 31 through 53, inclusive, of the Public Records of Citrus County, Florida.   | 16E19S250010 00310 0280 |
| COREY WAYNE J & GERI ROBERTS        | 5222 S VIEW PT HOMOSASSA, FL 34448      | Lot 29, Block 31, RiverHaven Village, according to the plat thereof, recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53 Public Records of Citrus County, Florida.  | 16E19S250010 00310 0290 |
| BOHL ALLAN C & SHARON L NORTON BOHL | 11532 W CLUBVIEW DR HOMOSASSA, FL 34448 | Lot 30, Block 31, RIVERHAVEN VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Pages 31 through 53, in the Public Records of Citrus County, Florida.  | 16E19S250010 00310 0300 |
| MACKEY DANNY LEE & JANET SUSAN      | 11546 W CLUBVIEW DR HOMOSASSA, FL 34448 | Lot 31, Block 31, RIVERHAVEN VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Page 31-53, in the Public Records of Citrus County, Florida, as amended in said Plat by corrected Pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in OR Book 384, Page 306, Public Records of Citrus County, Florida. | 16E19S250010 00310 0310 |
| BRUINS DOUGLAS E & NANCY J          | 11556 W CLUBVIEW DR HOMOSASSA, FL 34448 | Lot 32 in Block 31 of Riverhaven Village, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52 and 53, Public Records of Citrus County, Florida.   | 16E19S250010 00310 0320 |
| STEWART ROBERT N                    | 11564 W CLUBVIEW DR HOMOSASSA, FL 34448 | Lot 33, Block 31, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52, and 53, Public Records of Citrus County, Florida, as   | 16E19S250010 00310 0330 |

|                                 |  |   |                            |
|---------------------------------|--|---|----------------------------|
|                                 |  | adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Record Book 384, Page 306, Public Records of Citrus County, Florida.  |                            |
| FREIHOFFER RICHARD R & ANGELA C | 11568 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | LOT 34 IN BLOCK 31 OF RIVERHAVEN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 31 TO 53, INCLUSIVE AND AS CORRECTED IN THE CORRECTED PLAT BOOK 9, PAGES 51, 52 AND 53, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA. | 16E19S250010<br>00310 0340 |

THIS DECLARATION OF RESTRICTIONS, made this 19 day of May, 1980 by KESSCO DEVELOPMENT CORPORATION, INC., a Florida corporation (hereinafter referred to as "Developer"):

WITNESSETH:

WHEREAS, Developer is the Owner of certain of the real property described in the Plat of Riverhaven Village as recorded at Plat Book 9, Pages 31-53 of the Public Records of Citrus County, Florida (the "Plat") and desires to provide and subject certain portions of that property as set forth in Exhibit "A" attached hereto to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of that property and each owner thereof; and

WHEREAS, Developer has deemed it desirable for the efficient preservation of the value and amenities of said property to create an agency to which could be delegated and assigned the powers of maintaining and administering such community property and facilities, as may hereafter be provided, if any, and administering and enforcing the covenants and restrictions and collecting and disbursing the assessments and charges thereafter created; and

WHEREAS, Developer has incorporated under the laws of the State of Florida as a non-profit corporation the Shadowood Homeowners' Association, Inc. for the purpose of exercising the functions aforesaid.

NOW, THEREFORE, Developer declares that the Property is and shall be held, transferred, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to herein as "restrictions") hereinafter set forth.

## ARTICLE I Definitions

Section 1. The following words, when used in this Declaration of Restrictions or any Supplemental Declaration of Restrictions (unless the context shall prohibit), shall have the following meanings:

(a) "Developer" means Kessco Development Corporation, Inc., a Florida corporation, its successors or assigns of any or all of its rights under this Declaration of Restrictions.

(b) "Association" means the Shadowood Homeowners' Association, Inc., a Florida corporation not for profit, its successors or assigns of any or all of its rights under this Declaration of Restrictions.

(c) "Owner" or "Owners" means the owner or owners of any lots in the Subdivision, now or hereinafter subject to these covenants, their heirs, successors, legal representatives or assigns.

(d) "Subdivision" means such portions of Riverhaven Village being a development of the property shown on the Plat, as may from time to time be subjected to these covenants.

(e) "Lots" means one of the numbered lots in the Subdivision, which has been subjected to this Declaration by recorded instrument.

(f) "Common Areas" means such area within the Plat of Riverhaven Village as might be designated from time to time by the Subdivider, by recorded instrument, and made subject to these covenants.

## ARTICLE II Property Subject to this Declaration of Restrictions

Section 1. The property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration of Restrictions is located in Citrus County, Florida, and described at Exhibit "A", hereof.

Section 2. The Developer may extend the coverage of this Declaration of Restrictions to additional properties in accordance with its general plan of development. Any additions authorized under this section shall be made by filing of record a Supplementary Declaration of Restrictions with respect to the additional property, which shall extend the scheme of the covenants and restrictions of this Declaration to such property.

## ARTICLE III Membership in the Association

Section 1. Developer has organized a non-profit Florida corporation known as Shadowood Homeowners' Association, Inc. which will have exclusive responsibility and



authority in the management and maintenance of the lots and the Common Area it so designated and for the enforcement of the terms, conditions and covenants of this Declaration of Restrictions. Until the Developer has initially sold the last lot now or hereafter subject to these covenants, or until such earlier time as Developer elects, it shall have the exclusive right and authority to appoint the directors of said Association.

Section 2. Each owner of a lot shall, by virtue of such ownership, be a member of the Association, by acceptance of a deed, contract for deed, or other instrument evidencing his ownership interest and upon compliance with other provisions herein pertaining to the acquisition and vesting of such ownership interest, accepts his membership in the Association, acknowledges the authority of it to manage, operate and maintain such facilities or such areas or amenities that may be assigned to it or accepted by it for such purpose, and agrees to abide by and be bound by the provisions of this Declaration of Restrictions, the Articles of Incorporation, By-Laws and other rules and regulations of the Association and by any and all rules and regulations heretofore and hereafter promulgated by it. It is understood and acknowledged that each owner is entitled to all of the rights, privileges and benefits of membership in the Association and that each owner shall have one vote for each lot which he owns.

Section 3. The Association may promulgate from time to time such reasonable rules and regulations governing the use and enjoyment of common areas as it deems necessary or desirable, including rules and regulations which may limit or temporarily prohibit the use of certain facilities and/or property.

#### ARTICLE IV Covenants for Assessments

Section 1. In order to provide, operate or maintain facilities or services including those that may not be otherwise available to the lots, when necessary or desirable as determined by the Association in its sole discretion, the Association is authorized by all of the Owners to act in their behalf and is empowered to contract, as illustration and not limitation, for the maintenance, repair or replacement of canals subject to governmental regulations, and common areas (all hereinafter sometimes referred to as "improvements") that portion of Riverhaven Village development, known or to be known as Shadowood Homes, as subject to this declaration, and for such other activities as may be appropriate for the Association, including administrative expenses and expenses incurred in connection with enforcement of these covenants and restrictions. Each owner shall be liable for and shall promptly pay to the Association a pro rata share of the costs of said improvements, including such sums as the Association may from time to time deem necessary to provide a reserve for operating expenses or as a fund for the prepayment of such anticipated expenses relating to the improvements. All of such costs shall be apportioned equally among the lots in the Subdivision, which have been subjected to these covenants, including those lots owned by the Developer. Payment shall be due and payable immediately upon notification by the Association mailed to the Owner at his address as shown on the Association records, and a lien is hereby granted to secure payment thereof, which said lien may be foreclosed the same as if it were a mortgage upon the property. In the event such assessment is not paid within ten (10) days after the notification, such lien may be foreclosed, in which event all costs of collection thereof, including all costs and attorneys'

fees, shall also be paid and the same are also secured by the lien. The judgment of the Association in the letting of contracts and the raising or expenditure of funds therefor shall be final.

Section 2. Each such assessment, together with interest thereon and the cost of collection which cost shall include legal fees and court costs thereof as hereinbefore provided, shall also be the personal obligation of the person who was the owner at the time when the assessment became due. Any lien filed shall run with and against the individual's property assessed.

Section 3. The Board of Directors of the Association shall fix the date and amount of any assessment hereunder at least thirty (30) days in advance of such date or period, and shall at that time prepare a roster of the owners of lots and amounts and assessments applicable thereto, which shall be kept in the office of the Association. Written notice of any such assessment shall thereupon be sent to every Owner subject thereto. The Association shall upon demand at any time, furnish to any Owner liable for said assessment a certificate in writing signed by an officer of the Association setting forth whether such assessment has been paid, and any such certificate shall be conclusive evidence of payment of any assessment therein stated to have been paid.

#### ARTICLE V Use Restrictions

Section 1. Single family lots in the Subdivision may be used solely for residential purposes and for no other purposes. No business buildings may be erected on said lands and no business may be conducted on any part thereof, nor shall any building or any portion thereof be used or maintained as a professional office. By way of illustration and not limitation, doctors are prohibited to have offices or dispense professional services (except on an emergency basis), and architects, lawyers and the like are also likewise prohibited from maintaining offices for dispensing professional services.

Section 2. Areas designated from time to time as common areas shall be used, operated and maintained primarily for the use and enjoyment of lot owners. It is anticipated that the common areas will from time to time be the subject of further restrictions on a permanent or temporary basis by the Association to further the primary purposes thereof.

Section 3. No signs "except six inch (6") by nine inch (9") for sale signs" shall be erected or displayed on any single family lot or on any structure in the Subdivision.

#### Section 4.

A. No residence shall be rented or leased for less than ninety consecutive days and, in no instance, rented or leased for more than two (2) times in any one (1) calendar year.

B. The intent is annual, semiannual or three (3) month leasing to be permitted but, in no case, may any residence be leased more than two (2) times per calendar year regardless of the length of the lease.

C. This restriction is intended to maintain and enhance the safety of the community, to assure compliance with the deed restrictions so that the single family character of the community is maintained and to preserve and enhance to value of the homes in Shadowood.

## ARTICLE VI Specific Use Provisions

### Section 1. Single family:

(a) Properties designated herein or by supplement hereto as "single family" shall be used solely for construction and occupancy of single family residences. One single family lot shall be the minimum building area, but one or more contiguous lots may be combined as a single family building area.

(b) Garages, which shall be for the use only of the occupants of the residences to which they are appurtenant, may be attached or detached from the residence and may have entrances facing the street.

(c) The premises shall not be used or occupied by other than a single family and family servants, and shall not be used for other than residential use. The ground floor of the main dwelling shall not be less than 1,100 square feet for a one-story dwelling, and not less than 1,500 square feet for two stories or split level residences exclusive of garage, covered walks, patios, or pool areas. The height of any one building shall be not more than two full stories above street level.

(d) No dwelling shall be permitted on any lot in this single family area at a cost of less than \$17,500.00 based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of the covenant to assume that all dwellings shall be a quality of workmanship and material substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size.

## ARTICLE VII Building Controls

Section 1. No building or structure of any kind including changes, additions, alterations, (see Section 22 for further restrictions relating to changes, additions and alterations), pools, fences, walls, patios, terraces or barbeque pits shall be erected, or altered until the plans and specifications, location and plot plan therefor, in detail and to scale, and showing existing trees and shrubs required to be moved or removed, shall have been submitted to and approved by the Association in writing and before any clearing or construction has begun. The plans, specifications and location of all construction thereunder, and every alteration of any building or structure shall be in accordance with the building, plumbing and electrical codes of the Citrus County Building Code. Each Owner is responsible for complying with all of the covenants contained herein and shall notify any and all persons who may be using the Owner's premises of

these restrictions and covenants. Refusal of approval of plans and specifications, location and plot plan, by the Developer or Association may be based on any ground, including purely esthetic grounds, in the sole and absolute discretion of the Developer or Association. All original construction plans are acknowledged to have received Association approval.

Section 2. The plans and specifications shall contain a plot plan with adequate provision for landscaping, including the planting of trees and shrubs. The determination of whether adequate provision has been made for landscaping shall be at the sole discretion of the Developer or Association. Landscaping as required shall be completed at the time of completion of the building as evidenced by the issuance of a certificate of occupancy by Citrus County. Concrete parking strips must be included in the plot plan of the plans and specifications.

Section 3. No building shall be erected on any single family lot closer than 15 feet to the front, or 12 feet to the rear lot lines thereof. There shall be no limitation as to an acceptable side yard setback or dimension. Where two or more single family lots are acquired and used as a single building site by a single owner, the side lot lines shall refer only to the lines bordering on single family lots owned by another Owner.

Section 4. All residential construction shall provide a minimum floor elevation in conformity with sound engineering practice and such local, state or federal regulation requiring a minimum elevation as might exist at the time of construction.

Section 5. No trucks and no commercial type vehicles shall be stored or parked on any lot contained in single family, garden area or cluster area properties, except while parked in a closed garage. No such truck or commercial type vehicle shall be parked on any street in the Subdivision except while engaged in transporting goods or furnishing services to or from a residence in the Subdivision during normal business hours.

Section 6. No lot or parcel shall be increased in size by filling in the water it abuts. The elevation of a lot may be changed only to provide for flood protection. No rock, sand, gravel or clay shall be excavated or removed from any property for commercial purposes.

Section 7. When the construction of any building is once begun, work thereon must be prosecuted diligently and must be completed within a reasonable time.

Section 8. No owner of any part of the property will do or permit to be done any act upon his property which may be or is or may become a nuisance or annoyance.

Section 9. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No single household may have over three (3) dogs or cats cumulatively at any one time.

Section 10. No lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. All sanitary equipment for the storage or disposal of such material shall be kept in a clean and sanitary

condition. No containers shall be permitted to be visible from the street except on collection days.

Section 11. No septic tanks will be permitted on any lot within this Subdivision, and the collection system located within Riverhaven Village Subdivision shall be used for the service of the premises.

Section 12. Clothes lines or drying yards shall be so located so as not to be visible from the street serving the premises or from the waterways.

Section 13. Watercraft, trailers or habitable motor vehicles will be permitted to be parked in driveways for repairs and cleaning for a period of time not to exceed 3 days. Storage beyond three (3) days is prohibited. If more than 3 days is needed, written approval from the Deed Restriction Committee must be obtained.

Section 14. No boathouses shall be permitted. Boat docks, the highest projection of which shall not exceed the elevation of the land adjoining such docks, shall be permitted to be constructed adjoining any waterfront lot; provided, however, that no such docks shall be erected, constructed, maintained or permitted which will extend beyond:

(a) Four feet (4') from the lot line paralleling and adjoining the waterfront of those lots which abut the canals within Riverhaven Village, or

(b) Twenty feet (20') from the waterfront of those lots which abut the Homosassa River.

No discharge or refuse shall be permitted from docks into the waters. All dock erection, construction, maintenance, permission, final size, placement and use shall be subject to the approval of the Architectural Review Board of the Association. Any application for permission should be accompanied by written proof that the permitting requirements of such local, state, or federal agencies, as have jurisdiction, have been met and secured.

Section 15. No weeds, underbrush, or other unsightly growth shall be permitted to grow or remain upon any part of the property, except as may be allowed under the conditions set forth in an agreement between Homosassa Springs, Inc., and the Homosassa River Preservation Association recorded in Book 415, Pages 634-641 on December 11, 1975, at Citrus County, Florida.

Section 16. All electrical service and telephone lines shall be placed underground, and no outside electrical lines shall be placed overhead.

Section 17. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, placed or permitted upon any part of the property, nor shall oil, natural gas, petroleum, asphalt, or hydrocarbon products or minerals of any kind be produced or extracted therefrom by any means, including slant drilling.

Section 18. All homes and buildings constructed must be of new material. The actual construction must take place upon the lot. No building may have an exterior finish, specifically including roof and walls, of metal. No modular homes, mobile homes or trailers shall be placed or occupied upon any lot, nor shall any tents, campers or temporary shelters or habitable motor vehicles be permitted upon any lot at any time.

Section 19. No boat exceeding:

(a) Thirty feet (30') in length or ten feet (10') in width shall be permitted to be docked or tied to or at any waterfront lots which abut the canals within Riverhaven Village, or

(b) Forty feet (40') in length or twelve feet (12') in width shall be permitted to be docked or tied to or at any waterfront lots which abut the Homosassa River.

No boat shall be anchored off shore either in the canals or in the Homosassa River or Price's Creek and when not in use, all boats shall be moved as close to the bank as safety allows to the end that navigation of the river and canals will not be impeded. No boat or other water conveyance shall be operated in any canal, at any time at a speed in excess of 5 m.p.h., or in such a manner as to create hazardous conditions or excessive wake or noise.

Section 20. So long as a cable or community television antenna service is available to lots subject to these covenants, the use of any individual external antenna of any kind on any lot is prohibited.

Section 21. No seawall, rip-rap, or other similar construction shall be permitted on the waterfront boundary of any lot without the express written permission of the Association. Any application for permission shall be accompanied by written proof that the permitting requirements of such local, state or federal agencies, as have jurisdiction, have been met and secured.

Section 22. Any change, alteration or addition of any nature or kind relating to the exterior of the house or grounds, including but not necessarily limited to house configuration, paint color, roofing material, landscaping material and location, fencing material and location may be accomplished only with the written consent of the Shadowood Homeowners Association, Inc., and the written consent of the owners of the lots immediately abutting the lot of the Owner requesting said change or addition.

Section 23. No fences, hedges or shrubbery shall be erected or maintained on any lot or lots which shall be in excess of five feet (5') in height. Said fences shall conform to and be in keeping with the type of structure and architectural design of the house to which it is appurtenant and in all respects be of pleasing appearance. No wall type fence or solid board fences that restrict the view of other Owners may be added to the lots. No fences shall be added to any front or rear yard or in any yard facing a street, avenue or waterway.

Section 24. No structure of a temporary character, trailer base, tent, shack, garage, barn or other outbuilding or any portion of same shall be used or parked on any lot anytime as a

residence, either temporarily or permanently. No structure of any kind shall be moved onto any of the lots except temporary buildings used during the construction and promotion of the houses and sales of the lots hereinabove described.

Section 25. All lawns shall be maintained. If the home is unoccupied or vacant for extended periods of time such as vacations, it shall be the Owner's responsibility to insure proper maintenance in his and/or her absence.

Section 26. Any house erected or constructed on the above-described lots must be connected to the existing water and sewer systems provided by the Homosassa Special Water District and/or the Riverhaven Village Sewerage Disposal Co., its successors and assigns.

Section 27. Enforcement of these covenants shall be by proceedings at Law or in equity against any person or persons violating or attempting to violate any covenants either to restrain violations or to recover damages.

Section 28. It shall be lawful for the Developer or any other person or persons owning any real property herein described and situated in the development or subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any of these covenants and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Section 29. 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.

Section 30. No trees can be removed from lots, once all construction is complete, unless a particular tree has died. In the event a tree is removed, it will be replaced by the owner of the lot and at his expense in an area with an exposure to public view equivalent to that of the tree removed.

Section 31. No water wells are to be drilled on any lot for drinking water, for irrigation or for any other purpose.

Section 32.

(a) All roofing, paint and stain colors used on the outside of homes are to be compatible with the trees and other natural characteristics of the property. Therefore, only those approved materials and colors approved by the Shadowood Homeowners' Association Board of Directors shall be permitted when rework is done by Owners. Color charts shall be available from the Board of Directors.

(b) When the Owners repaint their residences, they will use only approved color schemes designated by the Shadowood Homeowners' Association Board of Directors.

(c) The exterior architectural design will not be changed by any Owner except by written permission from the Shadowood Homeowners' Association, Inc. This is to include, but

not necessarily be limited to, the roof lines, color of roofing, exterior trim, windows, doors, gates, fences and privacy court walls.

Section 33. The following regulations pertaining to easements shall apply only when they occur:

(a) Each lot owner shall have an easement to go onto the adjoining lot during normal working hours for the purpose of maintenance and/or repair of walls and roofs which are on the lot line or which roofs extend over the lot line, and said maintenance and repair shall be done in such a manner as not to interfere with the peaceful possession of the adjoining property owner's lot and shall be done in such a manner as not to cause any damage to shrubbery, screened-in area, patios and the like.

(b) Each lot owner shall have an easement over the adjoining property for the extension and/or encroachment of the roof onto the air rights of the adjoining lot owner, which easement shall include the right to repair and/or maintain and replace said roof.

(c) Each lot owner shall have the right and an easement for attaching to the outer wall of the adjoining property owner's dwelling which is on the lot line, which is necessary for the purpose of enclosing a property owner's court area with screening and said attachments shall be made in such a manner as to not damage the adjoining property owner's outer wall, and whenever same are replaced or removed, damage to the outer wall shall be repaired by the one removing and/or replacing same.

(d) Each lot owner shall have an easement over the adjoining property for the purpose of draining water from said owner's roof or inner court directly to the street when said conditions occur in the design of said owner's Garden Patio Home. The easement is to be limited to 2' along the common side property line on which said owner's Garden Patio Home is built.

## ARTICLE VIII Maintenance of Premises

Section 1. In order to maintain the standards of this Subdivision, no refuse pile or unsightly objects shall be allowed to be placed or suffered to remain anywhere on a residential lot. In the event that any Owner shall fail or refuse to keep the premises free of unsightly objects, then the Developer or Association may enter upon said lots and remove the same at the expense of Owner, and such entry shall not be deemed a trespass. The property, buildings, improvements and appurtenances shall be kept in good, safe, clean, neat and attractive condition, and all buildings and structures shall be maintained in a finished, painted and attractive condition. Upon failure to so maintain the property, buildings and structures to the satisfaction of the Association, and upon the Owner's failure to make such corrections within thirty (30) days of written notice by the Association, the Association may enter upon the premises and make such improvements or corrections as may be necessary, the cost of which shall be paid for by the Owner. The Association may require the Owner to deposit with it the estimated cost thereof as determined by the Association. If any Owner fails to make payment within thirty (30) days after requested to do so by the Association, then the payment requested shall constitute a lien against



the Owner's lot and be foreclosed under Article V hereof as though it were a lien thereunder (except the total amount thereof shall be assessed against such Owner's lot).

## ARTICLE IX Nuisances

Section 1. Nothing shall be done on any lot or lots which may be or may become an annoyance or nuisance to the neighborhood. In the event of any question as to what may be or may become a nuisance, such question shall be decided by the Association and its decision shall be final.

## ARTICLE X Remedies for Violations

Section 1. Violations or any breach of any restriction or covenant herein contained by any Owner shall give the Developer or Association in addition to all other remedies, the right to proceed at law or in equity to compel compliance with the terms of said restrictions or covenants, and to prevent the violation or breach of any of them. Any delay by the Developer or Association in enforcing any of the restrictions or covenants herein contained, no matter how long continued, shall not constitute a waiver of such restrictions or covenants, nor a waiver of its right to enforce them.

## ARTICLE XI General Provisions

Section 1. Notice to the Association or requests for approval of plans, specifications and location of buildings shall be in writing and delivered or mailed to the Association at its principal place of business as shown by the records of the Secretary of State of the State of Florida.

Section 2. Notice to any Owner of a violation of any of these restrictions shall be in writing and shall be delivered or mailed to the Owner at the address shown on the tax rolls of Citrus County, Florida, or if not shown thereon, to the address of the Owner as shown on the deed as recorded in the Public Records of Citrus County, Florida.

Section 3. There is hereby reserved for the purpose of installing and maintaining common utility facilities and for such other purposes incidental to the development of the Subdivision those easements either of record and/or shown on the plat as "Utility Easements". Any claims or damages arising out of the constructions, maintenance and repair of utilities or on account of temporary or other inconvenience caused thereby against the Subdivider of Riverhaven Village, Association or Developer of any of their agents are hereby waived by the Owners.

Section 4. None of the lots in the Subdivision shall be divided nor sold except as a whole, without the written approval of the Association. Said written approval shall not be unreasonably withheld.

Section 5. The Developer reserves the right to modify or amend the plat, to correct engineering or survey errors or omissions; re-align, relocate or add to utility easements if required to do so by companies furnishing utilities to the Subdivision, or redesign or relocate roads or thoroughfares. No such amendment will ever eliminate road access to any lot. If corrections are required after sale has been consummated, owners agree to comply with any reasonable request to correct said errors or omissions.

Section 6. The Developer or Association herein shall not in any way or manner be held liable or responsible for any violation of these restrictions by any person other than itself.

Section 7. The herein contained agreements, covenants, conditions and restrictions shall constitute an easement and servitude in and upon the real property subjected to this instrument, and they shall run with the land and shall inure to the benefit of and be binding upon and enforceable by the Developer and/or Association for a period of forty (40) years from the date these covenants are recorded, after which time same covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then Owners have been recorded, agreeing to change said covenants in whole or in part. Failure of said Developer and/or Association to enforce any building restriction, covenant, condition, obligation, reservation, right, power or charge herein contained, however long continued, shall in no event be deemed a waiver of the said right to enforce thereafter as to the same breach or violation or as to any other breach or violation.

Section 8. If covenants are breached by the Owner, his assigns, tenants or agents, the Developer, or its assigns, or other Owners as may bring such action that might be necessary to enforce these covenants, the losing party to pay all costs thereof, including attorney's fees.

Section 9. If any provision of this indenture or the application of such provisions to any person or circumstances shall be held invalid, the remainder of this indenture, or the applications of provisions to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby.

Section 10. Where the word "Developer" or "Developers" is used herein, it is construed that same means developer, developers or their lawful assignees, beneficiaries of a trust, or their assignee, heirs, personal representatives and assigns.

## ARTICLE XII

### Central Sewage Disposal System

Section 1. A central sewage disposal system is being constructed by the Subdivider of Riverhaven Village, also known as Homosassa Springs, Inc., and said system shall be owned and operated by Homosassa Springs, Inc., pursuant to a Certificate of Convenience and Necessity issued by the Florida Public Service Commission in accordance with its regulations and the rules of Florida. Owner shall be assessed and agrees to pay hook-up charges and monthly rates pursuant to the rates and schedules approved and adopted by the Florida Public Service Commission.

Section 2. The Subdivider of Riverhaven Village, also known as Homosassa Springs, Inc., may assign or convey the ownership and/or operation of the central disposal system to other governmental authorities, other private corporations, or the Association, but it is not obligated to do so.

RECEIPT OF DECLARATION OF  
RESTRICTIONS OF SHADOWOOD HOMES

I have received a copy of the Declaration of Restrictions of Shadowood Homes on \_\_\_\_\_.

|                  |       |                                      |                               |
|------------------|-------|--------------------------------------|-------------------------------|
| _____            | _____ | _____                                | _____                         |
|                  |       | Buyer                                |                               |
| _____            | _____ | _____                                | _____                         |
| Date Executed    |       | Buyer                                |                               |
| _____            | _____ | _____                                | _____                         |
| Name of Salesman | Date  | Street Address                       |                               |
| _____            | _____ | _____                                | _____                         |
|                  |       | City                                 | State Zip Code                |
| _____            | _____ | KESSCO DEVELOPMENT CORPORATION, INC. |                               |
| _____            | _____ | By:                                  | _____                         |
|                  |       |                                      | Jerrold J. Kessler, President |

STATE OF FLORIDA  
COUNTY OF CITRUS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jerrold J. Kessler, well known to me to be the President of Kessco Development Corporation, the corporation named in the above described instrument, and that he acknowledged executing the same freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 19 day of May, A. D. 1980.

\_\_\_\_\_  
Notary Public, State of Florida at Large

My Commission Expires

LEGAL DESCRIPTION

Lots 1 through 34, inclusive, Block 31,  
RIVERHAVEN VILLAGE PLAT.

EXHIBIT "A"

**Rick Scott**  
GOVERNOR



**Jesse Panuccio**  
EXECUTIVE DIRECTOR

**FINAL ORDER NO. DEO-14-043-S**

June 23, 2014

Brian S. Hess, Esq.  
Clayton & McCulloh, P.A.  
1065 Maitland Center Commons Blvd.  
Maitland, FL 32751

**Re: Shadowood Homeowners Association, Inc.**

Dear Mr. Hess:

The Florida Department of Economic Opportunity (DEO) has completed its review of the proposed revived declaration of covenants and other governing documents for the Shadowood Homeowners 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 homeowners documents and covenants is approved.

Section 720.407(1), Florida Statutes, requires that no later than 30 days after receiving this letter, the organizing committee shall file the articles of incorporation of the Shadowood Homeowners Association, Inc. with the Division of Corporations of the Department of State if the articles have not been previously filed with the Division. Also, Section 720.407(2), Florida Statutes, requires that the president and secretary of the Association execute the revived declaration and other governing documents in the name of the Association. The approved declaration of covenants, the articles of incorporation, this letter approval, and the legal description of each affected parcel must be recorded with the clerk of the circuit court in the county in which the affected parcels are located no later than 30 days after receiving approval from the Division of Corporations.

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.

Date Received: 6-26-14  
Copies: 100  
Client # 540781 Manager  
Other  
Filed  
Calendared  
Added on to Do List for  
BSH LA JLL

FINAL ORDER NO. DEO-14-043-S

If you have any questions concerning this matter, please contact Aaron C. Dunlap, Assistant General Counsel, at (850) 245-7150, or Rozell McKay, Government Analyst I, at (850) 717-8480.

Sincerely,



William B. Killingsworth  
Director, Division of Community Development

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, REGARDING THE AGENCY'S ACTION. DEPENDING UPON WHETHER YOU ALLEGE ANY DISPUTED ISSUE OF MATERIAL FACT IN YOUR PETITION REQUESTING AN ADMINISTRATIVE PROCEEDING, YOU ARE ENTITLED TO EITHER AN INFORMAL PROCEEDING OR A FORMAL HEARING.

IF YOUR PETITION FOR HEARING DOES NOT ALLEGE ANY DISPUTED ISSUE OF MATERIAL FACT CONTAINED IN THE DEPARTMENT'S ACTION, THEN THE ADMINISTRATIVE PROCEEDING WILL BE AN INFORMAL ONE, CONDUCTED PURSUANT TO SECTIONS 120.569 AND 120.57(2) FLORIDA STATUTES, AND CHAPTER 28-106, PARTS I AND III, FLORIDA ADMINISTRATIVE CODE. IN AN INFORMAL ADMINISTRATIVE PROCEEDING, YOU MAY BE REPRESENTED BY COUNSEL OR BY A QUALIFIED REPRESENTATIVE, AND YOU MAY PRESENT WRITTEN OR ORAL EVIDENCE IN OPPOSITION TO THE DEPARTMENT'S ACTION OR REFUSAL TO ACT; OR YOU MAY EXERCISE THE OPTION TO PRESENT A WRITTEN STATEMENT CHALLENGING THE GROUNDS UPON WHICH THE DEPARTMENT HAS CHOSEN TO JUSTIFY ITS ACTION OR INACTION.

IF YOU DISPUTE ANY ISSUE OF MATERIAL FACT STATED IN THE AGENCY ACTION, THEN YOU MAY FILE A PETITION REQUESTING A FORMAL ADMINISTRATIVE HEARING BEFORE AN ADMINISTRATIVE LAW JUDGE OF THE DIVISION OF ADMINISTRATIVE HEARINGS, PURSUANT TO SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, AND CHAPTER 28-106, PARTS I AND II, FLORIDA ADMINISTRATIVE CODE. AT A FORMAL ADMINISTRATIVE HEARING, YOU MAY BE REPRESENTED BY COUNSEL OR OTHER QUALIFIED REPRESENTATIVE, AND YOU WILL HAVE THE

OPPORTUNITY TO PRESENT EVIDENCE AND ARGUMENT ON ALL THE ISSUES INVOLVED, CONDUCT CROSS-EXAMINATION AND SUBMIT REBUTTAL EVIDENCE, SUBMIT PROPOSED FINDINGS OF FACT AND ORDERS, AND FILE EXCEPTIONS TO ANY RECOMMENDED ORDER.

IF YOU DESIRE EITHER AN INFORMAL PROCEEDING OR A FORMAL HEARING, YOU MUST FILE WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY A WRITTEN PLEADING ENTITLED, "PETITION FOR ADMINISTRATIVE PROCEEDINGS" WITHIN 21 CALENDAR DAYS OF PUBLICATION 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 STREET, MSC 110  
TALLAHASSEE, FLORIDA 32399-4128  
FAX (850) 921-3230

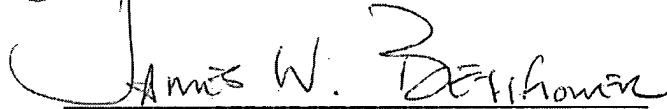
THE PETITION MUST MEET THE FILING REQUIREMENTS IN RULE 28-106.104(2), FLORIDA ADMINISTRATIVE CODE. IF AN INFORMAL PROCEEDING IS REQUESTED, THEN THE PETITION SHALL BE SUBMITTED IN ACCORDANCE WITH RULE 28-106.301, FLORIDA ADMINISTRATIVE CODE. IF A FORMAL HEARING IS REQUESTED, THEN THE PETITION SHALL BE SUBMITTED IN ACCORDANCE WITH RULE 28-106.201(2), FLORIDA ADMINISTRATIVE CODE.

A PERSON WHO HAS FILED A PETITION MAY REQUEST MEDIATION. A REQUEST FOR MEDIATION MUST INCLUDE THE INFORMATION REQUIRED BY RULE 28-106.402, FLORIDA ADMINISTRATIVE CODE. CHOOSING MEDIATION DOES NOT AFFECT THE RIGHT TO AN ADMINISTRATIVE HEARING.

YOU WAIVE THE RIGHT TO AN INFORMAL ADMINISTRATIVE PROCEEDING OR A FORMAL HEARING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 DAYS OF PUBLICATION OF THIS FINAL ORDER.

**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 24 day of JUNE, 2014.

A handwritten signature in black ink, reading "James W. Berthomier". The signature is written in a cursive style with a large, stylized "J" and "B".

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

**By U. S. Mail:**

Brian S. Hess, Esq.  
Clayton & McCulloh, P.A.  
1065 Maitland Center Commons Blvd.  
Maitland, FL 32751

**By interoffice delivery:**

Aaron C. Dunlap, Assistant General Counsel  
Rozell McKay, Community Program Manager, Division of Community Planning



### LIST OF OWNERS' INFORMATION

| Name                         | Address                                    | Legal Description  | Parcel ID #                |
|------------------------------|--|--|----------------------------|
| MURPHY JOAN M                | 11420 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 1, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Page 31, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0010 |
| GRAY DONALD &<br>KAREN L     | 11424 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 2, in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, public records of Citrus County, Florida; EXCEPT: Begin at the most Westerly corner of Lot 2, in Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, public records of Citrus County, Florida; thence N. 15°08'28" E., along the Northwesterly line of said Lot 2, a distance of 1.0 feet; thence S. 74°51'32" E., parallel to the Southwesterly line of said Lot 2, a distance of 143.50 feet, more or less, to the waters of a canal; thence S. 14°20'48" W., along said waters, a distance of 1.0 feet to the Southwesterly line of said Lot 2; thence N. 74°51'32" W., along said Southwesterly line a distance of 143.51 feet to the Point of Beginning.   | 16E19S250010<br>00310 0020 |
| OGIER STEVEN O &<br>JUDITH E | 11428 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 3, Block 31, Riverhaven Village, as being more particularly described as follows: Lot 3, Block 31, Riverhaven Village, according to the plat thereof, recorded in Plat Book 9, Page(s) 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974, in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida, AND Part of Lot 2, Block 31, Riverhaven Village, and being more particular described as follows: Begin at the most Westerly corner of Lot 2, Block 31, Riverhaven Village, according to the plat thereof, recorded in Plat Book 9, Page(s) 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974, in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida; thence N 15 degrees 08' 28" E along the Northwesterly line of said Lot 2 a distance of 1.0 feet, thence S 74 degrees 51' 32" E parallel to the Southwesterly line of said Lot 2, a distance of 143.50 feet, more or less, to the waters of a canal, thence S 14 degrees 20' 48" W along said waters a distance of 1.0 feet to said Southwesterly line, thence N 74 degrees 51' 32" W along said Southwesterly line, a distance of 143.51 feet, more or less to the Point of Beginning. | 16E19S250010<br>00310 0030 |
| RUSSETT SUSAN M              | 11432 W CLUBVIEW DR                        | Lot 4 in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat   | 16E19S250010               |

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|   | HOMOSASSA, FL 34448                        | thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52 and 53, public records of Citrus County, Florida; and, A portion of Lot 5 in Block 31, of RIVERHAVEN VILLAGE, being more particularly described as follows: Begin at the most Northerly Corner of Lot 5 in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52 and 53, public records of Citrus County, Florida, thence S. 15° 08' 28" W. along the Northwesterly line of said Lot 5, a distance of 1.0 foot, thence S. 74° 51' 32" E, parallel to the Northeasterly line of said Lot 5, a distance of 144.43 feet, more or less, to the waters of a canal, thence N. 14° 20' 48" E. along said water, a distance of 1.0 foot to the Northeasterly line of said Lot 5, thence N. 74° 51' 32" W. along said Northeasterly line, a distance of 144.42 feet to the Point of Beginning.   | 00310 0040                 |
| BOZEMAN STUART R<br>& TRUDY C                                       | 11436 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 5, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof recorded at Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, in the Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida. EXCEPT: Begin at the most Northerly corner of Lot 5, in Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, Public Records of Citrus County, Florida, thence South 15 degrees 08'28" West along the Northwesterly line of said Lot 5, a distance of 1.0 foot; thence South 74 degrees 51'32" East, parallel to the Northeasterly line of said Lot 5, a distance of 144.43 feet, more or less, to the waters of a canal; thence North 14 degrees 20'48" East along said waters, a distance of 1.0 foot to said Northeasterly line, thence North 74 degrees 51'32" West along said Northeasterly line, a distance of 144.42 feet, more or less, to the Point of Beginning. | 16E19S250010<br>00310 0050 |
| JACOB DONNA L   | 11440 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 6, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, pages 31 thru 53, public records of Citrus County, Florida.   | 16E19S250010<br>00310 0060 |
| SUNDQUIST ERIC W  | 11444 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 7, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof, recorded in Plat Book 9, Page(s) 31-53, as amended by Plat Book 9, Page 37, 51, 52, 53 as adopted by Resolution #47-61, adopted by the Citrus County Board of County Commissioners October 29, 1974 in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0070 |
| WEBBER BARBARA<br>STEIN TRUSTEE<br>BARBARA STEIN<br>WEBBER 1999 REV | 11448 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 8, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof as recorded in Plat Book 9, pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52, and 53, Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County  | 16E19S250010<br>00310 0080 |

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|  |  | Commissioners on October 29, 1974, and recorded in Official Records Book 384, page 306, Public Records of Citrus County, Florida.  |                            |
| PHELPS PATRICIA A                            | 11452 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 9, in Block 31, of RIVERHAVEN VILLAGE, according to the plat thereof recorded in Plat Book 9, pages 31 to 53, and as amended in said plat by corrected pages 37, 51, 52, 53 Public Records of Citrus County Florida ad adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384 page 306 Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0090 |
| WILLIAMS BEN &<br>ANN N                      | 11456 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 10, Block 31, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said Plat by corrected Pages 37, 51, 52, and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 174, and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida.                                      | 16E19S250010<br>00310 0100 |
| WARDELL JANE P &<br>SANDRA HOLLADAY<br>ET AL | 11460 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 11, in Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "corrected" Plat Book 9, pages 51, 52, and 53, public records of Citrus County, Florida.  | 16E19S250010<br>00310 0110 |
| VECCHIO ANTHONY<br>M & DOROTHY J             | 11464 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 12, Block 31, RIVERHAVEN VILLAGE, according to the plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive, and as amended in said Plat by corrected pages 37, 51, 52 and 53, public records of Citrus County, Florida, as adopted by Resolution #74-61 adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, Public Records of Citrus County, Florida. | 16E19S250010<br>00310 0120 |
| MEDEIROS RUSSELL                             | 11468 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 13, Block 31, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive and as amended in said plat by corrected pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Record Book 384, page 306, public records of Citrus County, Florida. | 16E19S250010<br>00310 0130 |
| PICHON ALLEN<br>ALBERT JR &<br>SHARON        | 11472 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 14, Block 31 of RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 31-53, and corrected in Plat Book 9, Pages 51-53 of the Public Records of CITRUS County, Florida.  | 16E19S250010<br>00310 0140 |
| DOWNS LILLI<br>MARLENE                       | 11478 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 15 in Block 31, of Riverhaven Village, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as correct in "Corrected" Plat Book 9, pages 51 through 53 inclusive of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0150 |
| RICE LEIGH K &<br>AMANDA E                   | 11482 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 16, Block 31, RIVERHAVEN VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Page 31 through 53, and as corrected in "Corrected" Plat Book 9, Page 51, 52 and 53, in the Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0160 |
| KOLSTAD JAMES &                              | 11486 W CLUBVIEW DR                        | Lot 17, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof   | 16E19S250010               |

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| DONNA C  | HOMOSASSA, FL 34448                        | as recorded in Plat Book 9, Pages 31 through 53, inclusive, of the Public Records of Citrus County, Florida.   | 00310 0170                 |
| RODGERS KENNETH<br>W & J KIM TRUSTEES<br>OF ROGERS TRUST | 11490 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 18, Block 31, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, public records of Citrus County, Florida.   | 16E19S250010<br>00310 0180 |
| HOLWAY WILLIAM C<br>& ELLEN T H                          | 11504 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 19, Block 31, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, public records of Citrus County, Florida.   | 16E19S250010<br>00310 0190 |
| MUHLY MILDRED M<br>& HOWARD G                            | 11510 W CLUBVIEW DR<br>HOMOSASSA, FL 34448 | Lot 20, Block 31, of RIVERHAVEN VILLAGE, a subdivision according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "corrected" Plat Book 9, Pages 51, 52 and 53, of the Public Records of Citrus County, Florida. AND A portion of Lot 21, Block 31, of RIVERHAVEN VILLAGE, being more particularly described as follows: Commence at the most Northerly corner of Lot 21 in Block 31 of RIVERHAVEN VILLAGE, a subdivision according to the map or plat thereof recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "corrected" Plat Book 9, Pages 51, 52 and 53, of the Public Records of Citrus County, Florida, thence South 45°34'22" East along the Northeasterly line of said Lot 21, a distance of 147.36 feet to the POINT OF BEGINNING, thence South 35°32'16" East, 53 feet, more or less, to a point on the waters of a canal, thence North 60°32' East along said waters, a distance of 9.61 feet to a point that bears South 45°34'22" East from the POINT OF BEGINNING, said point being on said Northeasterly line, thence North 45°34'22" West along said Northeasterly line, a distance of 54.86 feet, more or less, to the POINT OF BEGINNING. Lying and being situate in Citrus County, Florida. | 16E19S250010<br>00310 0200 |
| EDWARDS FRANCIS L<br>& KATHLEEN M                        | 5221 S VIEW PT<br>HOMOSASSA, FL 34448      | Lot 21, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said Plat by corrected Pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on Oct. 29, 1974, in Official Records Book 384, Page 306, of the Public records of Citrus County, Florida. LESS AND EXCEPT the following described lanes: Commence at the most Northerly corner of Lot 21 in Block 31 of RIVERHAVEN VILLAGE, as recorded in Plat Book 9, Pages 31 through 53, inclusive, of the Public Records of Citrus County, Florida, thence S 45° 34' 22" E, along the Northeasterly line of said Lot 21, a distance of 147.36 feet to the Point of   | 16E19S250010<br>00310 0210 |

|                                      |                                       |  |                            |
|--------------------------------------|---------------------------------------|--|----------------------------|
|                                      |                                       | Beginning; thence S 35° 32' 16" E 53 feet, more or less, to a point on the waters of a canal; thence N 60° 32' E along said waters, a distance of 9.61 feet to a point that bears S 45° 34' 22" E from the Point of Beginning, said point being on said Northeasterly line; thence N 45° 34' 22" W along said Northeasterly line, a distance of 54.86 feet, more or less, to the Point of Beginning.                               |                            |
| WALLING STUART L                     | 5229 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 22 in Block 31 of RIVERHAVEN VILLAGE, according to the plat thereof, as recorded in Plat Book 9, Pages 31 through 53 and as amended in said plat by corrected pages 37, 51, 52 and 53, Public Records of Citrus County, Florida; as adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Record Book 384, Page 306, Public Records of Citrus County, Florida.               | 16E19S250010<br>00310 0220 |
| JONES RALPH E &<br>DIANNA L BRIM     | 5243 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 23, Block 31, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said plat by corrected pages 37, 51, 52 and 53 as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, Public Records of Citrus County, Florida.                            | 16E19S250010<br>00310 0230 |
| HAMRICK MICHAEL                      | 5247 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 24, Block 31 of RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Page(s) 31 through 53, as amended in said Plat by corrected Page(s) 37, 51, 52, and 53, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Book 384, Page(s) 306, of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0240 |
| ALEXANDER LARRY<br>C & JOHNNIE FAYE  | 5250 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 25, Block 31, of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida. | 16E19S250010<br>00310 0250 |
| ROWLAND WALTER<br>M JR               | 5240 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 26, Block 31, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, page 31 of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0260 |
| TOLER BARBARA V                      | 5234 S VIEW PT<br>HOMOSASSA, FL 34448 | LOT 27, BLOCK 31, RIVERHAVEN VILLAGE, according the Map or Plat thereof as recorded in Plat Book 9, Pages 31 thru 53, inclusive, and as amended ins aid Plat by corrected Pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in O.R. Book 384, Page 306, Public Records of CITRUS County, Florida.                              | 16E19S250010<br>00310 0270 |
| MATTHEWS DONALD<br>W JR & GIOVANNA I | 5230 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 28, in Block 31, of Riverhaven Village, according to the Plat thereof, as recorded in Plat Book 9, at Page 31 through 53, inclusive, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0280 |
| COREY WAYNE J &<br>GERI ROBERTS      | 5222 S VIEW PT<br>HOMOSASSA, FL 34448 | Lot 29, Block 31, RiverHaven Village, according to the plat thereof, recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "Corrected" Plat   | 16E19S250010<br>00310 0290 |

|   |  |  |                            |
|---|--|--|----------------------------|
|   |  | Book 9, Pages 51, 52 and 53 Public Records of Citrus County, Florida.  |                            |
| BOHL ALLAN C &<br>SHARON L NORTON<br>BOHL | 11532 W CLUBVIEW DR<br>HOMOSASSA, FL 34448   | Lot 30, Block 31, RIVERHAVEN VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Pages 31 through 53, in the Public Records of Citrus County, Florida.   | 16E19S250010<br>00310 0300 |
| MACKEY DANNY LEE<br>& JANET SUSAN         | 11546 W CLUBVIEW DR<br>HOMOSASSA, FL 34448   | Lot 31, Block 31, RIVERHAVEN VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Page 31-53, in the Public Records of Citrus County, Florida, as amended in said Plat by corrected Pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in OR Book 384, Page 306, Public Records of Citrus County, Florida.            | 16E19S250010<br>00310 0310 |
| BRUINS DOUGLAS E<br>& NANCY J             | 11556 W CLUBVIEW DR<br>HOMOSASSA, FL 34448   | Lot 32 in Block 31 of Riverhaven Village, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52 and 53, Public Records of Citrus County, Florida.  | 16E19S250010<br>00310 0320 |
| STEWART ROBERT N                          | 11564 W CLUBVIEW DR<br>HOMOSASSA, FL 34448   | Lot 33, Block 31, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52, and 53, Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Record Book 384, Page 306, Public Records of Citrus County, Florida. | 16E19S250010<br>00310 0330 |
| FREIHOFFER RICHARD<br>R & ANGELA C        | 11568 W CLUBVIEW DR<br>HOMOSASSA, FL 34448   | LOT 34 IN BLOCK 31 OF RIVERHAVEN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 31 TO 53, INCLUSIVE AND AS CORRECTED IN THE CORRECTED PLAT BOOK 9, PAGES 51, 52 AND 53, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.  | 16E19S250010<br>00310 0340 |
| VARASSE JOHN M &<br>ANN G                 | 11409 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 1, Block 34, RIVERHAVEN VILLAGE, according to the plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by Corrected Pages 37, 51, 52 and 53, Public Records of Citrus County, Florida; as adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Record Book 384, Page 306, Public Records of Citrus County, Florida.                        | 16E19S250010<br>00340 0010 |
| ISERN WILLIAM R &<br>JANET P              | 11415 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 2 in Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53, inclusive, and as recorded in "corrective" Plat Book 9, pages 51, 52 and 53, public records of Citrus County, Florida.   | 16E19S250010<br>00340 0020 |
| DE WILDE DAVID C &<br>LILA                | 11419 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 3, Block 34, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat of corrected pages 37, 51, 52 and 53, as adopted by resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0030 |
| RIDDLE PATRICIA<br>JANE                   | 11421 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 4, Block 34, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by  | 16E19S250010<br>00340 0040 |

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|  |  | corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, public records of Citrus County, Florida.  |                            |
| VIVOLO GREGG D                                   | 11435 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 5, Block 34, Riverhaven Village, according to the plat thereof, recorded in Plat Book 9, Page(s) 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida, as adopted by Resolution #74-61 adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida.              | 16E19S250010<br>00340 0050 |
| STIBER MICHAEL J                                 | 11441 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 6, Block 34, of RIVERHAVEN VILLAGE, according to the plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida, as adopted by resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974 in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida.                    | 16E19S250010<br>00340 0060 |
| MC PHERSON<br>KENNETH C & DENA<br>M              | 11445 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 7, Block 34, RIVERHAVEN VILLAGE, according to the plat thereof as recorded in Plat Book 9, Page(s) 31 to 53, of the Public Records of Citrus County, Florida.<br>Amended in said plat by corrected Book 9, Pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida; as adopted by the Citrus County Board of County Commissioners on October 29, 1974 and re-recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida. | 16E19S250010<br>00340 0070 |
| LANE BILL &<br>VIRGINIA                          | 11449 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 8, Block 34, Riverhaven Village, according to the plat thereof, as recorded in Plat Book 9, Page 31, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0080 |
| SCARCLIFF FRANCIS<br>F & PATRICIA D<br>SCARCLIFF | 11451 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | LOT 9, BLOCK 34, RIVERHAVEN VILLAGE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 31 TO 53, INCLUSIVE, AND AS CORRECTED IN "CORRECTED" PLAT BOOK 9, PAGES 51, 52 AND 53, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS ADOPTED BY RESOLUTION #74-61 BY THE CITRUS COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 29, 1974 AND RECORDED IN OFFICIAL RECORDS BOOK 384, PAGE 306, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.                                     | 16E19S250010<br>00340 0090 |
| RUTLEDGE<br>THEODORE T                           | 11459 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 10, Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0100 |
| CLEMONS THOMAS<br>BRUCE & CARRIE<br>JEANETTE     | 11461 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 11, Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida; as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in   | 16E19S250010<br>00340 0110 |

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|   |  | Official Record Book 384, Page 306, Public Records of Citrus County, Florida.  |                            |
| MAXWELL ERIC M & JULIE W  | 11481 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 12, Block 34, Riverhaven Village, according to the map or plat thereof as recorded in Plat Book 9, page 31, public records of Citrus County, Florida.  | 16E19S250010<br>00340 0120 |
| BEERS IRMA F<br>TRUSTEE   | 11489 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 13, Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof, as recorded in Plat Book 9, pages 31 through 53, inclusive, Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0130 |
| PARKER JAY L  | 11491 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 14, Block 34, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 304, Page 306, of the Public Records of Citrus County, Florida.        | 16E19S250010<br>00340 0140 |
| CURRIE MICHAEL T & PATRICIA M CO<br>TRUSTEES                            | 11499 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 15, Block 34, Riverhaven Village, according to the plat thereof, as recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52 and 53, of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0150 |
| RIEGEN EDWARD C & CHRISTA   | 11509 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 16, in lock 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, Public Record of Citrus County, Florida.  | 16E19S250010<br>00340 0160 |
| MINEAR DAVID & GLORIA   | 11511 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 17, Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in plat Book 9, Pages 31 through 53, inclusive, and amended ins aid plat by corrected pages 37, 51, 52 and 53, as adopted by resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, of the Public Records of Citrus County, Florida. | 16E19S250010<br>00340 0170 |
| ELLIOTT WILLIAM F & LAURA K   | 11517 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 18, Block 34 of RIVERHAVEN VILLAGE, as per plat thereof, recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974, in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida.                                  | 16E19S250010<br>00340 0180 |
| VICTOR MICHAEL A & ROSE MARIA   | 11523 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 19, Block 34, RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on Oct. 29, 1974 in Official Records Book 384, page 306, public records of Citrus County, Florida.                                | 16E19S250010<br>00340 0190 |
| LESPERANCE<br>JEFFERY B TRUSTEE<br>& LORETTA T<br>LESPERANCE<br>TRUSTEE | 11529 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 20, Block 34, RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Page 31 to 53, inclusive, public records of Citrus County, Florida.  | 16E19S250010<br>00340 0200 |



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| HILL MALCOLM J &<br>NANCY E                  | 11533 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 21, Block 34, RIVERHAVEN VILLAGE, according to the Plat thereof, as recorded in Plat Book 9, pages 31-53, inclusive, of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0210 |
| MITCHELL GRACE                               | 11537 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 22, Block 34, Riverhaven Village, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 31 through 53, inclusive, and amended in said plat by corrected pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida; as adopted by the Citrus County Board of Commissioners on October 29, 1974 and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida.                         | 16E19S250010<br>00340 0220 |
| TUGGLE PAUL D &<br>ELSA A                    | 11543 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 23, Block 34, Riverhaven Village, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 31 through 53, inclusive, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0230 |
| WALLACE LARRY G<br>& ILLEEN K                | 11549 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 24, in Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, pages 51, 52, and 53, public records of Citrus County, Florida.  | 16E19S250010<br>00340 0240 |
| PIERCE CARMIE<br>CAROLYN                     | 11553 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 25, Block 34, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, public records of Citrus County, Florida.  | 16E19S250010<br>00340 0250 |
| SHARPE DILLARD &<br>FRANCES                  | 11559 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 26, Block 34, Riverhaven Village, according to the plat thereof, recorded in Plat Book 9, Page(s) 31 through 53, inclusive, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0260 |
| RADD LUCIAN R &<br>GENEVA M RADD<br>TRUSTEES | 11563 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 27, Block 34, of RIVERHAVEN VILLAGE, according to the plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52 and 53, of the Public records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, Page 306, Public Records of Citrus County, Florida. | 16E19S250010<br>00340 0270 |
| JONES DANIEL H &<br>MARTHA J                 | 11569 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 28, in Block 24, of RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive and as amended in said plat by corrected Pages 37, 51, 52, and Page 53, Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Record Book 384, Page 306, Public Records of Citrus County, Florida.     | 16E19S250010<br>00340 0280 |
| DAVIS JAMES R JR<br>TRUSTEE                  | 11575 RIVERHAVEN DR<br>HOMOSASSA, FL 34448   | LOT 29, BLOCK 34, RIVERHAVEN VILLAGE, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 31 THROUGH 53, INCLUSIVE AND AS AMENDED IN SAID PLAT BY CORRECTED PAGES 37, 51, 52, AND 53, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AS  | 16E19S250010<br>00340 0290 |

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|  |  | ADOPTED BY RESOLUTION #74-61 BY THE CITRUS COUNTY BOARD OF COUNTY COMMISSIONERS ON OCTOBER 29, 1974 AND RECORDED IN OFFICIAL RECORD BOOK 384, PAGE 306, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.   |                            |
| HARRELL BETTE & TERRY  | 11579 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 30 in Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53 inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, public records of Citrus County, Florida   | 16E19S250010<br>00340 0300 |
| ALLEN DELBERT P & LORRAINE   | 11583 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 31, in Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "corrected" Plat Book 9, Pages 51, 52 and 53, Public Records of Citrus County, Florida, LESS the following described lands: Begin at the most Southerly corner of Lot 31, in Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Pages 31 to 53, inclusive, and as corrected in "Corrected" Plat Book 9, Pages 51, 52 and 53, Public Records of Citrus County, Florida; thence N. 42°15'16" W. along the Southwesterly line of said Lot 31, a distance of 4 feet; thence N. 47°44'44" E. parallel to the Southeasterly line of said Lot 31, a distance of 123.21 feet, more or less, to a point on the waters of a canal; thence S. 40°26'25" E. along said waters, a distance of 4 feet to a point on said Southeasterly line, said point being N. 47°44'44" E. from the Point of Beginning; thence S. 47°44'44" W. along said Southeasterly line, a distance of 123.08 feet, more or less, to the Point of Beginning. | 16E19S250010<br>00340 0310 |
| DURDEN WILLIAM<br>ROBERT TRUSTEE<br>WILLIAM R DURDEN<br>2004 TRUST | 11589 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 32, Block 34, of RIVERHAVEN VILLAGE, as per plat or map thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended ins aid plat by corrected pages 37, 51, 52 and 53, of the Public Records of Citrus County, Florida; as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974, Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0320 |
| COSTANZO<br>ANTHONY & PEGGY<br>A                                   | 11595 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 33, Block 34, RIVERHAVEN VILLAGE, according to the Plat thereof as recorded in Plat Book 9, Pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52, and 53, Public Records of Citrus County, Florida, as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Records Bok 384, Page 306, Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0330 |
| MC GILVRAY<br>WILLIAM CHANDLER                                     | 11599 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 34, Block 34 RIVERHAVEN VILLAGE, according to the map or plat thereof as recorded in Plat Book 9, pages 31 through 53, public records of Citrus County, Florida.  | 16E19S250010<br>00340 0340 |
| MERRITT WILLIAM &<br>SHERYL A                                      | 11605 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 35, Block 34, of Riverhaven Village, according to the plat thereof, as recorded in Plat Book 9, Pages 31 through 53, inclusive, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0350 |
| CORNETT KRIS &   | 11611 W RIVERHAVEN DR                        | Lot 36, Block 34, RIVERHAVEN VILLAGE, according to Plat thereof as  | 16E19S250010               |

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| MARGARET CORNETT TRUSTEES                                | HOMOSASSA, FL 34448                          | recorded in Plat Book 9, pages 31 through 53, inclusive, and as amended in said plat by corrected pages 37, 51, 52, and 53, Public Records of Citrus County, Florida; as adopted by Resolution #74-61 by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Record Book 384, Page 306, Public Records of Citrus County, Florida.   | 00340 0360                 |
| HART JOHN WILLIAM SR                                     | 11615 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 37, Block 34, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, page 306, public records of Citrus County, Florida.                      | 16E19S250010<br>00340 0370 |
| PIKE MARILYN JEAN TRUSTEE CONALD & MARILYN PIKE LVNG TRS | 11621 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 38, in Block 34, of RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, pages 31 to 53, inclusive, public records of Citrus County, Florida.  | 16E19S250010<br>00340 0380 |
| VAUGHAN MARE L J   | 11625 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 39, Block 34, Riverhaven Village, according to the plat thereof, recorded in Plat Book 9, Page(s) 31 through 53, inclusive and as amended in said plat by corrected Pages 37, 51, 52, and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974 in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida.                        | 16E19S250010<br>00340 0390 |
| COLLINS FRANCES O TRUSTEE FRANCES O COLLINS LIVING TRUST | 11629 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 40, Block 34, Riverhaven Village according to the map or plat thereof as recorded in Plat Book 9 pages 31 thru 53, public records of Citrus County, Florida.  | 16E19S250010<br>00340 0400 |
| FIRST GREGORY J & JENNY                                  | 11631 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 41, Block 34, Riverhaven Village, according to the map or plat thereof, as recorded in Plat Book 9, Pages 31 through 53 and as amended in said plat by corrected Pages 37, 51, 52 and 53, as adopted by Resolution 74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974, and recorded in Official Records Book 384, Page 306, of the Public Records of Citrus County, Florida.           | 16E19S250010<br>00340 0410 |
| GRECO RICHARD L & CAROL L                                | 11639 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 42, Block 34, RIVERHAVEN VILLAGE, a subdivision according to the plat thereof recorded at Plat Book 9, Page 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 384, Page 306, in the Public Records of Citrus County, Florida. | 16E19S250010<br>00340 0420 |
| ELLIOTT RUTH H & JEAN M THOMPSON                         | 11643 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 43, Block 34, Riverhaven Village, according to the map or plat thereof as recorded in Plat Book 9 pages 31 thru 53, public records of Citrus County, Florida.   | 16E19S250010<br>00340 0430 |
| JUSTEN BERGER G & LYNETTE H                              | 11647 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | LOT 44, BLOCK 34, RIVERHAVEN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 31 THROUGH 53, INCLUSIVE, PUBLIC RECORDS OF CITRUS COUNTY,   | 16E19S250010<br>00340 0440 |

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|  |  | FLORIDA.   |                            |
| WATSON JOHN E III &<br>KATHLEEN L<br>TRUSTEES WATSON<br>FAMILY TRUST | 11651 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | LOT 45, BLOCK 34, RIVERHAVEN VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 31 THROUGH 53, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.  | 16E19S250010<br>00340 0450 |
| GOLDE JOHN   | 11659 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 46, Block 34, RIVERHAVEN VILLAGE, according to the map or plat thereof recorded in Plat Book 9, Page 31, of the Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0460 |
| HARDEE HERBERT E<br>TRUSTEE HERBERT E<br>HARDEE LIV/TRUST            | 11663 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 47, Block 34, Riverhaven Village, as per plat thereof, recorded in Plat Book 9, Pages 31 through 53, Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0470 |
| COLVIN GORDON C &<br>PHYLLIS   | 11667 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 48, Block 34, of RIVERHAVEN VILLAGE, as per plat thereof, recorded in Plat Book 9, Pages 31 through 53, inclusive, and as corrected in "Corrected" Plat Book 9, pages 51 through 53, inclusive, of the Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0480 |
| JENKINS PAULA<br>VANCE TRUSTEE<br>PAULA VANCE<br>JENKINS REV TRUST   | 11671 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 49, Block 34, Riverhaven Village, according to the map or plat thereof as recorded in Plat Book 9, pages 31 through 53, inclusive, and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by Citrus County Board of County Commissioners on October 29, 1974 in Official Records Book 384, page 306, Public Records of Citrus County, Florida.   | 16E19S250010<br>00340 0490 |
| BOYE MARY JANE   | 11673 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | LOT 50, BLOCK 34, RIVERHAVEN VILLAGE, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGES 31-53, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.   | 16E19S250010<br>00340 0500 |
| MAHONEY PATRICK J<br>& NANCY   | 11687 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 51, Block 34, RIVERHAVEN VILLAGE, according to plat thereof as recorded in Plat Book 9, pages 31 thru 53, inclusive and as amended in said Plat by corrected pages 37, 51, 52 and 53, as adopted by Resolution #74-61, adopted by the Citrus County Board of County Commissioners on October 29, 1974 and recorded in Official Records Book 284, page 306, public records of Citrus County, Florida. | 16E19S250010<br>00340 0510 |
| CARTER MICHAEL O<br>& KECIA L  | 11695 W RIVERHAVEN DR<br>HOMOSASSA, FL 34448 | Lot 52, Block 34 Riverhaven Village, according to the map or plat thereof as recorded in the Plat Book 9, pages 31 thru 53, Public Records of Citrus County, Florida.  | 16E19S250010<br>00340 0520 |