

PREPARED BY & RETURN TO:  
WILLIAM N. ASMA, ESQUIRE  
WILLIAM N. ASMA, PA.  
886 S. Dillard Street  
Winter Garden, Florida 34787

FILED & RECORDED  
CITRUS COUNTY Florida  
BETTY STRIFLER, CLERK

1219371

VERIFIED BY:

AR \_\_\_\_\_ D.C.

**RELEASE FROM DECLARATION OF COVENANTS  
AND RESTRICTIONS FOR RIVERWOOD RANCH**

**WHEREAS RIVERWOOD RANCH, INC.**, a Florida Corporation, hereinafter called "Developer" is the Developer of fee simple of certain real property located in Citrus County, Florida, known by an unrecorded plat on file with Citrus County. A more detailed description of the property is presented in a Master Survey of the same which has been recorded in O. R. Book 1276 Page 1387, etc. of the Public Records of Citrus County, Florida.

**WHEREAS RIVERWOOD RANCH, INC.**, filed a Declaration of Covenants and restrictions for Riverwood Ranch Subdivision and recorded the same in the public records of Citrus County in O. R. Book 1285, Page 12, on January 21, 1999.

**WHEREAS RIVERWOOD RANCH, INC.**, imposed the Covenants and Restrictions on lots 2 - 32 of the subdivision. However, lots 2, 3, 4, and 5 of the subdivision are outside the gated area of the subdivision and therefore do not enjoy the common areas or amenities of Riverwood Ranch Subdivision. In addition, lots 10 and 32 are undersized lots upon which improvements cannot be made *per se*, the lots are to be combined with adjoining lots and therefore will lose separate identity.

**WHEREAS** on March 6, 2000 RIVERWOOD RANCH, INC., by special meeting with the Directors of Riverwood Ranch Homeowners Association, Inc. determined and decided to release lots 2, 3, 4, 5, 10, and 32 from all provisions of said Declaration of Covenants and restrictions for Riverwood Ranch Subdivision that impose an obligation for payment of assessments both annual and special and the remedies for non-payment of assessments. Additionally, it was decided that said lots were to be released from all provisions entitling said lot owners the right to vote, hold office or enjoy membership privileges.

**NOW THEREFORE, RIVERWOOD RANCH, INC. and Riverwood Ranch Homeowners Association, Inc. hereby records this notice of release of lots 2, 3, 4, 5, 10, and 32 from certain provisions of the Declaration of Covenants And restrictions For Riverwood Ranch, recorded in O. R. Book 1285, Page 12 of the public records of Citrus County. I.e., from the obligation of payment of annual and special assessments to the Association and from the rights and privileges to vote and hold office within the Association. All other restrictions shall remain in full force and effect including all building and use restrictions.**

In Witness Whereof, the Developer and Association has caused these presents to be executed as of this 9<sup>th</sup> day of October, 2001.

Developer:

William N. Asma  
William N. Asma

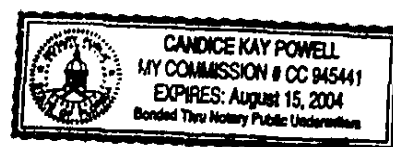
Michael J. Seymour  
RIVERWOOD RANCH, INC.  
BY ITS VICE PRESIDENT :  
MICHAEL J. SEYMOUR

Candice K. Powell  
Witness CANDICE K. POWELL

La Donna Eastman  
Witness LA DONNA EASTMAN

The foregoing instrument was acknowledged before me the undersigned authority this 9<sup>th</sup> day of October, 2001 by Michael J. Seymour, Vice President of Riverwood Ranch, Inc. who is personally known to me or who produced \_\_\_\_\_ as identification.

Candice Kay Powell  
NOTARY PUBLIC  
My Commission expires:



Association:



RIVERWOOD RANCH HOMEOWNERS  
ASSOCIATION, INC.

BY ITS PRESIDENT :  
ROBERT L. KAZAROS

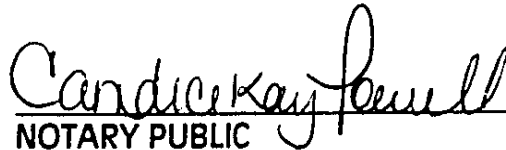


Witness CANDICE K. POWELL



Witness William N. Asma

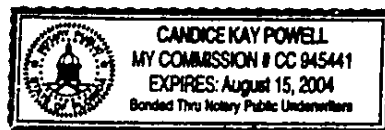
The foregoing instrument was acknowledged before me the  
undersigned authority this one day of October, 2001 by  
Robert L. Kazaros, President of Riverwood Ranch Homeowners Association,  
Inc. who is personally known to me or who produced \_\_\_\_\_  
as Identification.



NOTARY PUBLIC

My Commission expires:

Prepared by and Return to:  
William N. Asma Esq.  
William N. Asma P. A.  
886 South Dillard St.  
Winter Garden, FL 34787



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