

Prepared by and return to:  
Patrick F. Healy, Esq.  
GrayRobinson, P.A.  
1800 W. Hibiscus Blvd., Suite 138  
Melbourne, FL 32901

## DECLARATION OF ANNEXATION

Pursuant to Article 4.2 of the Master Declaration of Covenants, Conditions and Restrictions for Citrus Springs recorded in Official Records Book 1404, Page 0770 of the Public Records of Indian River County, Florida (the "Master Declaration"), HMM, Inc. ("Co-Owner") and The Suntree Partners as the "Developer" and "Co-Owner", the fee simple owners of the property hereinafter described adopt and record this Declaration of Annexation so as to cause said property to be held, sold and conveyed subject to easements, restrictions, covenants and conditions contained in the Master Declaration and further subject the property to the management and control of the Citrus Springs Homeowners Association, Inc., the master association created by the Master Declaration.

The property which is the subject of this Declaration is described as follows:

Plat of Village "E" of Citrus Springs PUD, recorded in Plat Book 21, Page 3-4 of the Public Records of Indian River County, Florida being a Replat of a Portion of Tracts 11, 12, and 14, Section 21, Township 33 South, Range 39 East, Indian River Farms Company Subdivision, according to the plat thereof recorded in Plat Book 2, Page 25, St. Lucie County, Florida, now lying in Indian River County, Florida.

Further, Developer declares that the easements, restrictions, covenants and conditions described in the Master Declaration shall run with the property herein annexed and be binding

upon all parties having any right, title or interest in the herein-described property or any part thereof, and upon their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

IN WITNESS WHEREOF, the undersigned as declarant, developer and fee simple title owner has hereunto set its hand and seal this Declaration of Annexation this 16<sup>th</sup> day of March, 2006.

In the presence of:

DEVELOPER/OWNER:

THE SUNTREE PARTNERS,  
a Florida general partnership

BY: HMM, Inc., a Florida corporation  
as General Partner

By: Myra K. Haley  
Myra Haley, President of HMM, Inc.  
P.O. Box 410999, Melbourne, FL 32941

CO-OWNER:

HMM, Inc., a Florida corporation

By: Myra K. Haley  
Myra Haley, President  
P.O. Box 410999, Melbourne, FL 32941

[Signature]  
Witness

Print Name: Parvula K. Healy

Angela DiSalvo  
Witness

Print Name: Angela DiSalvo

[Signature]  
Witness

Print Name: Parvula K. Healy

Angela DiSalvo  
Witness

Print Name: Angela DiSalvo

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was executed before me, an officer duly authorized in the state and county aforesaid to administer oaths and to take acknowledgments, this 16 day of March, 2006, by MYRA HALEY, the President of HMM, Inc., which is also the General Partner of The Suntree Partners, a Florida general partnership, who [  ] is personally known to me or [  ] produced \_\_\_\_\_ as identification.

[SEAL]

[Signature]  
NOTARY PUBLIC

My commission expires:



Patrick F. Healy  
MY COMMISSION # DD214762 EXPIRES  
May 22, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.