

**Prepared by: Patrick F. Healy, Esq.**  
**GrayRobinson, P.A.**  
**1800 W. Hibiscus Blvd., Suite 138**  
**Melbourne, Florida 32901**

**Return to:**

**AMENDED DEDICATION**  
**To Plat of Citrus Springs Village "D" and "F"**  
**Phase 1 – PD., Recorded in Plat Book 18, Page 26,**  
**Public Records of Indian River County, Florida**

**STATE OF FLORIDA**

**COUNTY OF BREVARD**

**KNOW ALL BY THESE PRESENTS THAT**

SUNTREE PARTNERS, a Florida General Partnership and HMM, INC., a Florida corporation (the "Dedicator"), Fee Simple Owners of the lands described and platted in the Plat of Citrus Springs Village "D" and "F", Phase 1 – PD., recorded in Plat Book 18, Page 26, Public Records of Indian River County, Florida (the "Plat") caused the lands described in said Plat to be surveyed and platted as shown therein and do hereby amend the dedication of said Plat to show the joinder and consent in the dedication of HMM, Inc. as one of the owners of the property described in the Plat. The Dedicator do hereby reaffirm all of the following dedications in the Plat, being the following matters:

- 1.) WITH THE EXCEPTION OF CITRUS SPRINGS BOULEVARD, ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT OF CITRUS SPRINGS VILLAGE "D" & "F" PHASE 1 – PD. ARE HEREBY DECLARED TO BE AND SHALL REMAIN PRIVATE. THEY ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS MASTER HOMEOWNERS ASSOCIATION, INC. FOR THE USE AND BENEFIT OF THE OWNERS AND RESIDENTS OF CITRUS SPRINGS. ALL PUBLIC AUTHORITIES INCLUDING BUT NOT LIMITED TO POLICE, FIRE, AMBULANCE, SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES. ALL UTILITY PROVIDERS, INCLUDING CABLE TELEVISION SERVICES, SHALL HAVE THE RIGHT TO USE STREETS IN THE

COURSE OF CONSTRUCTING, INSTALLING, MAINTAINING AND OPERATING THEIR RESPECTIVE SERVICES AND UTILITY FACILITIES. THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SAID STREETS.

2.) THE UTILITY EASEMENTS AND RIGHTS-OF-WAY AS SHOWN ARE DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITIES BY ANY PROVIDER, INCLUDING CABLE TELEVISION SERVICES, IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA.

3.) THE VILLAGE "D" DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.

4.) THE VILLAGE "F" DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.

5.) THE VILLAGE "D" LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.

6.) THE VILLAGE "F" LANDSCAPE EASEMENTS AND BUFFERS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID EASEMENTS.

7.) TRACT D-1 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC. FOR RECREATION AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT.

8.) TRACTS F-1, F-2, F-3 and F-6 ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. FOR RECREATION AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS.

9.) FRONT YARD DRAINAGE EASEMENTS AND FRONT YARD UTILITY EASEMENTS ARE SUBJECT TO THE RIGHT OF EACH LOT TO HAVE A DRIVEWAY FOR INGRESS/EGRESS AS APPROVED BY THE COUNTY.

10.) THE VILLAGE "D" LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO USE THE EASEMENTS TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT D-2.

11.) THE VILLAGE "F" LAKE MAINTENANCE EASEMENTS ARE HEREBY DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. FOR LAKE MAINTENANCE. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO USE THE EASEMENTS TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS F-4 AND F-5.

12.) TRACT D-2 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO SAID TRACT AND ALSO GRANTED THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT.

13.) TRACTS F-4 and F-5 ARE DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "F" HOMEOWNERS ASSOCIATION, INC. FOR STORMWATER MANAGEMENT PURPOSES. INDIAN RIVER COUNTY IS GRANTED THE RIGHT TO USE AND DRAIN INTO SAID TRACTS AND ALSO GRANTED THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACTS.

14.) THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

15.) TRACT D-3 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS MASTER ASSOCIATION, INC. FOR RECREATION AND DRAINAGE PURPOSES. INDIAN RIVER COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM EMERGENCY MAINTENANCE ON SAID TRACT. THE TRACT D-3 PLAY FIELDS ARE SUBJECT TO USE AND ENJOYMENT OF THE PUBLIC.

16.) CITRUS SPRINGS BOULEVARD AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO INDIAN RIVER COUNTY FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES.

17.) THE ACCESS EASEMENT BETWEEN LOTS 2 AND 3 IS DEDICATED TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CITRUS SPRINGS VILLAGE "D" HOMEOWNERS ASSOCIATION, INC. FOR ACCESS TO TRACT "D-3".

IN WITNESS WHEREOF, the Dedicators, The Suntree Partners and HMM, Inc. have caused these presents to be signed by Myra K. Haley, as President of HMM, Inc. and as President of HMM, Inc. in its capacity as General Partner of The Suntree Partners.

This 5 day of January, 2004, 5

HMM, Inc., a Florida corporation

By: Myra K. Haley  
Myra K. Haley, President

Charles Boudreaux  
Witness  
Print Name: Charles Boudreaux

Kellie Shepard  
Witness  
Print Name: Kellie Shepard

THE SUNTREE PARTNERS,  
a Florida General Partnership

By: Myra K. Haley  
Myra K. Haley, President  
of HMM, Inc., a Florida  
corporation, Partner of  
The Suntree Partners, a  
Florida General Partnership

Charles Boudreaux  
Witness  
Print Name: Charles Boudreaux

Kellie Shepard  
Witness  
Print Name: Kellie Shepard

**ACKNOWLEDGMENT TO DEDICATION**

STATE OF Florida  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 5 day of Jan., 20045  
by MYRA K. HALEY, as President of HMM, Inc. on behalf of that corporation in its individual  
capacity and in its capacity as General Partner of The Suntree Partners; she produced  
n/a as identification and did take an oath.

Kellie Shepard  
Notary Public

Kellie Shepard  
Printed Name

DD038715  
Commission No.

Oct. 29, 2005  
My Commission Expires

**AFFIX SEAL**

