

**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. and The Suntree Partners as the "Developer" and fee simple owner 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 "A" of Citrus Springs PUD, recorded in Plat Book 16, Page 77, of the Public Records of Indian River County, Florida and as amended by the Replat of Village A-2 of Citrus Springs PUD, recorded in Plat Book 18, Pages 10,11 of the Public Records of 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 20 day of May, 2004.

In the presence of:

Kellie Shepard  
Witness  
Print Name: Kellie Shepard

Charles Boudreaux  
Witness  
Print Name: CHARLES BOUDREAUX

DEVELOPER:

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.

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 20 day of May, 2004, by MYRA HALEY, the President of HMM, Inc., the General Partner of The Suntree Partners, a Florida general partnership, who [] is personally known to me or [] produced n/a as identification.

[SEAL]

Kellie Shepard  
NOTARY PUBLIC  
My commission expires:

