

**ATTACHMENT 1 TO OFFERING CIRCULAR**

**EXHIBIT "A"**

**TO**

**DECLARATION OF CONDOMINIUM FOR**

**ELITE RESORTS AT CITRUS VALLEY, A CONDOMINIUM**

**LEGAL DESCRIPTION - OVERALL LEGAL DESCRIPTION**

**AND GRAPHIC DEPICTION OF CONDOMINIUM**

**IF BOTH PHASES ARE CONSTRUCTED**

The legal description of Elite Resorts at Citrus Valley, a Condominium, is as follows:

See Attached

The foregoing described property is presently subject to the following:

- 1) Real Estate Taxes for the year 2007 and subsequent years.
- 2) Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- 3) Any minerals or mineral rights lease, granted or retained by current or prior owners.
- 4) Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 5) Easement granted to the State of Florida, State Road Department, by virtue of that certain Deed recorded in Deed Book 173, Page 20, as conveyed to Southlake Development, Ltd., a Florida limited partnership by virtue of Quitclaim Deed recorded March 9, 2000 in O.R. Book 1801, Page 1863; as affected by that certain Agreement for Partial Release of Easement by and between the Florida Department of Transportation and Calflor Properties, LLC, recorded August 8, 2001, In O.R. Book 1985, Page 2102; Partial Release of Easement recorded July 17, 2003 in O.R. Book 2361, Page 2040, all being of the Public Records of Lake County, Florida.
- 6) Right of Way Reservation as set forth in that certain Warranty Deed from Paul J. Nix and Betty M. Nix, his wife, to Florida Development and Attraction, Inc., recorded May 25, 1971, in O.R. Book 432, Page 693, Public Records of Lake County, Florida.

- 7) Boundary Line Agreement and Quitclaim by and between Calflor Properties, LLC, a Florida limited liability company, and Battaglia Properties, Ltd., a Florida limited liability partnership, and Lake Regional Packing Association, a Florida Corporation, recorded June 1, 2001 in O.R. Book 1954, Page 610 Public Records of Lake County, Florida.
- 8) Subject to the Rights of Tenants in possession, as tenants only.
- 9) Collateral Assignment of Leases, Rents, and Profits dated 9/27/2007 and recorded 9/28/2007 in Official Records Book 3516, Page 58 of the Public Records of Lake County, Florida.
- 10) UCC Financing Statement recorded 9/28/2007 in Official Records Book 3516, Page 65 of the Public Records of Lake County, Florida.
- 11) Notice of Commencement dated 9/27/2007 and recorded 9/28/2007 in Official Records Book 3516, Page 69 of the Public Records of Lake County, Florida.

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# Elite Resorts at Citrus Valley, a Condominium

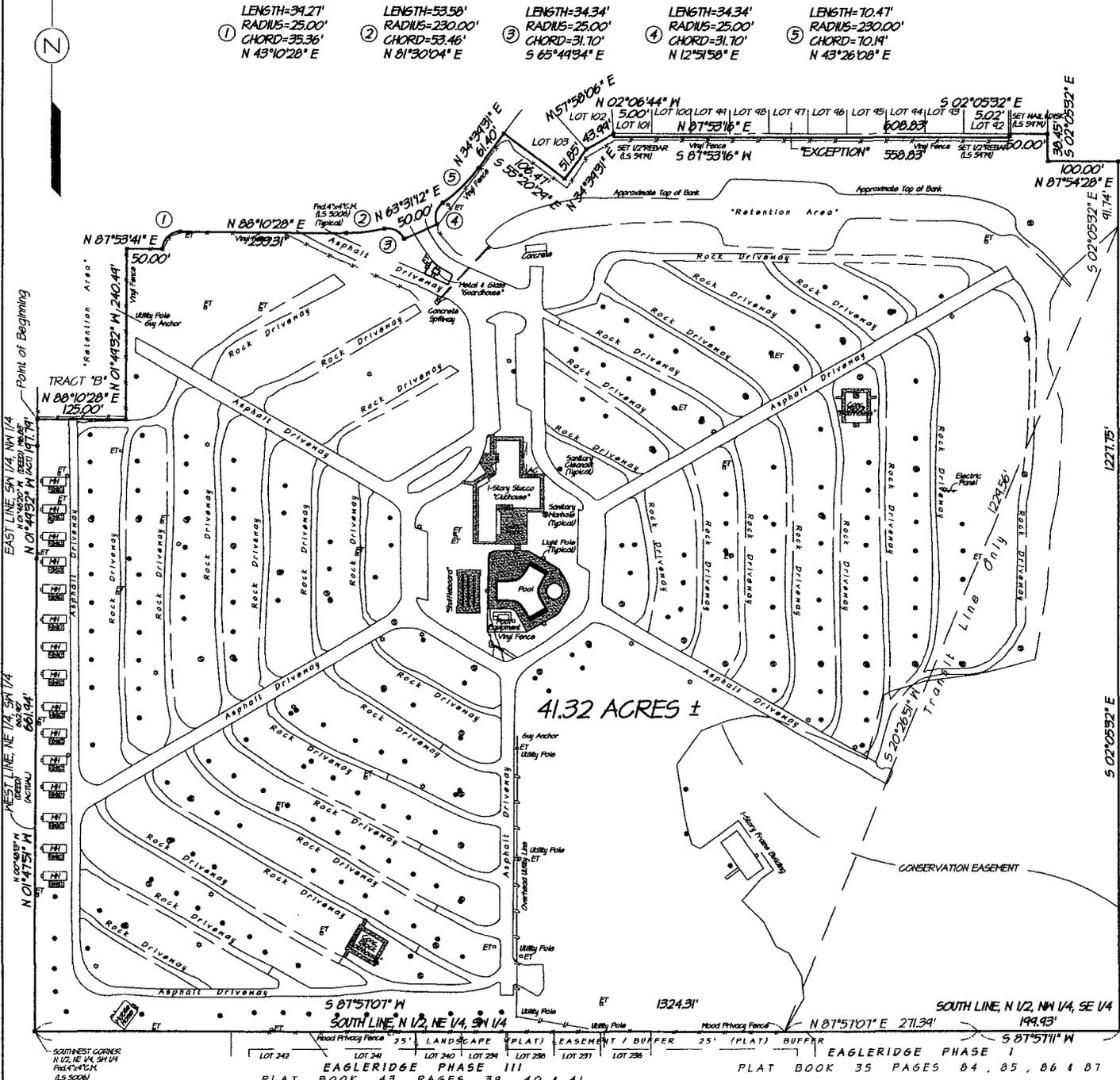
LAKE COUNTY, FLORIDA

## BOUNDARY SURVEY MAP

PART OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 26 EAST  
LAKE COUNTY, FLORIDA

SEE SHEET 2 FOR PROPERTY DESCRIPTION

- ① LENGTH=39.27'  
RADIUS=25.00'  
CHORD=35.36'  
N 43°10'28" E
- ② LENGTH=53.58'  
RADIUS=230.00'  
CHORD=53.46'  
N 81°30'04" E
- ③ LENGTH=34.34'  
RADIUS=25.00'  
CHORD=31.70'  
S 65°44'34" E
- ④ LENGTH=34.34'  
RADIUS=25.00'  
CHORD=31.70'  
N 12°51'58" E
- ⑤ LENGTH=70.47'  
RADIUS=230.00'  
CHORD=70.14'  
N 43°26'08" E



41.32 ACRES ±

EAGLERIDGE PHASE III PLAT BOOK 43 PAGES 39, 40 & 41  
EAGLERIDGE PHASE I PLAT BOOK 35 PAGES 84, 85, 86 & 87

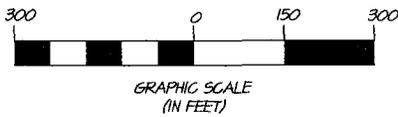
- GENERAL NOTES**
- 1) Underground Improvements/utilities crossing or serving the property hereon, were not located.
  - 2) The property hereon was not abstracted for covenants, restrictions or easements of record.
  - 3) Bearings hereon are based on N 88°10'28" E for the right-of-way line of Citrus Parkway, according to Plat Book 45, pages 91 thru 93 of the public records of Lake County, Florida.
  - 4) THE SURVEY DEPICTED HEREON IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

- AC Denotes Air Conditioner
- C.M. Denotes Concrete Monument
- ET Denotes Electric Transformer
- I.P. Denotes Iron Pipe

SURVEY DATE: JUNE 26, 2001

JMM Surveying & Mapping, LLC  
6431 CANINE JEAN RD. JACKSONVILLE FL 32222  
P (904) 754-3510 - F (904) 771-8271  
Email: jmm@jmmcsouth.net

JOB 01-108



SHEET 1 OF 20 SHEETS

CITRUS HIGHLANDS PHASE I PLAT BOOK 45 PAGES 91, 92 & 93

# Elite Resorts at Citrus Valley, a Condominium

LAKE COUNTY , FLORIDA

## PROPERTY DESCRIPTION

That part of Section 23, Township 24 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

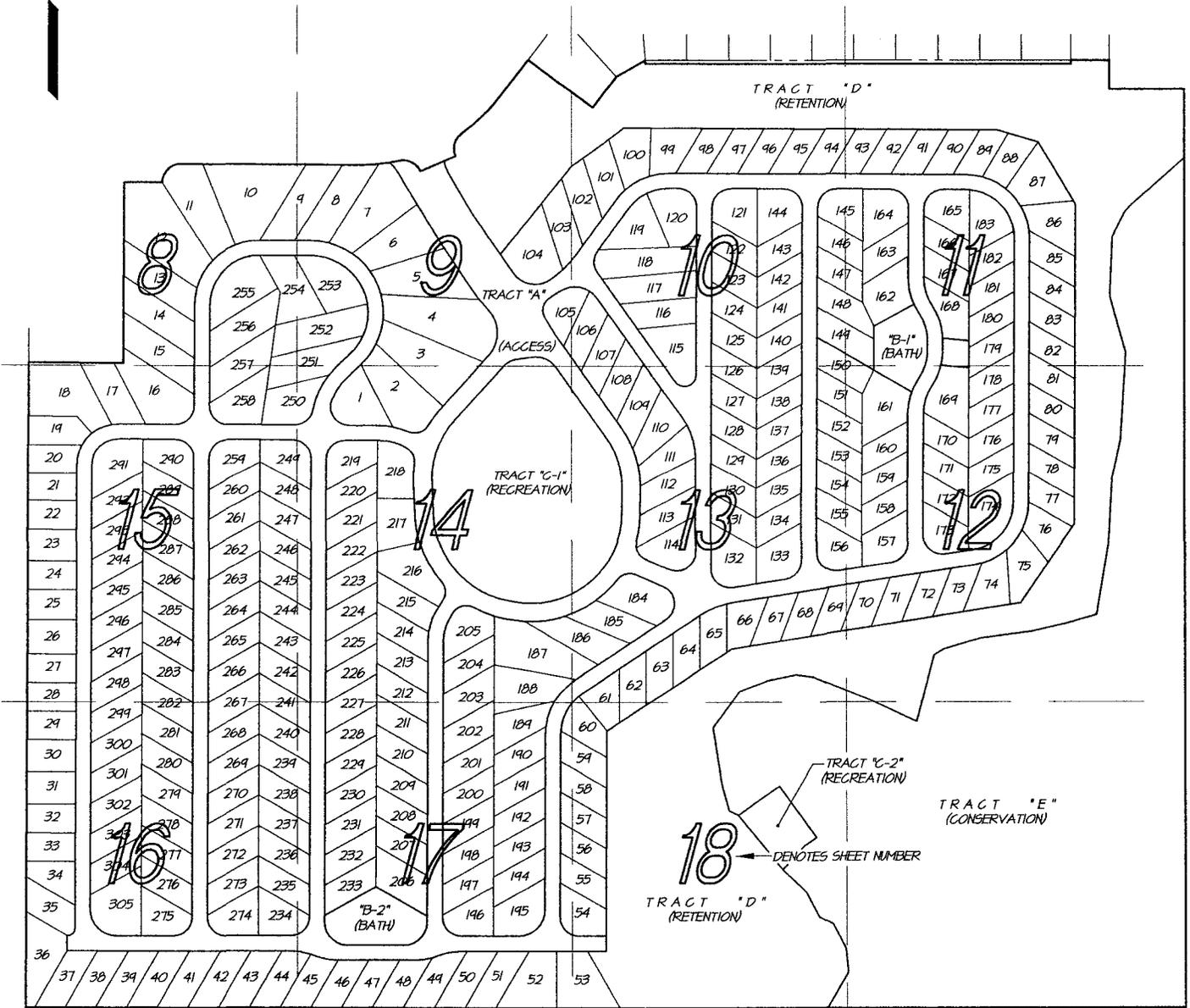
Begin at a point at the southwest corner of Tract "B", Citrus Highlands Phase I, according to the plat thereof, recorded in Plat Book 35, pages 91-93, public records of Lake County, Florida, said point being on the east line of the SW 1/4 of the NW 1/4 of said Section 23; thence the following courses along the platted boundary of said Citrus Highlands Phase I; thence N88°10'28"E, 125.00 feet; thence N01°49'32"W, 240.49 feet; thence N87°53'41"E, 50.00 feet to the cusp of a curve, said curve being concave southeasterly and having a radius of 25.00 feet; thence Northeasterly, along the arc of said curve thru a central angle of 90°00'00", an arc distance of 39.27 feet (chord bearing & distance of N43°10'28"E, 35.36 feet) to the point of tangency; thence N88°10'28"E, 233.31 feet to the point of curvature of a curve concave northerly and having a radius of 230.00 feet; thence Easterly, along the arc of said curve, thru a central angle of 13°20'48", an arc distance of 53.58 feet to the point of reverse curvature of a curve concave southwesterly and having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, thru a central angle of 78°41'32", an arc distance of 34.34 feet to the end of said curve; thence N63°31'12"E, 50.00 feet to the cusp of a curve, said curve being concave southeasterly and having a radius of 25.00 feet; thence Northerly, along the arc of said curve, thru a central angle of 78°41'32", an arc distance of 34.34 feet (a chord bearing & distance of N12°51'58"E, 31.70 feet) to a point of reverse curvature, said curve being concave northwesterly and having a radius of 230.00 feet; thence Northeasterly, along the arc of said curve thru a central angle of 17°33'14", an arc distance of 70.47 feet to the point of tangency; thence N34°39'31"E, 61.40 feet; thence S55°20'29"E, 106.47 feet; thence N34°39'31"E, 51.85 feet; thence N57°58'06"E, 43.99 feet; thence N87°53'16"E, 608.83 feet; thence S02°05'32"E, 38.45 feet; thence N87°54'28"E, 100.00 feet; thence S02°05'32"E, 1227.75 feet to the south line of the North 1/2 of the NW 1/4 of the SE 1/4 and the north line of Eagleridge Phase I, according to the plat thereof, as recorded in Plat Book 35, pages 84-87, public records of Lake County, Florida; thence depart said boundary of Citrus Highlands Phase I, run S87°57'11"W, along the said south & north line, 199.93 feet; thence S87°57'07"W, along the south line of North 1/2 of the NE 1/4 of the SW 1/4 and the north line of said Eagleridge Phase I, 1324.31 feet to the southwest corner of the North 1/2 of the NE 1/4 of the SW 1/4; thence N01°48'13"W, along the west line of the NE 1/4 of the SW 1/4, 662.90 feet; thence N01°48'20"W, 196.83 feet to the Point of Beginning.

LESS AND EXCEPT

Begin at the southwest corner Lot 101, Citrus Highlands Phase I, according to the plat thereof as recorded in Plat Book 45, pages 91-93, public records of Lake County, Florida; thence N87°53'16"E, along the south line of Lots 92-101, a distance of 558.83 feet to the southeast corner of said Lot 92; thence departing said south line, run S02°05'32"E, 5.02 feet; thence S87°53'16"W, 558.83 feet; thence N02°06'44"W, 5.00 feet to the Point of Beginning.

Elite Resorts at Citrus Valley, a Condominium  
LAKE COUNTY, FLORIDA

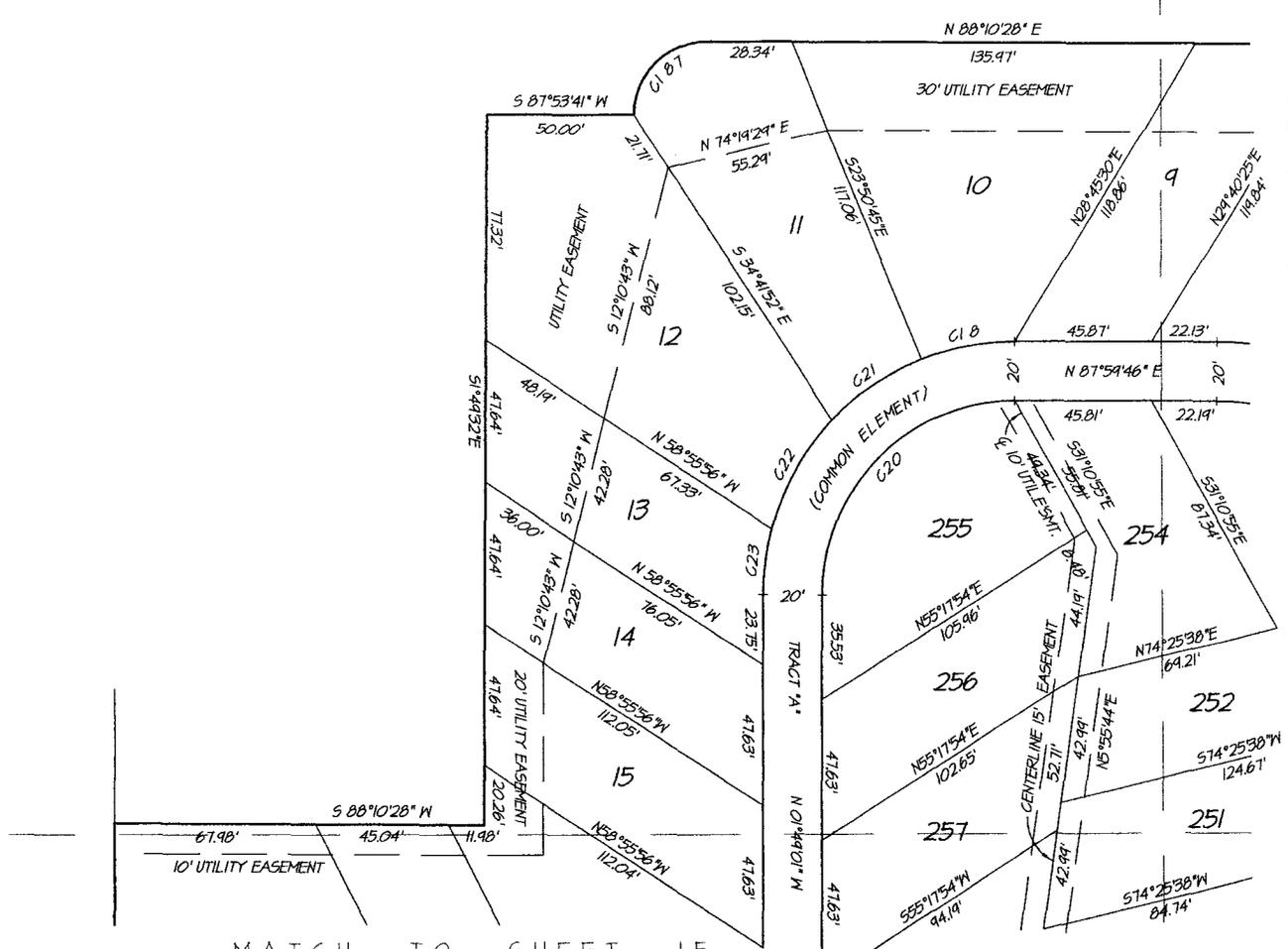
KEY SHEET



GRAPHIC SCALE  
(IN FEET)

# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA



MATCH TO SHEET 9

MATCH TO SHEET 15

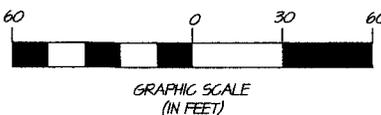
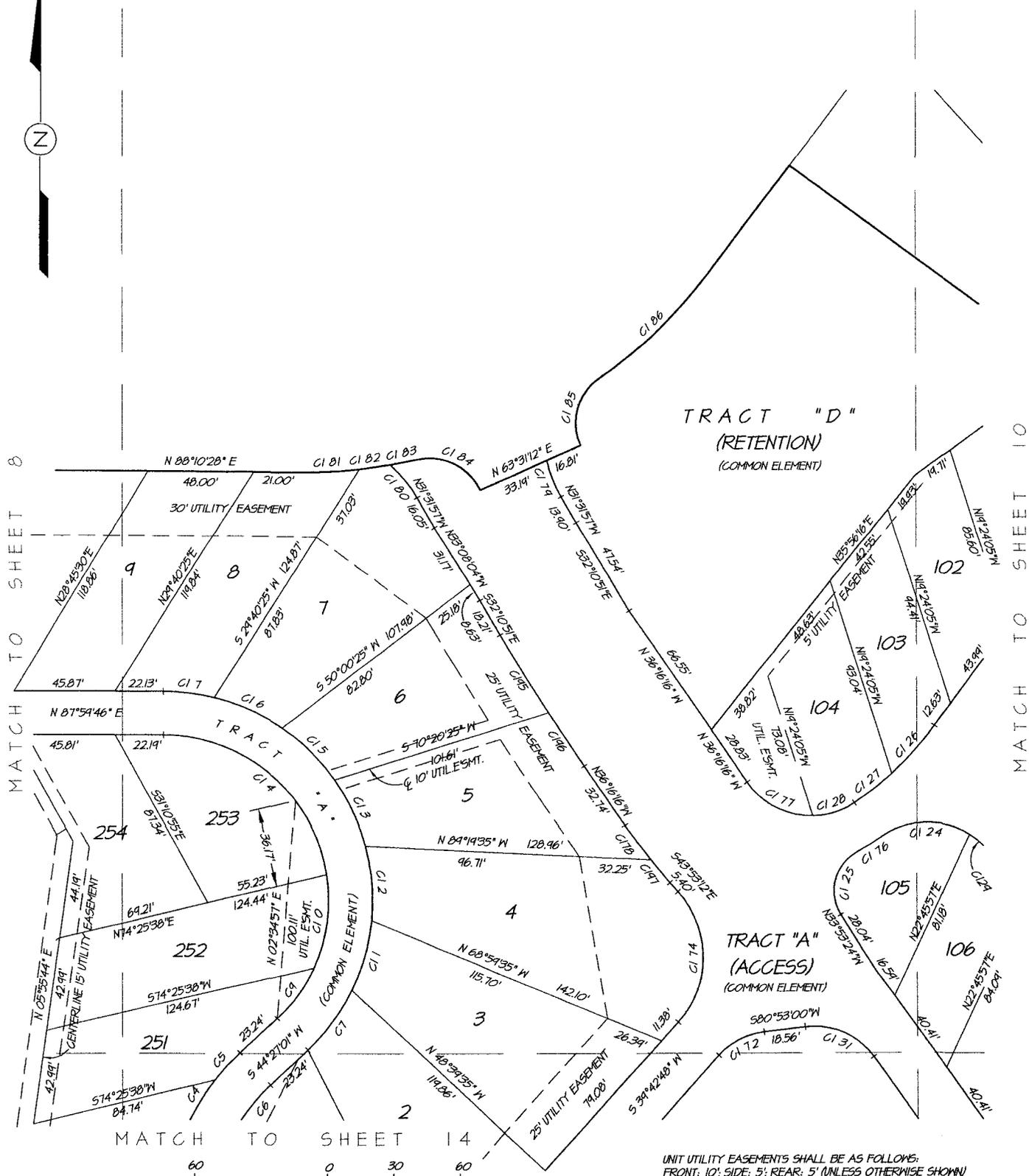


GRAPHIC SCALE  
(IN FEET)

**NOTE**  
UNIT UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
FRONT: 10'; SIDE: 5'; REAR: 5' (UNLESS OTHERWISE SHOWN)

# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA



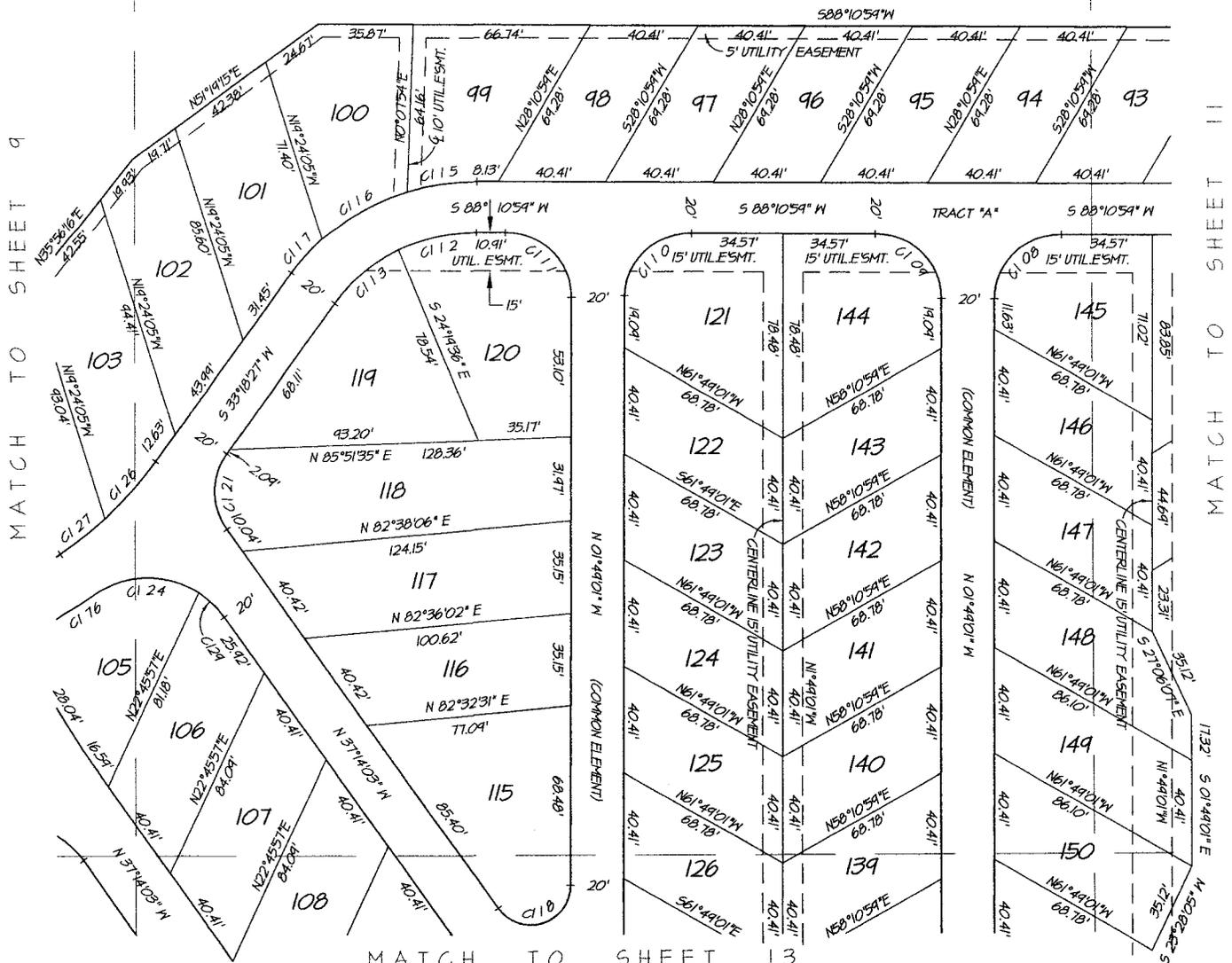
UNIT UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
FRONT: 10'; SIDE: 5'; REAR: 5' (UNLESS OTHERWISE SHOWN)

# Elite Resorts at Citrus Valley, a Condominium

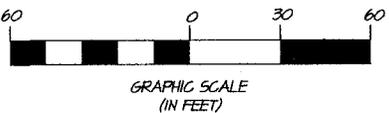
## LAKE COUNTY, FLORIDA



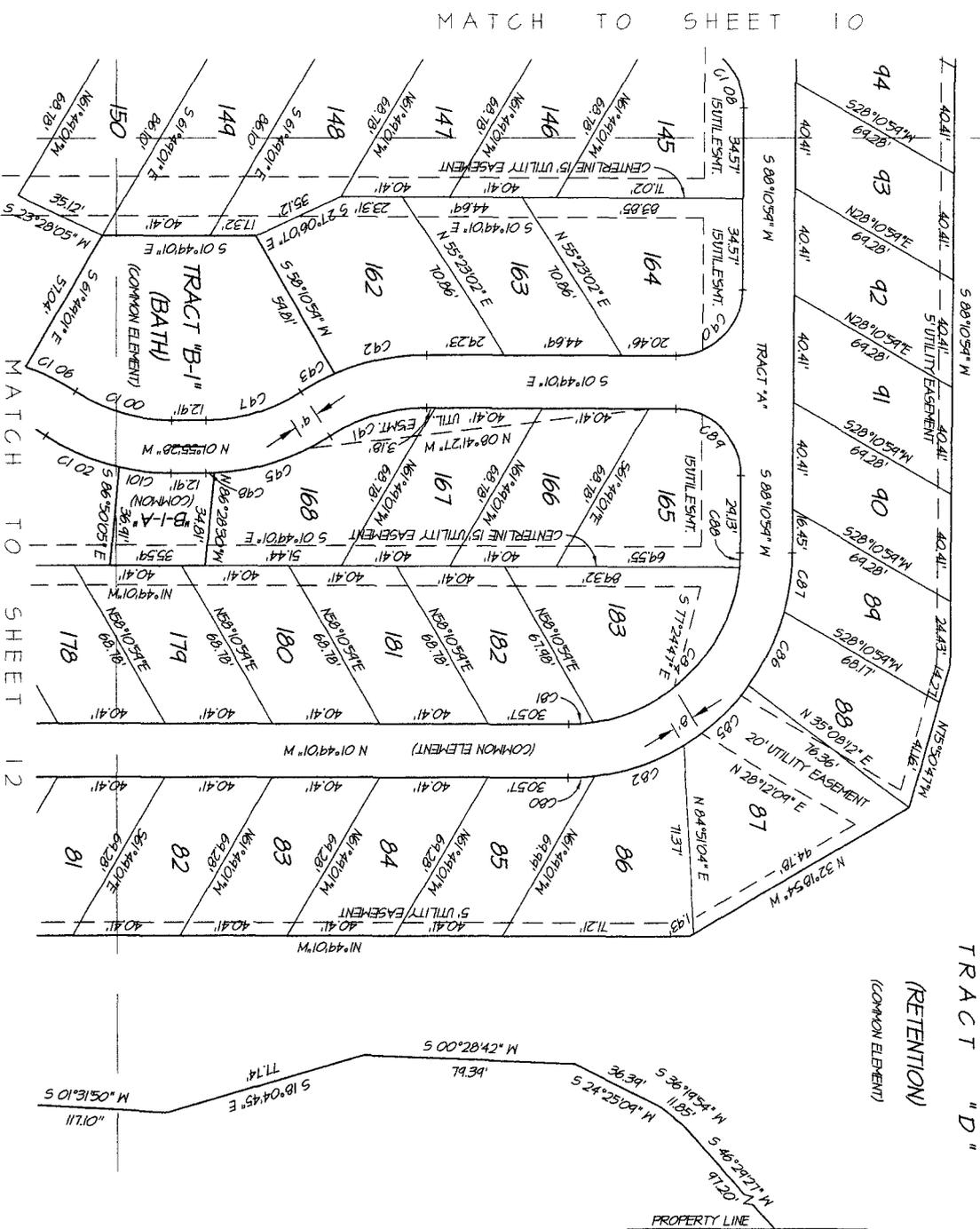
TRACT "D"  
(RETENTION)  
(COMMON ELEMENT)



**NOTE**  
UNIT UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
FRONT: 10'; SIDE: 5'; REAR: 5' (UNLESS OTHERWISE SHOWN)



# Elite Resorts at Citrus Valley, a Condominium LAKE COUNTY, FLORIDA



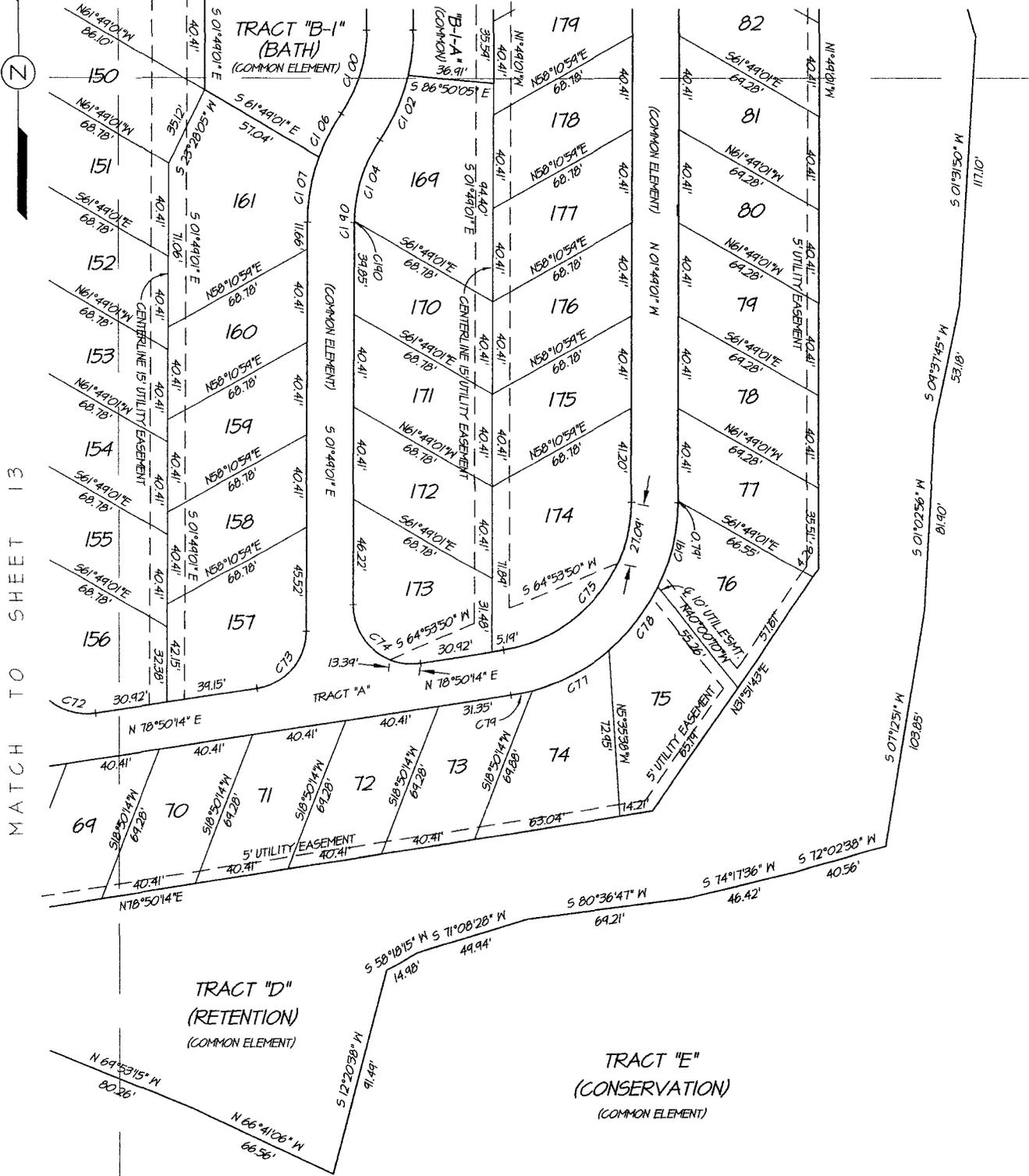
**NOTE**  
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 FRONT: 10' SIDE: 5' REAR: 5' (UNLESS OTHERWISE SHOWN)



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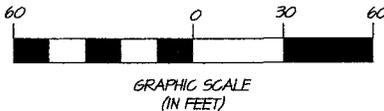
## LAKE COUNTY, FLORIDA

MATCH TO SHEET 11



MATCH TO SHEET 13

**NOTE**  
 UNIT UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
 FRONT: 10'; SIDE: 5'; REAR: 5' (UNLESS OTHERWISE SHOWN)

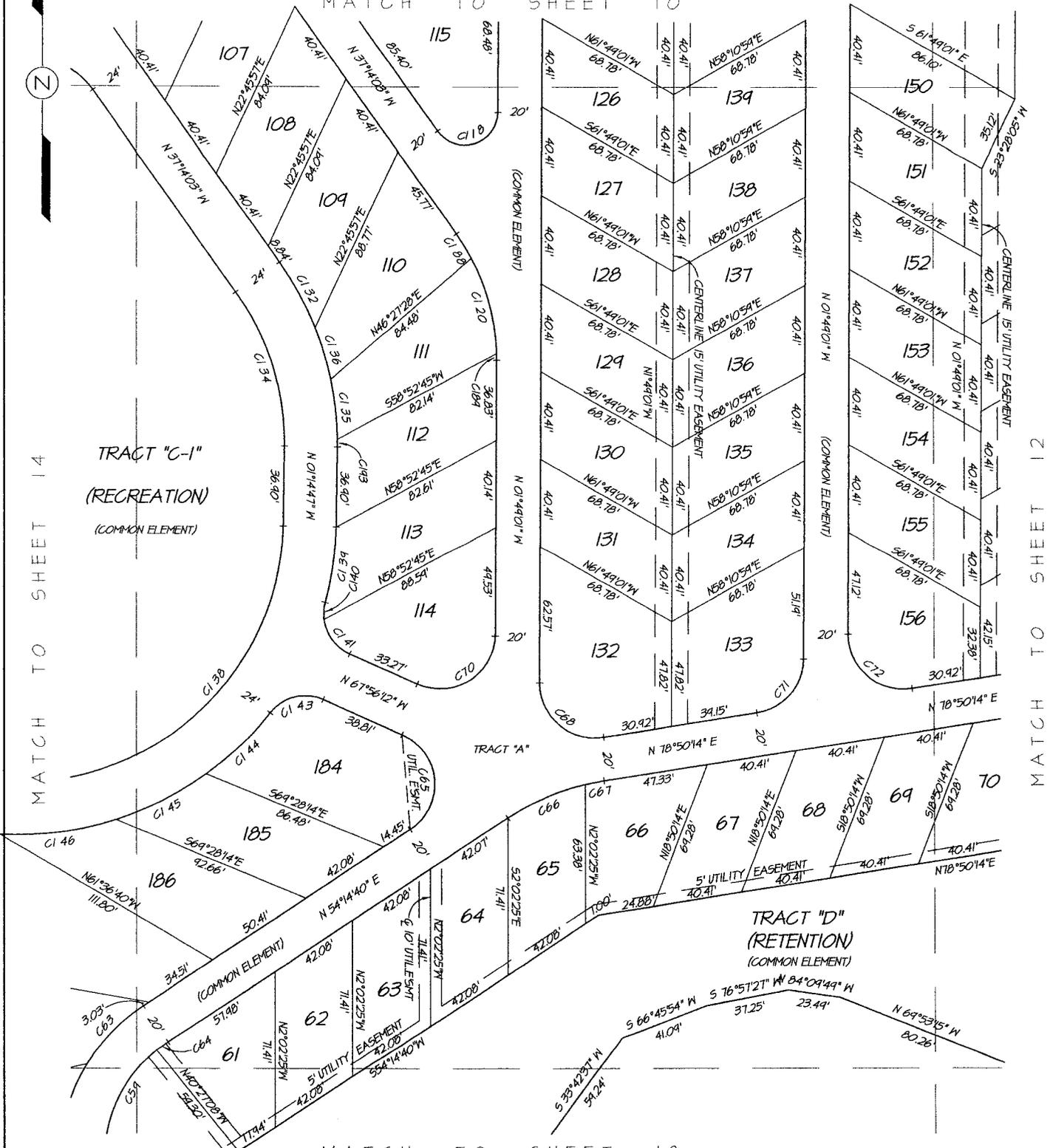


# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA



MATCH TO SHEET 10



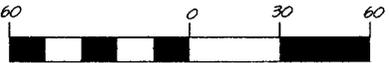
MATCH TO SHEET 14

MATCH TO SHEET 12

MATCH TO SHEET 18

**NOTE**

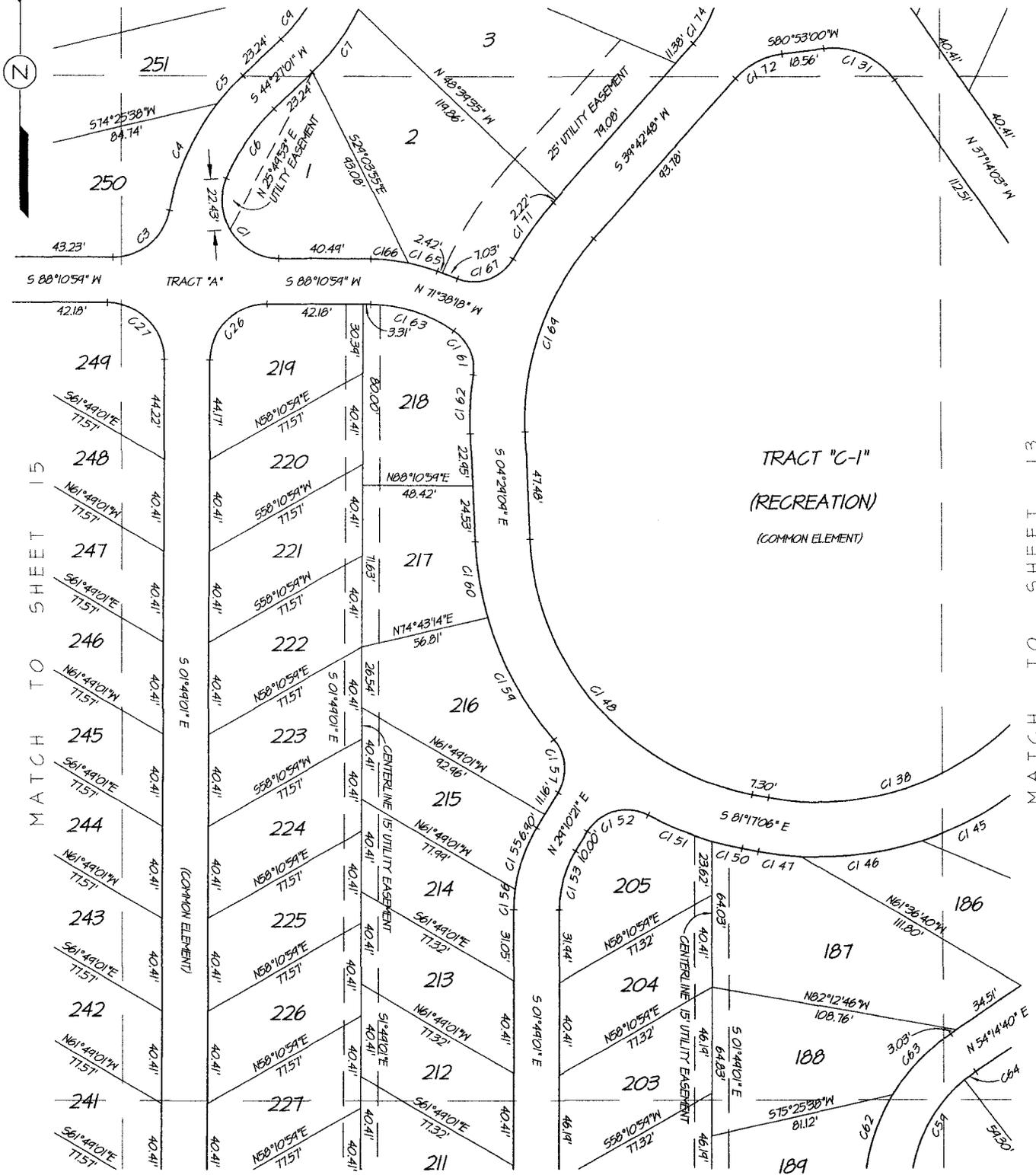
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 FRONT: 10'; SIDE: 5'; REAR: 5' (UNLESS OTHERWISE SHOWN)



# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA

MATCH TO SHEET 9



**NOTE**  
 UNIT UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
 FRONT: 10'; SIDE: 5'; REAR: 5' (UNLESS OTHERWISE SHOWN)

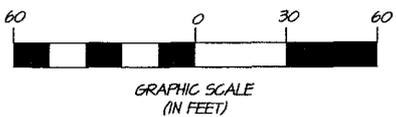
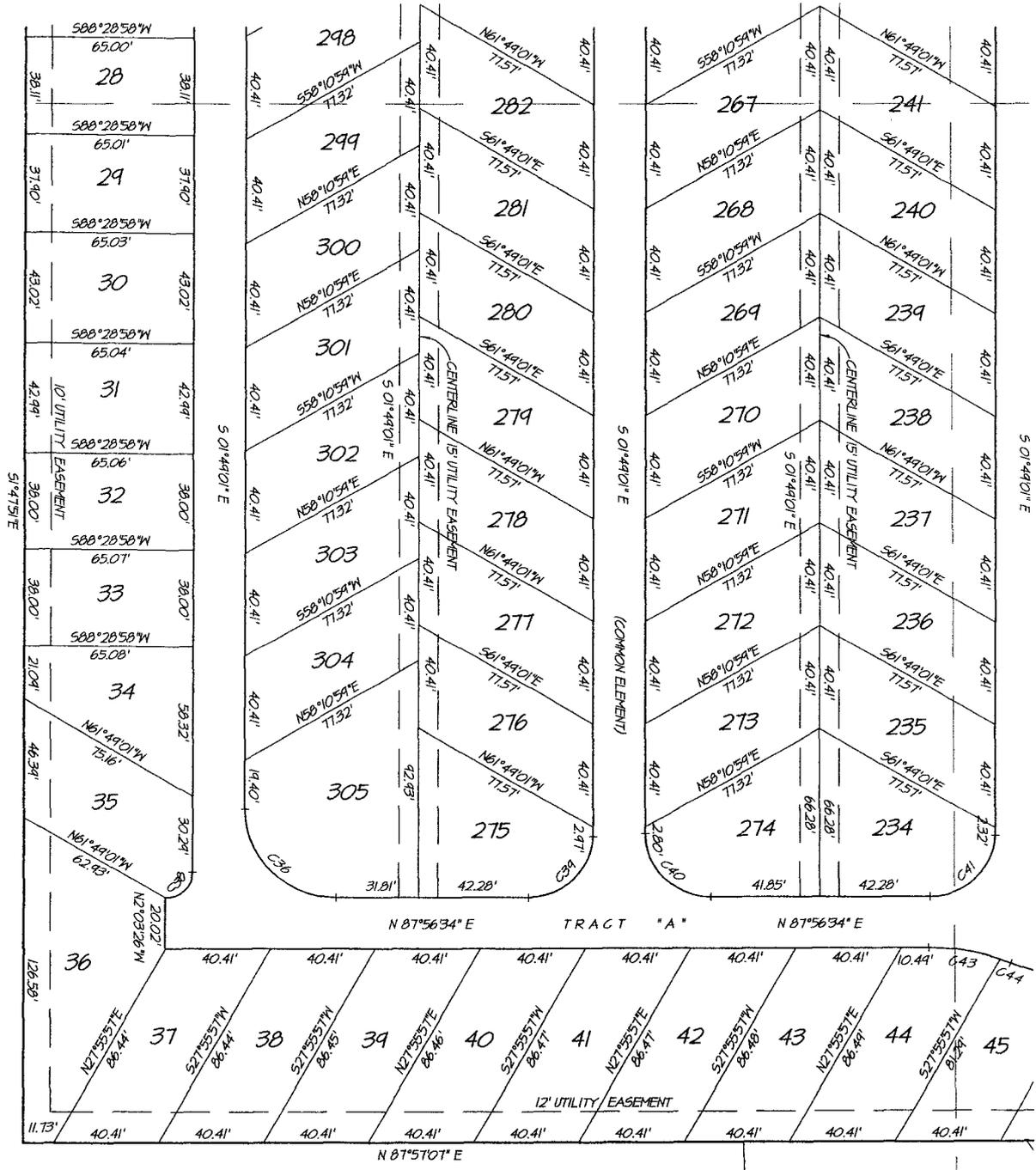




# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA

MATCH TO SHEET 15



**NOTE**  
 UNIT UTILITY EASEMENTS SHALL BE AS FOLLOWS:  
 FRONT: 10'; SIDE: 5'; REAR: 5' (UNLESS OTHERWISE SHOWN)

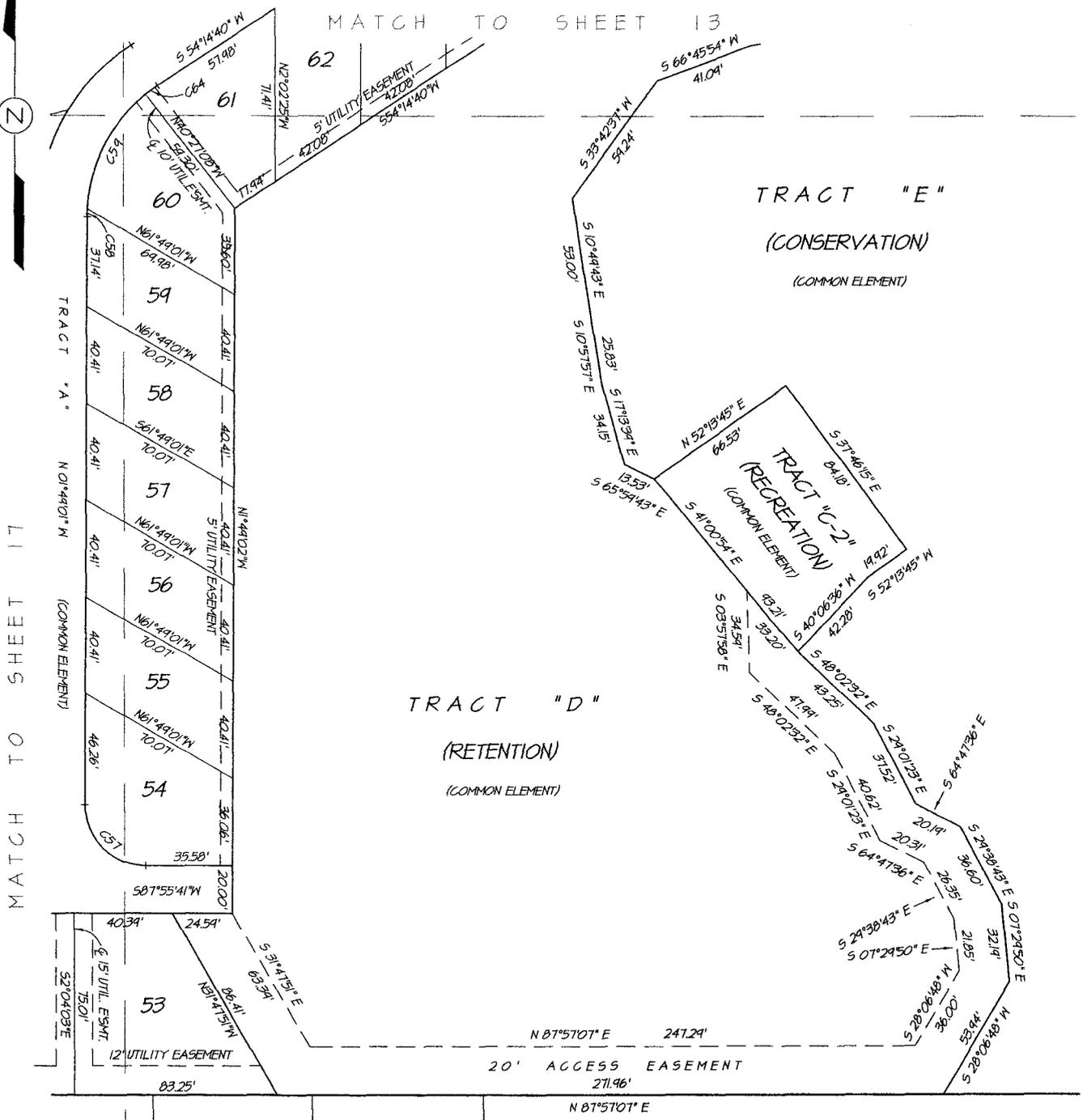


# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA

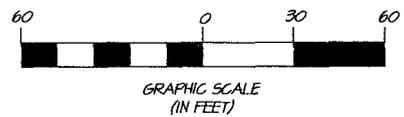


MATCH TO SHEET 13



MATCH TO SHEET 17

**NOTE**  
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# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA	CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C1	41.14'	25.00'	31.50'	41.60'	S35°30'25"E	112°31'12"	C76	105.58'	75.00'	63.67'	97.07'	N38°30'36"E	80°39'15"
C2	80.75'	100.00'	42.72'	78.58'	S21°19'00"W	46°16'02"	C77	37.51'	85.00'	19.06'	37.20'	N54°52'11"E	25°16'54"
C3	34.61'	25.00'	20.73'	31.91'	N48°31'08"E	74°19'41"	C78	34.48'	85.00'	17.48'	34.25'	N35°36'23"E	23°14'42"
C4	51.60'	110.00'	26.29'	51.13'	S22°17'39"W	26°52'42"	C79	9.39'	85.00'	4.70'	9.38'	N75°40'26"E	6°19'36"
C5	16.74'	110.00'	8.38'	16.72'	S40°05'31"W	8°43'00"	C80	10.23'	85.00'	5.12'	10.22'	N05°15'44"W	6°53'36"
C6	37.15'	40.00'	18.84'	36.88'	S32°37'36"W	23°38'50"	C81	9.48'	65.00'	4.75'	9.47'	N05°54'46"W	8°21'29"
C7	34.34'	45.00'	17.36'	34.15'	N34°05'43"E	20°42'35"	C82	35.94'	85.00'	18.24'	35.67'	N20°49'26"W	24°13'38"
C8	202.43'	85.00'	212.81'	157.87'	N23°46'37"W	136°27'15"	C83	117.81'	75.00'	75.00'	106.07'	N46°49'01"W	90°00'00"
C9	24.04'	75.00'	14.70'	28.86'	N33°21'26"E	22°11'09"	C84	87.18'	65.00'	51.56'	80.79'	N48°35'55"W	76°50'49"
C10	43.52'	75.00'	22.39'	42.91'	N05°30'33"E	33°14'37"	C85	33.88'	85.00'	17.17'	33.86'	N44°21'21"W	22°50'13"
C11	33.71'	45.00'	17.04'	33.54'	N13°34'26"E	20°20'00"	C86	30.95'	85.00'	15.65'	30.78'	N66°12'22"W	20°51'49"
C12	33.71'	45.00'	17.04'	33.54'	N06°45'34"W	20°20'00"	C87	22.52'	85.00'	11.33'	22.45'	N84°13'39"W	15°10'44"
C13	33.71'	45.00'	17.04'	33.54'	N27°05'34"W	20°20'00"	C88	5.44'	65.00'	2.72'	5.44'	N89°25'10"W	4°47'42"
C14	106.06'	75.00'	64.08'	97.44'	N51°24'30"W	81°01'29"	C89	39.27'	25.00'	25.00'	35.36'	S43°10'59"W	90°00'00"
C15	33.71'	45.00'	17.04'	33.54'	N47°25'34"W	20°20'00"	C90	39.27'	25.00'	25.00'	35.36'	N46°49'01"W	90°00'00"
C16	33.71'	45.00'	17.04'	33.54'	N67°45'34"W	20°20'00"	C91	38.05'	65.00'	19.59'	37.51'	S18°35'14"E	33°32'26"
C17	23.34'	45.00'	11.73'	23.28'	N84°57'54"W	14°04'40"	C92	35.32'	85.00'	17.92'	35.07'	S13°43'14"E	23°48'26"
C18	1.14'	85.00'	0.57'	1.14'	S87°36'40"W	00°46'11"	C93	14.44'	85.00'	7.24'	14.42'	S30°24'27"E	09°43'59"
C19	117.56'	75.00'	74.76'	105.89'	S43°05'22"W	89°48'47"	C94	43.90'	75.00'	22.60'	43.28'	S18°35'14"E	33°32'26"
C20	101.89'	65.00'	64.79'	91.77'	S43°05'22"W	89°48'47"	C95	46.29'	85.00'	23.74'	45.12'	N19°45'20"W	31°12'14"
C21	36.62'	85.00'	18.60'	36.34'	S53°48'44"W	24°41'06"	C96	43.76'	75.00'	22.52'	43.15'	N18°38'27"W	33°25'59"
C22	41.95'	85.00'	21.41'	41.53'	S27°19'50"W	28°16'42"	C97	37.93'	65.00'	19.52'	37.39'	N18°38'27"W	33°25'59"
C23	22.27'	85.00'	11.20'	22.20'	S05°41'14"W	15°00'30"	C98	3.31'	85.00'	1.65'	3.31'	N03°00'21"W	02°13'45"
C24	39.27'	25.00'	25.00'	35.36'	N43°10'59"E	90°00'00"	C99	44.07'	75.00'	22.69'	43.44'	N14°54'28"E	33°39'53"
C25	39.27'	25.00'	25.00'	35.36'	S46°49'01"E	90°00'00"	C100	38.19'	65.00'	19.66'	37.64'	N14°54'29"E	33°39'53"
C26	39.27'	25.00'	25.00'	35.36'	S43°10'59"W	90°00'00"	C101	19.57'	85.00'	9.83'	19.57'	N04°40'18"E	13°11'31"
C27	39.27'	25.00'	25.00'	35.36'	N46°49'01"W	90°00'00"	C102	30.37'	85.00'	15.35'	30.21'	N21°30'14"E	20°28'22"
C28	39.27'	25.00'	25.00'	35.36'	S43°10'59"W	90°00'00"	C103	20.45'	97.00'	10.26'	20.41'	N04°13'17"E	12°04'36"
C29	39.27'	25.00'	25.00'	35.36'	N46°49'01"W	90°00'00"	C104	37.61'	65.00'	19.35'	37.09'	S15°04'46"W	33°09'17"
C30	54.98'	35.00'	35.00'	49.50'	S43°10'59"W	90°00'00"	C105	43.93'	75.00'	22.61'	43.30'	S14°57'42"W	33°33'26"
C31	70.69'	45.00'	45.00'	63.64'	S43°10'59"W	90°00'00"	C106	21.00'	85.00'	10.55'	20.94'	S24°39'48"W	14°09'14"
C32	9.60'	55.00'	4.81'	9.59'	S83°10'50"W	10°00'17"	C107	28.79'	85.00'	14.53'	28.65'	S07°53'05"W	17°24'11"
C33	28.67'	55.00'	14.67'	28.34'	S63°14'45"W	24°51'54"	C108	39.27'	25.00'	25.00'	35.36'	S43°10'59"W	90°00'00"
C34	21.33'	55.00'	10.80'	21.20'	S37°12'09"W	22°13'19"	C109	39.27'	25.00'	25.00'	35.36'	N46°49'01"W	90°00'00"
C35	26.79'	55.00'	13.67'	26.53'	S12°08'14"W	27°54'30"	C110	39.27'	25.00'	25.00'	35.36'	S43°10'59"W	90°00'00"
C36	55.12'	35.00'	35.15'	49.60'	S46°56'14"E	90°14'25"	C111	39.27'	25.00'	25.00'	35.36'	N46°49'01"W	90°00'00"
C37	70.87'	45.00'	45.19'	63.77'	S46°56'14"E	90°14'25"	C112	30.39'	65.00'	15.48'	30.11'	S74°47'20"W	26°47'19"
C38	16.31'	10.00'	10.63'	14.56'	N44°55'14"E	93°28'30"	C113	31.86'	65.00'	16.26'	31.55'	S47°21'03"W	28°05'13"
C39	39.17'	25.00'	24.90'	35.28'	N43°03'46"E	89°45'35"	C114	71.83'	75.00'	38.94'	69.12'	S60°44'43"W	54°52'52"
C40	39.27'	25.00'	25.11'	35.43'	S46°56'14"E	90°14'25"	C115	26.58'	85.00'	13.40'	26.47'	S79°13'32"W	17°54'55"
C41	39.17'	25.00'	24.90'	35.28'	N43°03'46"E	89°45'35"	C116	37.26'	85.00'	18.93'	36.96'	S57°42'35"W	25°06'58"
C42	35.91'	45.00'	18.17'	35.69'	N81°13'44"W	21°34'24"	C117	17.57'	85.00'	8.82'	17.54'	S34°13'46"W	11°50'39"
C43	27.81'	85.00'	14.03'	27.69'	N82°41'04"W	18°44'45"	C118	37.85'	15.00'	46.98'	28.58'	N70°28'28"E	144°34'58"
C44	4.32'	85.00'	2.16'	4.32'	N71°51'22"W	2°54'39"	C119	46.36'	75.00'	23.95'	45.63'	N19°45'20"W	33°05'02"
C45	32.13'	85.00'	16.26'	31.94'	S81°13'44"E	21°34'24"	C120	45.58'	100.00'	23.19'	45.19'	N16°45'02"W	26°07'03"
C46	28.35'	75.00'	14.35'	28.18'	S81°13'44"E	21°34'24"	C121	30.78'	25.00'	17.68'	28.87'	S01°57'48"E	70°32'24"
C47	47.25'	30.00'	30.13'	42.52'	S46°56'14"E	90°14'25"	C122	6.81'	150.00'	3.41'	6.81'	N34°36'32"E	2°36'10"
C48	28.35'	75.00'	14.35'	28.18'	N77°06'52"E	21°34'24"	C123	71.55'	150.00'	36.47'	70.87'	N49°34'31"E	27°19'48"
C49	35.88'	45.00'	18.16'	35.67'	S77°06'25"W	21°38'32"	C124	41.35'	35.00'	23.47'	38.99'	S87°03'08"W	67°41'15"
C50	47.00'	30.00'	24.87'	42.34'	N43°03'46"E	89°45'35"	C125	32.22'	20.00'	20.82'	28.85'	S12°15'52"W	42°18'32"
C51	39.38'	25.00'	25.11'	35.43'	S46°56'40"E	90°15'18"	C126	29.25'	140.00'	14.68'	29.20'	N39°17'56"E	11°58'18"
C52	32.11'	85.00'	16.25'	31.92'	S77°06'25"W	21°38'32"	C127	21.58'	140.00'	10.81'	21.56'	N49°41'43"E	8°49'56"
C53	24.20'	85.00'	12.18'	24.12'	N79°47'15"E	16°18'38"	C128	20.14'	35.00'	10.35'	19.86'	N70°35'33"E	32°57'44"
C54	7.93'	85.00'	3.97'	7.93'	N68°57'33"E	5°20'46"	C129	13.36'	35.00'	6.76'	13.28'	N48°10'09"W	21°52'12"
C55	10.49'	45.00'	44.80'	63.50'	N43°03'20"E	89°44'42"	C130	40.60'	45.00'	26.98'	46.27'	N68°10'31"W	61°52'57"
C56	54.82'	35.00'	34.84'	49.34'	N43°03'20"E	89°44'42"	C131	35.64'	33.00'	19.78'	33.93'	N68°10'31"W	61°52'57"
C57	39.38'	25.00'	25.11'	35.43'	S46°56'40"E	90°15'18"	C132	34.24'	144.00'	17.20'	34.16'	N30°25'20"W	13°37'25"
C58	3.23'	65.00'	1.62'	3.23'	S00°23'31"E	2°50'59"	C133	82.91'	132.00'	42.87'	81.55'	N19°14'25"W	35°59'15"
C59	54.07'	65.00'	28.71'	52.52'	N24°51'44"E	47°39'32"	C134	75.37'	120.00'	38.98'	74.14'	N19°14'25"W	35°59'15"
C60	73.38'	75.00'	39.93'	70.49'	S26°12'50"W	56°03'41"	C135	27.85'	144.00'	13.97'	27.81'	N08°09'21"W	11°04'54"
C61	9.44'	85.00'	4.73'	9.44'	S01°21'57"W	6°21'55"	C136	24.92'	144.00'	12.49'	24.88'	N18°39'13"W	9°54'50"
C62	36.16'	85.00'	18.36'	35.88'	S16°44'04"W	24°22'20"	C137	54.20'	132.00'	30.37'	54.19'	N11°42'36"E	25°54'47"
C63	37.57'	85.00'	19.10'	37.26'	S41°34'57"W	25°19'27"	C138	209.36'	120.00'	142.91'	183.80'	N48°44'03"E	99°57'41"
C64	6.30'	65.00'	3.15'	6.30'	S51°28'05"W	5°33'10"	C139	35.65'	144.00'	17.92'	35.56'	N05°50'48"E	14°11'11"
C65	53.31'	25.00'	45.27'	43.77'	N06°50'46"W	122°10'52"	C140	7.88'	20.00'	3.99'	7.83'	N03°38'52"W	22°35'03"
C66	38.41'	109.33'	19.40'	38.21'	S64°18'33"W	20°07'45"	C141	20.35'	20.00'	11.15'	19.48'	S38°47'26"E	58°17'32"
C67	8.52'	104.33'	4.26'	8.51'	S76°36'20"W	4°27'48"	C142	110.60'	132.00'	99.56'	158.97'	N61°41'27"E	74°02'54"
C68	43.35'	25.00'	29.45'	38.12'	S51°29'24"E	99°20'45"	C143	26.74'	20.00'	15.80'	24.79'	S73°45'41"W	76°36'15"
C69	41.66'	70.16'	21.46'	41.05'	S18°49'39"E	34°01'17"	C144	40.41'	144.00'	20.34'	40.28'	N43°29'57"E	16°04'47"
C70	49.69'	25.00'	38.41'	41.91'	N55°07'24"E	113°52'49"	C145	45.99'	144.00'	23.19'	45.80'	N60°41'20"E	18°17'58"
C71	35.19'	25.00'	21.22'	32.36'	N88°30'36"E	80°39'15"	C146	53.53'	144.00'	27.08'	53.53'	N80°29'13"E	21°17'50"
C72	43.35'	25.00'	29.45'	38.12'	S51°29'24"E	99°20'45"	C147	19.05'	144.00'	9.54'	19.04'	S85°04'24"E	7°34'46"
C73	35.19'	25.00'	21.22'	32.36'	N88°30'36"E	80°39'15"	C148	160.85'	120.00'	95.11'	149.07'	S42°53'08"E	76°47'57"
C74	43.35'	25.00'	29.45'	38.12'	S51°29'24"E	99°20'45"	C149	68.70'	132.00'	35.15'	67.93'	S66°22'31"E	24°49'04"
C75	91.50'	65.00'	55.18'	84.13'	N88°30'36"E	80°39'15"	C150	13.53'	144.00'	6.77'	13.53'	S78°35'35"E	5°23'02"

Elite Resorts at Citrus Valley, a Condominium  
LAKE COUNTY , FLORIDA

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DIRECTION	DELTA
C151	30.39'	144.00'	15.25'	30.34'	S69°51'17"E	12°05'34"
C152	30.38'	20.00'	18.99'	27.54'	S72°40'56"W	87°01'10"
C153	27.04'	50.00'	13.86'	26.71'	S13°40'40"W	30°54'22"
C154	32.45'	60.00'	16.63'	32.06'	S13°40'40"W	30°54'22"
C155	28.81'	70.00'	14.61'	28.61'	S17°22'57"W	23°34'48"
C156	9.05'	70.00'	4.53'	9.05'	S01°53'16"W	7°24'34"
C157	25.03'	20.00'	14.45'	23.43'	N06°40'54"W	71°42'30"
C158	108.23'	132.00'	57.37'	105.23'	S27°58'33"E	46°58'47"
C159	61.17'	144.00'	31.06'	60.72'	S30°21'56"E	24°20'26"
C160	34.46'	144.00'	17.31'	34.37'	S11°20'26"E	13°42'33"
C161	22.16'	20.00'	12.37'	21.04'	N25°40'17"W	63°28'39"
C162	26.52'	144.00'	13.30'	26.44'	S00°47'27"W	10°33'12"
C163	34.03'	65.00'	20.13'	38.45'	N74°36'44"W	34°24'25"
C164	26.41'	75.00'	13.35'	26.28'	N81°43'39"W	20°10'43"
C165	13.13'	85.00'	6.58'	13.12'	N76°03'46"W	8°50'57"
C166	16.81'	85.00'	8.43'	16.78'	N86°09'08"W	11°19'46"
C167	28.18'	20.00'	17.00'	25.90'	N68°00'14"E	80°42'56"
C168	49.10'	132.00'	24.84'	48.81'	S06°10'10"W	21°18'38"
C169	42.57'	120.00'	48.73'	40.24'	S17°36'50"W	44°11'58"
C170	52.73'	132.00'	26.72'	52.38'	S28°16'09"W	22°53'20"
C171	30.33'	144.00'	15.22'	30.27'	S33°40'47"W	12°04'02"
C172	23.71'	33.00'	12.34'	23.21'	S60°17'54"W	41°10'12"
C173	32.33'	45.00'	16.90'	31.64'	S60°17'54"W	41°10'12"
C174	65.84'	45.00'	40.40'	60.12'	N01°58'19"W	83°44'46"
C175	60.27'	150.00'	30.55'	59.86'	N15°14'58"W	23°01'13"
C176	14.55'	160.00'	7.28'	14.55'	N55°48'49"E	5°12'38"
C177	34.61'	35.00'	18.87'	33.22'	S64°35'55"E	56°39'19"
C178	33.23'	250.00'	16.64'	33.21'	S40°04'44"E	7°36'56"
C179	17.96'	60.00'	9.05'	17.89'	S22°57'30"E	17°08'54"
C180	19.28'	60.00'	9.73'	19.20'	N40°44'22"W	18°24'50"
C181	26.94'	230.00'	13.44'	26.93'	N84°49'08"E	06°42'40"
C182	14.22'	230.00'	7.11'	14.22'	N79°41'32"E	3°32'30"
C183	12.42'	230.00'	6.21'	12.42'	N76°22'29"E	3°05'37"
C184	34.34'	25.00'	20.50'	31.70'	N65°49'34"W	78°41'32"
C185	34.34'	25.00'	20.50'	31.70'	S12°51'59"W	78°41'32"
C186	70.47'	230.00'	35.51'	70.19'	N43°26'08"E	17°33'13"
C187	34.27'	25.00'	25.00'	35.36'	S43°10'28"W	90°00'00"
C188	12.96'	100.00'	6.44'	12.95'	N33°31'18"W	7°25'24"
C189	3.27'	100.00'	1.64'	3.27'	N02°45'16"W	1°52'30"
C190	0.56'	65.00'	0.28'	0.56'	S01°34'15"E	0°24'31"
C191	38.28'	85.00'	19.47'	37.95'	N11°05'00"E	25°48'03"
C192	59.70'	132.00'	30.37'	59.19'	N31°47'06"W	8°58'14"
C193	3.44'	144.00'	1.72'	3.44'	N01°55'50"W	1°22'06"
C194	31.26'	85.00'	15.81'	31.08'	N76°41'26"E	21°04'18"
C195	42.24'	1000.00'	21.12'	42.23'	N33°23'27"W	02°25'12"
C196	29.15'	1000.00'	14.58'	29.15'	N35°26'04"W	01°40'13"
C197	13.52'	250.00'	6.76'	13.52'	N42°20'14"W	03°05'56"

Elite Resorts at Citrus Valley, a Condominium  
LAKE COUNTY , FLORIDA

CERTIFICATE OF SUBSTANTIAL COMPLETION

The undersigned hereby certifies that all improvements within Elite Resorts at Citrus Valley, A Condominium, as depicted on survey map prepared by JMM Surveying & Mapping, LLC, dated June 26, 2007, and referred to as Job 07-108, consisting of two (2) sheets, have been substantially completed as of the date of said survey.



John M. McLaren  
License No LS 5979

JMM Surveying & Mapping, LLC  
6431 Connie Jean Rd. Jacksonville, FL  
P (904) 759-3570 ~ F (904) 777-8271  
Email: [jmmclaren@bellsouth.net](mailto:jmmclaren@bellsouth.net)

# **ATTACHMENT 1 TO OFFERING CIRCULAR**

## **EXHIBIT "A-I"**

**TO**

### **DECLARATION OF CONDOMINIUM FOR ELITE RESORTS AT CITRUS VALLEY, A CONDOMINIUM**

#### **LEGAL DESCRIPTION - FIRST PHASE LAND**

The legal description of Elite Resorts at Citrus Valley, a Condominium, First Phase Land is as follows:

See attached.

The foregoing described property is presently subject to the following:

- 1) Real Estate Taxes for the year 2007 and subsequent years.
- 2) Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- 3) Any minerals or mineral rights lease, granted or retained by current or prior owners.
- 4) Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 5) Easement granted to the State of Florida, State Road Department, by virtue of that certain Deed recorded in Deed Book 173, Page 20, as conveyed to Southlake Development, Ltd., a Florida limited partnership by virtue of Quitclaim Deed recorded March 9, 2000 in O.R. Book 1801, Page 1863; as affected by that certain Agreement for Partial Release of Easement by and between the Florida Department of Transportation and Calflor Properties, LLC, recorded August 8, 2001, In O.R. Book 1985, Page 2102; Partial Release of Easement recorded July 17, 2003 in O.R. Book 2361, Page 2040, all being of the Public Records of Lake County, Florida.
- 6) Right of Way Reservation as set forth in that certain Warranty Deed from Paul J. Nix and Betty M. Nix, his wife, to Florida Development and Attraction, Inc., recorded May 25, 1971, in O.R. Book 432, Page 693, Public Records of Lake County, Florida.
- 7) Boundary Line Agreement and Quitclaim by and between Calflor Properties, LLC, a Florida limited liability company, and Battaglia Properties, Ltd., a Florida limited liability partnership, and Lake Regional Packing Association, a Florida Corporation, recorded June 1, 2001 in O.R. Book 1954, Page 610 Public Records of Lake County, Florida.
- 8) Subject to the Rights of Tenants in possession, as tenants only.
- 9) Collateral Assignment of Leases, Rents, and Profits dated 9/27/2007 and recorded 9/28/2007 in Official Records Book 3516, Page 58 of the Public Records of Lake County, Florida.

- 10) UCC Financing Statement recorded 9/28/2007 in Official Records Book 3516, Page 65 of the Public Records of Lake County, Florida.
- 11) Notice of Commencement dated 9/27/2007 and recorded 9/28/2007 in Official Records Book 3516, Page 69 of the Public Records of Lake County, Florida.

# **ATTACHMENT 1 TO OFFERING CIRCULAR**

## **EXHIBIT "A-I"**

**TO**

### **DECLARATION OF CONDOMINIUM FOR**

### **ELITE RESORTS AT CITRUS VALLEY, A CONDOMINIUM**

#### **LEGAL DESCRIPTION - FIRST PHASE LAND**

The legal description of Elite Resorts at Citrus Valley, a Condominium, First Phase Land is as follows:

See attached.

The foregoing described property is presently subject to the following:

- 1) Real Estate Taxes for the year 2007 and subsequent years.
- 2) Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- 3) Any minerals or mineral rights lease, granted or retained by current or prior owners.
- 4) Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 5) Easement granted to the State of Florida, State Road Department, by virtue of that certain Deed recorded in Deed Book 173, Page 20, as conveyed to Southlake Development, Ltd., a Florida limited partnership by virtue of Quitclaim Deed recorded March 9, 2000 in O.R. Book 1801, Page 1863; as affected by that certain Agreement for Partial Release of Easement by and between the Florida Department of Transportation and Calflor Properties, LLC, recorded August 8, 2001, In O.R. Book 1985, Page 2102; Partial Release of Easement recorded July 17, 2003 in O.R. Book 2361, Page 2040, all being of the Public Records of Lake County, Florida.
- 6) Right of Way Reservation as set forth in that certain Warranty Deed from Paul J. Nix and Betty M. Nix, his wife, to Florida Development and Attraction, Inc., recorded May 25, 1971, in O.R. Book 432, Page 693, Public Records of Lake County, Florida.
- 7) Boundary Line Agreement and Quitclaim by and between Calflor Properties, LLC, a Florida limited liability company, and Battaglia Properties, Ltd., a Florida limited liability partnership, and Lake Regional Packing Association, a Florida Corporation, recorded June 1, 2001 in O.R. Book 1954, Page 610 Public Records of Lake County, Florida.
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- 10) UCC Financing Statement recorded 9/28/2007 in Official Records Book 3516, Page 65 of the Public Records of Lake County, Florida.
- 11) Notice of Commencement dated 9/27/2007 and recorded 9/28/2007 in Official Records Book 3516, Page 69 of the Public Records of Lake County, Florida.

# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA

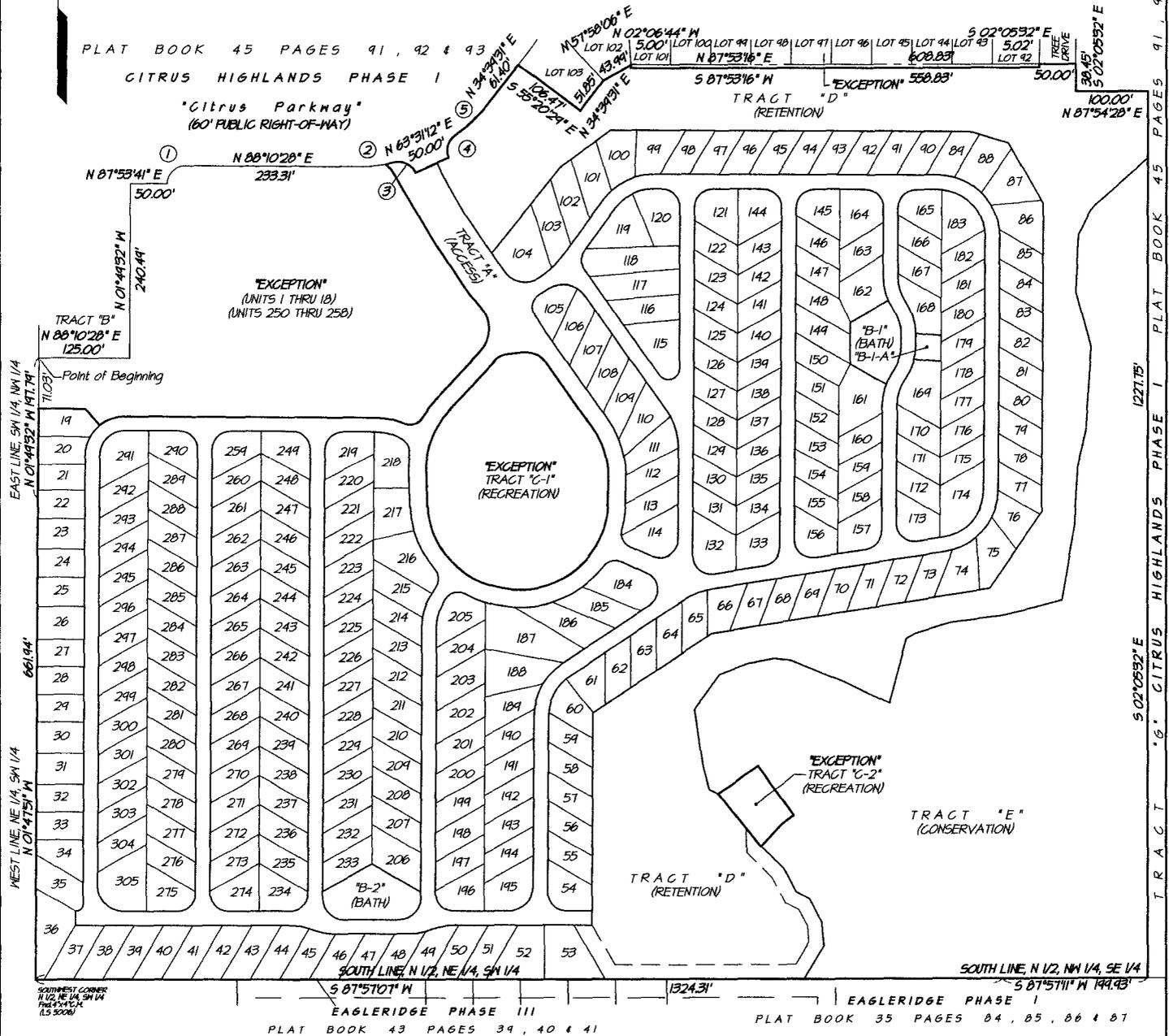
### PHASE I

**NOTE**  
TRACTS "A", "B-1", "B-1-A", "B-2", "D" AND "E" ARE COMMON ELEMENTS

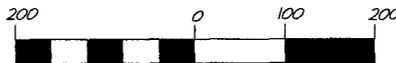
PLAT BOOK 45 PAGES 91, 92 & 93

CITRUS HIGHLANDS PHASE I

**"Citrus Parkway"**  
(60' PUBLIC RIGHT-OF-WAY)



- ①  
LENGTH=39.27'  
RADIUS=25.00'  
CHORD=35.36'  
N 43°10'28" E
- ②  
LENGTH=53.58'  
RADIUS=230.00'  
CHORD=53.46'  
N 81°30'04" E
- ③  
LENGTH=34.34'  
RADIUS=25.00'  
CHORD=31.70'  
S 65°49'34" E
- ④  
LENGTH=34.34'  
RADIUS=25.00'  
CHORD=31.70'  
N 12°51'58" E
- ⑤  
LENGTH=70.47'  
RADIUS=230.00'  
CHORD=70.19'  
N 43°26'08" E



GRAPHIC SCALE  
(IN FEET)

EXHIBIT "A-1"

Elite Resorts at Citrus Valley, a Condominium  
LAKE COUNTY , FLORIDA

PHASE I DESCRIPTION

That part of Section 23, Township 24 South, Range 26 East, Lake County, Florida, being more particularly described as follows:

Begin at a point at the southwest corner of Tract "B", Citrus Highlands Phase I, according to the plat thereof, recorded in Plat Book 35, pages 91-93, public records of Lake County, Florida, said point being on the east line of the SW 1/4 of the NW 1/4 of said Section 23; thence the following courses along the platted boundary of said Citrus Highlands Phase I; thence N88°10'28"E, 125.00 feet; thence N01°49'32"W, 240.49 feet; thence N87°53'41"E, 50.00 feet to the cusp of a curve, said curve being concave southeasterly and having a radius of 25.00 feet; thence Northeasterly, along the arc of said curve thru a central angle of 90°00'00", an arc distance of 39.27 feet (chord bearing & distance of N43°10'28"E, 35.36 feet) to the point of tangency; thence N88°10'28"E, 233.31 feet to the point of curvature of a curve concave northerly and having a radius of 230.00 feet; thence Easterly, along the arc of said curve, thru a central angle of 13°20'48", an arc distance of 53.58 feet to the point of reverse curvature of a curve concave southwesterly and having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, thru a central angle of 78°41'32", an arc distance of 34.34 feet to the end of said curve; thence N63°31'12"E, 50.00 feet to the cusp of a curve, said curve being concave southeasterly and having a radius of 25.00 feet; thence Northerly, along the arc of said curve, thru a central angle of 78°41'32", an arc distance of 34.34 feet (a chord bearing & distance of N12°51'58"E, 31.70 feet) to a point of reverse curvature, said curve being concave northwesterly and having a radius of 230.00 feet; thence Northeasterly, along the arc of said curve thru a central angle of 17°33'14", an arc distance of 70.47 feet to the point of tangency; thence N34°39'31"E, 61.40 feet; thence S55°20'29"E, 106.47 feet; thence N34°39'31"E, 51.85 feet; thence N57°58'06"E, 43.99 feet; thence N87°53'16"E, 608.83 feet; thence S02°05'32"E, 38.45 feet; thence N87°54'28"E, 100.00 feet; thence S02°05'32"E, 1227.75 feet to the south line of the North 1/2 of the NW 1/4 of the SE 1/4 and the north line of Eagleridge Phase I, according to the plat thereof, as recorded in Plat Book 35, pages 84-87, public records of Lake County, Florida; thence depart said boundary of Citrus Highlands Phase I, run S87°57'11"W, along the said south & north line, 149.93 feet; thence S87°57'07"W, along the south line of North 1/2 of the NE 1/4 of the SW 1/4 and the north line of said Eagleridge Phase I, 1324.31 feet to the southwest corner of the North 1/2 of the NE 1/4 of the SW 1/4; thence N01°48'13"W, along the west line of the NE 1/4 of the SW 1/4, 662.90 feet; thence N01°48'20"W, 196.83 feet to the Point of Beginning.

**LESS AND EXCEPT**

Begin at the southwest corner Lot 101, Citrus Highlands Phase I, according to the plat thereof as recorded in Plat Book 45, pages 91-93, public records of Lake County, Florida; thence N87°53'16"E, along the south line of Lots 92-101, a distance of 558.83 feet to the southeast corner of said Lot 92; thence departing said south line, run S02°05'32"E, 5.02 feet; thence S87°53'16"W, 558.83 feet; thence N02°06'44"W, 5.00 feet to the Point of Beginning.

**LESS AND EXCEPT**

Units 1 through 18 and Units 250 through 258 as shown on Sheet 5 herein and described on Sheet 6 herein.

**LESS AND EXCEPT**

Tract "C-1" and Tract "C-2" as shown on Sheet 5 herein.

**EXHIBIT "A-II"**

**TO**

**DECLARATION OF CONDOMINIUM FOR  
ELITE RESORTS AT CITRUS VALLEY, A CONDOMINIUM**

**LEGAL DESCRIPTION - SECOND PHASE LAND**

The legal description of Elite Resorts at Citrus Valley, a Condominium, Second Phase Land is as follows:

See attached.

The foregoing described property is presently subject to the following:

- 1) Real Estate Taxes for the year 2007 and subsequent years.
- 2) Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
- 3) Any minerals or mineral rights lease, granted or retained by current or prior owners.
- 4) Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village, or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
- 5) Easement grated to the State of Florida, State Road Department, by virtue of that certain Deed recorded in Deed Book 173, Page 20, as conveyed to Southlake Development, Ltd., a Florida limited partnership by virtue of Quitclaim Deed recorded March 9, 2000 in O.R. Book 1801, Page 1863; as affected by that certain Agreement for Partial Release of Easement by and between the Florida Department of Transportation and Calflor Properties, LLC, recorded August 8, 2001, In O.R. Book 1985, Page 2102; Partial Release of Easement recorded July 17, 2003 in O.R. Book 2361, Page 2040, all being of the Public Records of Lake County, Florida.
- 6) Right of Way Reservation as set forth in that certain Warranty Deed from Paul J. Nix and Betty M. Nix, his wife, to Florida Development and Attraction, Inc., recorded May 25, 1971, in O.R. Book 432, Page 693, Public Records of Lake County, Florida.
- 7) Boundary Line Agreement and Quitclaim by and between Calflor Properties, LLC, a Florida limited liability company, and Battaglia Properties, Ltd., a Florida limited liability partnership, and Lake Regional Packing Association, a Florida Corporation, recorded June 1, 2001 in O.R. Book 1954, Page 610 Public Records of Lake County, Florida.
- 8) Subject to the Rights of Tenants in possession, as tenants only.

- 9) Collateral Assignment of Leases, Rents, and Profits dated 9/27/2007 and recorded 9/28/2007 in Official Records Book 3516, Page 58 of the Public Records of Lake County, Florida.
- 10) UCC Financing Statement recorded 9/28/2007 in Official Records Book 3516, Page 65 of the Public Records of Lake County, Florida.
- 11) Notice of Commencement dated 9/27/2007 and recorded 9/28/2007 in Official Records Book 3516, Page 69 of the Public Records of Lake County, Florida.

# Elite Resorts at Citrus Valley, a Condominium

## LAKE COUNTY, FLORIDA

### PHASE 2

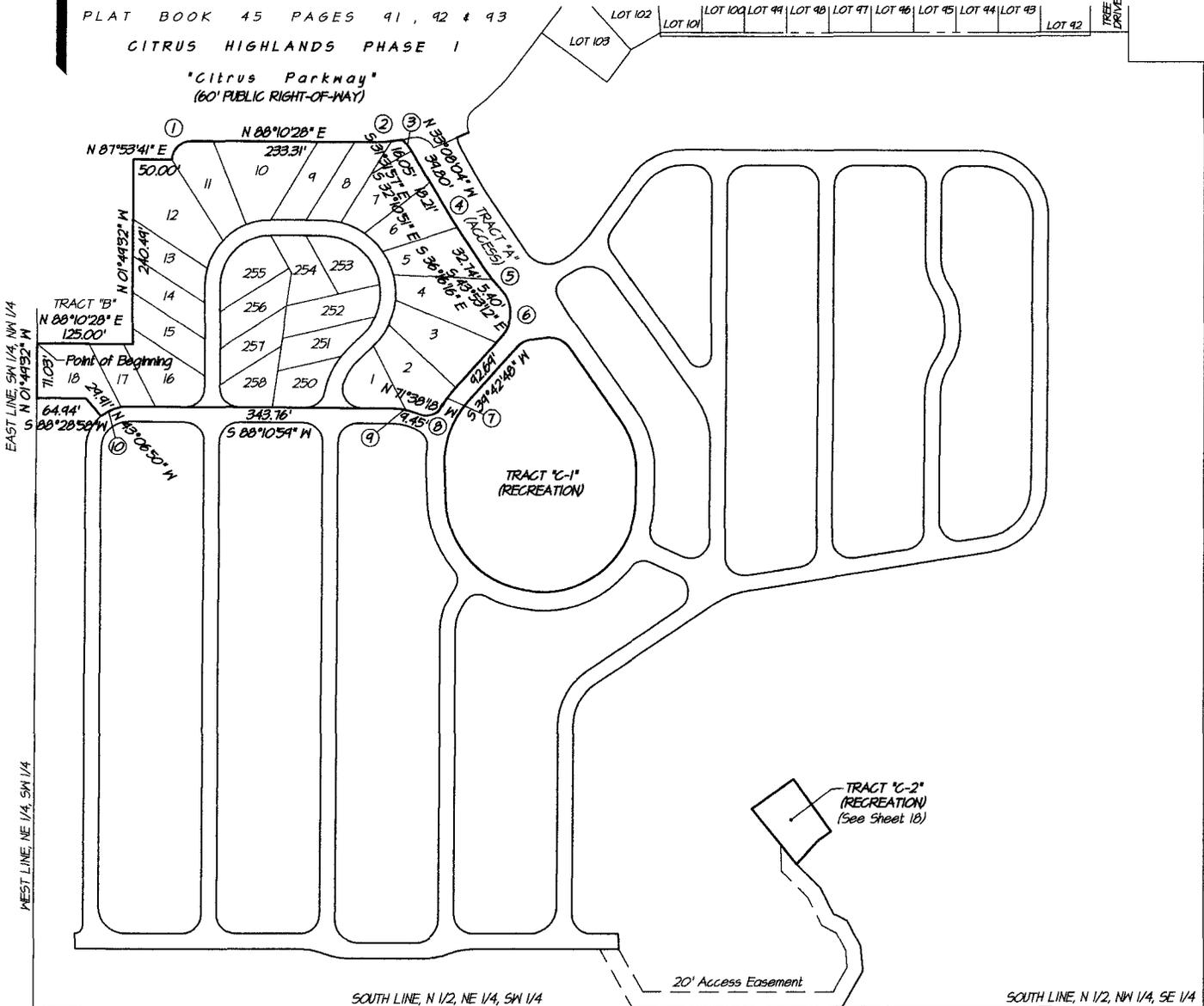
\*NOTE\*  
TRACTS "C-1" AND "C-2" ARE COMMON ELEMENTS

- |   |  |   |   |  |
|---|--|---|---|--|
| ① LENGTH=39.27'<br>RADIUS=25.00'<br>CHORD=35.36'<br>N 43°10'28" E | ② LENGTH=41.16'<br>RADIUS=230.00'<br>CHORD=41.10'<br>N 83°02'53" E | ③ LENGTH=14.28'<br>RADIUS=60.00'<br>CHORD=14.20'<br>S 40°44'22" E | ④ LENGTH=71.34'<br>RADIUS=1000.00'<br>CHORD=71.37'<br>S 34°13'54" E | ⑤ LENGTH=33.23'<br>RADIUS=250.00'<br>CHORD=33.21'<br>S 40°04'44" E |
|---|--|---|---|--|

PLAT BOOK 45 PAGES 91, 92 & 93

CITRUS HIGHLANDS PHASE I

"Citrus Parkway"  
(60' PUBLIC RIGHT-OF-WAY)



- |   |  |   |   |   |
|---|--|---|---|---|
| ⑥ LENGTH=65.84'<br>RADIUS=45.00'<br>CHORD=60.12'<br>S 01°58'19" E | ⑦ LENGTH=30.33'<br>RADIUS=144.00'<br>CHORD=30.27'<br>S 33°40'47" E | ⑧ LENGTH=28.18'<br>RADIUS=20.00'<br>CHORD=25.90'<br>S 68°00'14" W | ⑨ LENGTH=29.94'<br>RADIUS=85.00'<br>CHORD=29.78'<br>N 81°43'39" W | ⑩ LENGTH=38.27'<br>RADIUS=55.00'<br>CHORD=37.50'<br>S 68°14'54" W |
|---|--|---|---|---|



GRAPHIC SCALE  
(IN FEET)

EAGLERIDGE PHASE III  
PLAT BOOK 43 PAGES 39, 40 & 41

EAGLERIDGE PHASE I  
PLAT BOOK 35 PAGES 84, 85, 86 & 87

SHEET 5 OF 20 SHEETS

TRACT "C-2" CITRUS HIGHLANDS PHASE I PLAT BOOK 45 PAGES 91, 92 & 93

# Elite Resorts at Citrus Valley, a Condominium

LAKE COUNTY , FLORIDA

## PHASE 2 DESCRIPTION

*(Units 1 through 18 and Units 250 through 258 as shown on Sheet 5 herein)*

*That part of Section 23, Township 24 South, Range 26 East, Lake County, Florida, being more particularly described as follows:*

*Begin at a point at the southwest corner of Tract "B", Citrus Highlands Phase I, according to the plat thereof, recorded in Plat Book 35, pages 91-93, public records of Lake County, Florida, said point being on the east line of the Southwest 1/4 of the Northwest 1/4 of said Section 23; thence the following courses along the platted boundary of said Citrus Highlands Phase I; thence North 88 degrees 10 minutes 28 seconds East, 125.00 feet; thence North 01 degrees 49 minutes 32 seconds West, 240.49 feet; thence North 87 degrees 53 minutes 41 seconds East, 50.00 feet to the cusp of a curve, said curve being concave southeasterly and having a radius of 25.00 feet; thence Northeasterly, along the arc of said curve thru a central angle of 90 degrees 00 minutes 00 seconds, an arc distance of 39.27 feet (chord bearing & distance of North 43 degrees 10 minutes 28 seconds East, 35.36 feet) to the point of tangency; thence North 88 degrees 10 minutes 28 seconds East, 233.31 feet to the point of curvature of a curve concave northerly and having a radius of 230.00 feet; thence Easterly, along the arc of said curve, an arc distance of 41.16 feet, said arc being subtended by a chord bearing and distance of North 83 degrees 02 minutes 53 seconds East, 41.10 feet; thence on the arc of a curve concave southwesterly and having a radius of 60.00 feet, an arc length of 19.28 feet, said arc being subtended by a chord bearing and distance of South 40 degrees 44 minutes 22 seconds East, 19.20 feet; thence South 31 degrees 31 minutes 57 seconds East, 16.05 feet; thence South 33 degrees 08 minutes 04 seconds East, 39.80 feet; thence South 32 degrees 10 minutes 51 seconds East, 18.21 feet; thence on the arc of a curve concave northeasterly and having a radius of 1000.00 feet, an arc length of 71.39 feet, said arc being subtended by a chord bearing and distance of South 34 degrees 13 minutes 34 seconds East, 71.37 feet; thence South 36 degrees 16 minutes 16 seconds East, 32.74 feet; thence on the arc of a curve concave northeasterly and having a radius of 250.00 feet, an arc length of 33.23 feet, said arc being subtended by a chord bearing and distance of South 40 degrees 04 minutes 44 seconds East, 33.21 feet; thence South 43 degrees 53 minutes 12 seconds East, 5.40 feet; thence on the arc of a curve concave westerly and having a radius of 45.00 feet, an arc length of 65.84 feet, said arc being subtended by a chord bearing and distance of South 01 degrees 58 minutes 19 seconds East, 60.12 feet; thence South 39 degrees 42 minutes 48 seconds West, 92.69 feet; thence on the arc of a curve concave southeasterly and having a radius of 144.00 feet, an arc length of 30.33 feet, said arc being subtended by a chord bearing and distance of South 33 degrees 40 minutes 47 seconds West, 30.27 feet; thence on the arc of a curve concave northwesterly and having a radius of 20.00 feet, an arc length of 28.18 feet, said arc being subtended by a chord bearing and distance of South 68 degrees 00 minutes 14 seconds West, 25.90 feet; thence North 71 degrees 38 minutes 18 seconds West, 9.45 feet; thence on the arc of a curve concave southwesterly and having a radius of 85.00 feet, an arc length of 29.94 feet, said arc being subtended by a chord bearing and distance of North 81 degrees 43 minutes 39 seconds West, 29.78 feet; thence South 88 degrees 10 minutes 59 seconds West, 343.76 feet; thence on the arc of a curve concave southeasterly and having a radius of 55.00 feet, an arc length of 38.27 feet, said arc being subtended by a chord bearing and distance of South 68 degrees 14 minutes 54 seconds West, 37.50 feet; thence North 43 degrees 06 minutes 50 seconds West, 29.91 feet; thence South 88 degrees 28 minutes 58 seconds West, 64.94 feet; thence North 01 degrees 49 minutes 32 seconds West, 71.03 feet to the Point of Beginning.*

**AND**

*Tract "C-1" and Tract "C-2" as shown on Sheet 5 herein.*

**EXHIBIT "B" TO DECLARATION OF CONDOMINIUM**

**ARTICLES OF INCORPORATION  
OF**

**ELITE RESORTS AT CITRUS VALLEY CONDOMINIUM ASSOCIATION, INC.**

The undersigned does hereby form this corporation for the purpose of forming a corporation not-for-profit as allowed by Chapter 718 and Chapter 617 of the Florida Statutes. Pursuant to the provisions and laws of the State of Florida, the undersigned certifies as follows:

**1. NAME**

The name of the corporation shall be ELITE RESORTS AT CITRUS VALLEY CONDOMINIUM ASSOCIATION, INC. hereinafter referred to as the ("Association"), with its principal registered office located at 14100 North Highway 19, Post Office Box 5489, Salt Springs, Florida 32134. The Board of Directors may, from time to time, move the principal office to any other address in Florida.

**2. PURPOSE**

The purpose for which the Association is organized is to provide an entity pursuant to Chapter 718, Florida Statutes, hereinafter called the "Condominium Act," for the operation of ELITE RESORTS AT CITRUS VALLEY, A CONDOMINIUM (the "Condominium") to be created pursuant to the provisions of its Declaration of Condominium and the Condominium Act.

**3. POWERS**

The powers of the Association shall include and be governed by the following provisions:

3.1 The Association shall have all of the common law and statutory powers of a corporation not-for-profit, not in conflict with the terms of these Articles of Incorporation or the Condominium Act.

3.2 The Association shall have all of the powers and duties set forth in the Condominium Act, these Articles of Incorporation and the Declaration of Condominium and its attendant documents, and all of the powers and duties reasonably necessary for operation of the Condominium.

3.3 All funds and the titles to all properties acquired by the Association, and their proceeds, shall be held in trust for the members in accordance with the provisions of the Declaration of Condominium, these Articles of Incorporation, and the Bylaws of the Association, and the costs, expenses, maintenance, care and upkeep of such properties for the benefit of the members shall be considered Common Expenses of the Condominium.

3.4 The powers of the Association shall be subject to and shall be exercised in accordance with the provisions of the Declaration of Condominium and the Bylaws.

3.5 The Association shall have the power and authority to levy, charge, assess and collect fees, charges and assessments from the Unit Owners as allowed by the Declaration of Condominium, including without limitation, assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

3.6 Notwithstanding anything herein to the contrary, the corporation shall exercise only such powers as are in furtherance of the exempt purposes of organizations set forth in Section

501(c)(7) of the Internal Revenue Code and its regulations as the same now exists or they may be hereinafter amended from time to time.

3.7 The corporation shall have no power to declare dividends, and no part of its net earnings shall inure to the benefit of any member or director of the corporation or to any other private individual. The corporation shall have no power or authority to engage in activities which consist of carrying on propaganda or otherwise attempting to influence legislation or to participate in, or intervene in, any political campaign on behalf of any candidate for public office.

3.8 The corporation shall have no capital stock.

3.9 The Association shall operate, maintain and manage the surface water or stormwater management system in the manner consistent with the St. Johns River Water Management District ("District") permit requirements and applicable District rules, and shall assist in the enforcement of the Declaration of Condominium provisions that relate to the surface water or stormwater management system.

#### 4. MEMBERSHIP

4.1 The members of the Association shall consist of all of the record Owners of Units in the Condominium, hereinafter referred to as ("Units"), and after termination of the Condominium shall consist of those who are members at the time of such termination, and their successors and assigns.

4.2 Membership shall be acquired by recording in the public records of Lake County, Florida, a deed or other instrument establishing record title to a Unit in the Condominium, the Owner designated by such instrument thus becoming a member of the Association, and the membership of the prior Owner being thereby terminated, provided, however, any party who owns more than one Unit shall remain a member of the Association so long as he shall retain title to or a fee ownership interest in any Unit.

4.3 The share of a member in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to his Unit.

4.4 On all matters upon which the member shall be entitled to vote, there shall be one vote for each Unit, which vote may be exercised or cast in such manner as may be provided in the Bylaws of the Association. Any person or entity owning more than one Unit shall be entitled to one vote for each Unit owned.

4.5 After turn-over, Elite Resorts at Citrus Valley, Inc., a Florida corporation, ("Developer") shall be a member of the Association and shall be allowed one vote for each Unit owned by the Developer.

#### 5. EXISTENCE

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity. The Association may be dissolved with the assent given in writing and signed by not less than seventy-five percent (75%) of the Members in accordance with the provisions of the Declaration. The Association may also be dissolved in the event of destruction of the Condominium, if approved by the requisite percentage to terminate the Condominium as provided in the Declaration. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to

those for which this Association as created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to similar purposes. Additionally, in the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, Florida Administrative Code, and be approved by the St. Johns River Water Management District, prior to such termination, dissolution or liquidation.

**6. SUBSCRIBER**

The name and address of the subscriber to these Articles of Incorporation is:

Eduard Mayer  
Elite Resorts at Citrus Valley Condominium Association, Inc.  
14100 North Highway 19,  
Post Office Box 5489,  
Salt Springs, Florida 32134

**7. OFFICERS**

The affairs of the Association shall be administered by a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board of Directors may from time to time designate. Any person may hold two offices, excepting that the same person shall not hold the office of President and Secretary. Officers of the Association shall be those set forth herein or elected by the Board of Directors at its first meeting following the annual meeting of the members of the Association, and shall serve at the pleasure of the Board of Directors. The names and addresses of the officers who shall serve until their successors are designated by the Board of Directors are as follows:

President/Secretary	Eduard Mayer
Vice President:	Roseanne Mayer
Treasurer:	Annemarie Mayer

**8. DIRECTORS**

8.1 The affairs of the Association shall be managed by a Board of Directors who need not be members of the Association. The membership of the Board shall consist of not less than three (3) Directors.

8.2 Directors of the Association shall be elected at the annual meeting of the members in the manner provided by the Bylaws. Directors may be removed and vacancies on the Board shall be filled in the manner provided by the Bylaws.

8.3 The first election of Directors shall not be held until the Developer, as defined in the Declaration of Condominium, is required by law to elect directors in accordance with Section 718.301, Florida Statutes. That is to say, the Developer shall remain in control of the Board of Directors until required to relinquish pursuant to Section 718.301(1)(a) through (e), Florida Statutes as follows:

- (1) When Unit Owners other than the Developer own 15 percent (15%) or more of the Units that will be operated ultimately by the Association, the Unit Owners other than the Developer shall be entitled to elect no less than one-third (1/3) of the members of the Board of Directors.
- (2) Unit Owners other than the Developer are entitled to elect not less than a majority of the members of the Board of Directors of the Association as follows:
  - (a) Three (3) years after fifty percent (50%) of the Units that will be operated ultimately by the Association have been conveyed to purchasers;
  - (b) Three (3) months after ninety percent (90%) of the Units that will be operated ultimately by the Association have been conveyed to purchasers;
  - (c) When all the Units that will be operated ultimately by the Association have been completed, some of them have been conveyed to purchasers, and none of the others are being offered for sale by the Developer in the ordinary course of business;
  - (d) When some of the Units have been conveyed to purchasers and none of the others are being constructed or offered for sale by the Developer in the ordinary course of business; or
  - (e) Seven (7) years after recordation of the Declaration or in the case of an association operating a phase condominium created pursuant to Section 718.403, Florida Statutes, seven (7) years after recordation of the declaration creating the initial phase, whichever occurs first.
3. The Developer is entitled to elect at least one member of the Board of Directors as long as the Developer holds for sale in the ordinary course of business at least five percent (5%) of the Units operated by the Association. Following the time the Developer relinquishes control of the Association, the Developer may exercise the right to vote any Developer-owned Units in the same manner as any other Unit Owner, except for purposes of reacquiring control of the Association or selecting the majority of the members of the Board of Directors.

8.4 The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected and have qualified, or until removed, are as follows:

<b>Name</b>	<b>Address</b>
Eduard Mayer	Post Office Box 42 Virginia Water, Surrey, England GU 25 4RS
Roseanne Mayer	Post Office Box 42 Virginia Water, Surrey, England GU 25 4RS

AnneMarie Mayer

Post Office Box 42  
Virginia Water, Surrey, England GU 25 4RS

The Directors named in these Articles shall serve until the first election of Directors, and any vacancies in office occurring before the first election shall be filled by the remaining Directors and/or the Developer.

## **9. INDEMNIFICATION**

Every Director and every Officer of the Association shall be indemnified by the Association against all expenses and liabilities including attorneys' fees, reasonably incurred by or imposed upon him or her in connection with any proceedings or the settlement of any proceeding to which he or she may be a party, or in which he or she may become involved by reason of his being or having been a Director or Officer of the Association, whether or not he or she is a Director or Officer at the time such expenses are incurred, except when the Director or Officer is adjudged guilty of willful misfeasance, malfeasance, or nonfeasance, or found to have breached his or her fiduciary duty, in the performance of his duties. The foregoing right of indemnification shall be in addition to and exclusive of all other rights and remedies to which such Director or Officer may be entitled.

## **10. BYLAWS**

The Bylaws of the Association shall be adopted by the Board of Directors and may be altered, amended or rescinded in the manner provided herein.

## **11. AMENDMENT**

These Articles of Incorporation shall be amended in the following manner:

11.1 Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

11.2 A resolution for the adoption of a proposed amendment may be proposed by the Board of Directors of the Association or by the members of the Association. A member may propose such an amendment by instrument in writing directed to any member of the Board of Directors signed by not less than twenty percent (20%) of the membership. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided, the President, or in the event of his refusal or failure to act, the Board of Directors, shall call a meeting of the membership to be held no sooner than fifteen (15) days nor later than sixty (60) days thereafter for the purpose of considering said amendments. Directors and members not present in person at the meeting considering the amendment may express their approval in writing provided such approval is delivered to the Secretary at or prior to the meeting. Except as provided herein, such approval must be by not less than sixty-six and two-thirds percent (66 2/3%) of the votes of the entire membership of the Association.

11.3 Provided, however, that no amendment shall make any changes in the qualifications for membership nor the voting rights of the members, nor any change in Paragraph 3.3, without approval in writing by all members and the joinder of all record Owners of mortgages on the Condominium Units. No amendment shall be made that is in conflict with the Condominium Act or the Declaration of Condominium. No amendment shall be made without the written approval of the Developer if such amendment shall cause an assessment of the Developer as a Unit Owner for capital improvements, constitute an action that would be detrimental to the sales of Units by the

Developer or any other such action which would inhibit, impair, or otherwise preclude the rights reserved to the Developer by way of the Declaration of Condominium.

11.4 A copy of each amendment shall be filed with the Secretary of State, pursuant to the provisions of the applicable Florida statutes, and a copy certified by the Secretary of State shall be recorded in the public records of the County where the Condominium is located.

11.5 Any Amendment that affects the stormwater management system must be approved by the St. Johns River Water Management District.

**12. APPROVAL BY VA AND HUD**

For so long as the Developer has the right to appoint the majority of the members of the Board of Directors, the Developer shall obtain the approval of the Department of Housing and Urban Development ("HUD") or the Veteran's Administration ("VA") prior to: annexation of additional properties, merger or consolidation of this Association, mortgaging of the Common Elements or dissolution or amendment of the Articles.

**13. REGISTERED AGENT**

The name and address of the Registered Agent of the Association is:

Jeffrey Skates  
c/o Law Offices of McLin & Burnseed, P.A.  
1028 Lake Sumter Landing  
The Villages, FL 32162

IN WITNESS WHEREOF, the Subscriber has affixed his/her signature hereto this \_\_\_\_ day of \_\_\_\_\_, 2008.

Signed, sealed and delivered

in the presence of:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Eduard Mayer

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**ACCEPTANCE OF REGISTERED AGENT**

Having been named to accept service of process for the above-stated corporation, at the place designated in the certificate, I agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties.

\_\_\_\_\_  
Name: Jeffrey Skates

Date: \_\_\_\_\_

**EXHIBIT "C" TO DECLARATION OF CONDOMINIUM**

**BYLAWS**

**OF**

**ELITE RESORTS AT CITRUS VALLEY CONDOMINIUM ASSOCIATION, INC.**

**1. IDENTITY**

These are the Bylaws of ELITE RESORTS AT CITRUS VALLEY CONDOMINIUM ASSOCIATION, INC., hereinafter called the "Association," a corporation not for profit under the laws of the State of Florida. These Bylaws are adopted for the purpose of governing the Association and incorporate by reference the terms and conditions of the Articles of Incorporation of the Association and of the Declaration of Condominium referred to therein.

1.1 Office. The office of the Association shall be at 14100 North Highway 19, Post Office Box 5489, Salt Springs, Florida 32134.

1.2 Fiscal Year. The fiscal year of the Association shall be the calendar year.

1.3 Seal. The seal of the Association shall bear the name of corporation, the word "Florida," and the words "Corporation Not For Profit."

**2. MEMBERS' MEETINGS**

2.1 Annual Meeting. The annual members' meeting shall be held at least once each year in the month of September at the office of the Association unless otherwise designated by the Board of Directors, at a time and date determined by the Board. Such annual members' meetings shall be for the purpose of transacting annual business of the Association authorized to be transacted by the members.

2.2 Special Meetings. Special members' meetings shall be held whenever called by the President or by a majority of the Board of Directors, and must be called by such officer upon receipt of a written request from members entitled to cast ten percent (10%) of the votes of the entire membership. Provided, however, until Developer has relinquished control of the Association, no special members' meetings shall be called or convened for the purpose of removal of the Directors appointed by the Developer or to amend this Declaration or its exhibits to remove rights and reservations in the Developer.

2.3 Notice. Notice of all members' meetings, with an agenda stating the time and place and the object for which the meeting is called, shall be given by the President or Secretary. Such notice shall be in writing (unless waived by the Unit Owner in writing) to each member at his address or electronic mailing address (to those members who consent to receive notice by electronic transmission) last furnished to the Association and shall be given not less than fourteen (14) days prior to the date of the meeting. An Officer of the Association shall provide an Affidavit, to be included in the official records of the Association, affirming that a Notice of the Association meeting was mailed, hand delivered or electronically transmitted (to those members who consent to receive notice by electronic transmission), in accordance with this provision, to each unit owner at the addresses last furnished to the Association. Notice of a meeting may be waived in writing before or after the meeting. If it is an annual meeting, the Notice shall also be posted in a conspicuous place on the condominium property

at least fourteen (14) continuous days in advance of the meeting and if not an annual meeting, forty-eight (48) continuous hours in advance of the meeting, except in emergency. Notice of any meeting in which assessments against unit owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of such assessments.

2.4 Quorum. A quorum at a members meeting shall consist of a majority of the voting interests entitled to cast votes of the entire membership. The acts approved by a majority of the votes present at a meeting of which a quorum is present shall constitute the acts of the members, except when approval by a greater number of members is required by the Declaration of Condominium, the Articles of Incorporation, these Bylaws, or Chapter 718, Florida Statutes (the "Condominium Act").

2.5 Voting.

(a) In any meeting of members, the Owners of Units shall be entitled to cast one vote for each Unit owned.

(b) If a Unit is owned by one person, that person's right to vote shall be established by the record title to the Unit. If any Unit is owned by more than one person, or is under lease, the person entitled to cast one vote for the Unit shall be designated by a certificate signed by all of the record Owners of the Unit and filed with the Secretary of the Association. If a Unit is owned by a corporation, the person entitled to cast the vote for the Unit shall be designated by a certificate signed by the President or duly authorized officer and filed with the Secretary of the Association. Such certificates shall be valid until revoked or until superseded by a subsequent certificate or until a change in the ownership of the Unit concerned. If such certificate is not on file, the vote of such Owner shall not be considered in determining the requirement for a quorum nor for any other purpose.

2.6 Proxies. Votes may be cast in person or by proxy as defined and limited by Section 718.112(2)(b), Florida Statutes. A proxy may be made by any person entitled to vote and shall be effective only for the specific meeting for which originally given and any lawfully adjourned meeting thereof and in no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it was given. The proxy shall be revocable at any time at the pleasure of the Unit Owner executing it, and must be filed with the Secretary before the appointed time of the meeting or any adjournment of the meeting.

2.7 Adjourned Meetings. If any meeting of the members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present.

2.8 Order of Business. The order of business at annual members' meetings, and as far as practical at other members' meetings, shall be:

- (a) Collection of election ballots;
- (b) Calling of the roll and certifying of proxies;
- (c) Proof of notice of meeting or waiver of notice;
- (d) Reading and disposal of any unapproved minutes;
- (e) Reports of committees;
- (f) Appointment of inspectors of election;
- (g) Election of directors;
- (h) Determination of less than adequate reserves or no reserves;

- (i) Unfinished business;
- (j) New business; and
- (k) Adjournment.

### **3. DIRECTORS**

The affairs of the Association shall be determined by a Board of Directors. The first Board of Directors and all Board of Directors prior to turnover shall consist of three (3) directors who need not be members of the Association. The Board of Directors may from time to time increase or decrease the number of persons to serve on the Board, provided, however, that the Board must always consist of an odd number of members, and provided, further, that there shall never be less than three (3) Directors on the Board. The Board shall remain at three (3) Directors after such time as the Developer transfers control of the Association to Unit Owners other than the Developer, all of whom shall be members of the Association. The term of the first Board of Directors or their replacements, shall continue until the Developer is required by statute to relinquish control or voluntarily relinquishes control of the Association. There shall be an annual meeting of the Unit Owners. Unless the bylaws provide otherwise, a vacancy on the Board of Directors caused by the expiration of a director's term shall be filled by electing a new board member, and the election shall be by secret ballot; however, if the number of vacancies equals or exceeds the number of candidates, no election is required. If there is no provision in the bylaws for term of the members of the Board of Directors, the terms of all members of the Board of Directors shall expire upon the election of their successors at the annual meeting. A person who has been convicted of any felony by any court of record in the United States and who has not had his or her right to vote restored pursuant to law in the jurisdiction of his or her residence is not eligible for Board membership. The validity of an action by the Board is not affected if it is later determined that a Director is ineligible for Board membership due to having been convicted of a felony.

3.1 Election. Election of Directors shall be conducted in the following manner:

(a) Election of Directors shall be held at the annual members' meeting, with the first election being at the first member meeting required to be called pursuant to Section 718.301, Florida Statutes, to elect a Board member, or members, to provide for the percentage of Unit Owners other than the Developer on the Board of Directors as required by Section 718.301, Florida Statutes. Said election of Unit Owners other than the Developer shall take place in accordance with the procedures as set forth in the Condominium Act and the Florida Administrative Code effective as of the date of adoption of these Bylaws. Election of Directors thereafter shall be at each year's annual meeting.

(b) Except as to vacancies created by removal of directors by members, vacancies in the Board of Directors occurring between annual meetings of members shall be filled by the remaining directors.

(c) Subsequent to delivery of control of the Board to the Unit Owners other than the Developer, pursuant to Section 718.301, Florida Statutes, any member of the board of directors may be recalled and removed from office with or without cause, by the vote or agreement in writing by a majority of all Unit Owners. A special meeting of the Unit Owners to recall a member or members of the board of directors may be called by ten percent (10%) of the Unit Owners giving notice of the meeting as required for a meeting of Unit Owners, and the notice shall state the purpose of the meeting. Recall of Board members shall operate in accordance with Section 718.112(2)(j), Florida Statutes.

(d) Provided, however, that until the Developer has relinquished control of the Association, the first directors of the Association shall serve, and in the event of vacancies, the remaining directors shall fill the vacancies, and if there are no remaining directors, the vacancies shall be filled by the Developer, and directors serving during the Developer's control cannot be removed by a vote pursuant to subparagraph (c) above. This shall not be interpreted or be construed so as to preclude annual meetings of the membership.

3.2 Directors' Term. The term of each director's service, subject to the provisions of paragraph 3.1(d) above, shall be as follows: The first Board elected subsequent to the transfer of control to the Unit Owners shall elect one (1) Board member for two (2) years, one (1) Board member for three (3) years, and the remaining Board member for one (1) year. At the end of the initial term, they shall thereafter be elected for two year terms, thereby staggering the Board members. In the event of a change in the number of members on the Board of Directors, the majority number of Directors shall be elected every two (2) years.

3.3 Organization Meeting. The organization meeting of a newly-elected Board of Directors shall be held within ten (10) days after their election at such place and time as shall be fixed by the Directors at the meeting at which they were elected, and a notice of such meeting shall be posted conspicuously on the condominium property at least forty-eight (48) continuous hours preceding the meeting.

3.4 Regular Meeting. Regular meetings of the Board of Directors may be held at such time and place as shall be determined, from time to time, by a majority of the directors. Notice of regular meetings shall be given to each director, personally or by mail, telephone or telegraph, at least forty-eight (48) continuous hours prior to the day named for such meeting. Notice to members of Directors' meetings shall be given by posting such notice in a conspicuous place forty-eight (48) continuous hours in advance of the meeting. The meeting shall be open to all Unit Owners who shall have the right to speak at such meetings with reference to all designated agenda items. The Board of Directors may adopt written reasonable rules governing the frequency, duration and manner of Unit Owner statements.

3.5 Special Meetings. Special meetings of the Board of Directors may be called by the President and must be called by the Secretary at the written request of one-third of the Directors. Not less than forty-eight (48) hours notice of the meeting shall be given personally, by mail or telegraph, which notice shall state the time, place and purpose of the meeting. Notice to members of Directors' meetings shall be given by posting such notice in a conspicuous place forty-eight (48) continuous hours in advance of the meeting. The meeting shall be open to all Unit Owners who shall have the right to speak at such meetings with reference to all designated agenda items. The Board of Directors may adopt written reasonable rules governing the frequency, duration and manner of Unit Owner statements.

3.6 Waiver of Notice. Any director may waive notice of a meeting before or after the meeting and such waiver shall be deemed equivalent to the giving of notice.

3.7 Quorum. A quorum at directors' meetings shall consist of a majority of the entire Board of Directors. The acts approved by a majority of those present at a meeting at which a quorum is present shall constitute the acts of the Board of Directors, except when approval by a greater number of directors is required by the Declaration of Condominium, the Articles of Incorporation or these Bylaws.

3.8 Adjourned Meeting. If at any meeting of the Board of Directors there be less than a quorum present, the majority of those present may adjourn the meeting from time to time. No further notice need be given of an adjourned meeting.

3.9 Joinder by Director. A director who is present at a meeting is presumed to have assented to an action unless he votes otherwise. A member of the Board may submit in writing his or her agreement or disagreement with any action taken at a meeting that the member did not attend. This agreement or disagreement may not be used as a vote for or against the action taken and may not be used for the purposes of creating a quorum.

3.10 Presiding Officer. The presiding officer of Directors' meetings shall be the Chairman of the Board if such an officer has been elected; and if none, the President shall preside. In the absence of the presiding officer, the directors present shall designate one of their number to preside.

3.11 Order of Business. The order of business at directors' meetings shall be:

- (a) Calling of roll;
- (b) Proof of due notice of meeting;
- (c) Reading and disposal of any unapproved minutes;
- (d) Reports of officers and committees;
- (e) Election of officers;
- (f) Unfinished business;
- (g) New business; and
- (h) Adjournment.

3.12 No Fee for Service. A Director shall not be entitled to, nor paid any fee for his services as a Director.

3.13 Telephone or Other Attendance. A Director shall be considered as present for a regular or special meeting if he is in simultaneous communication by telephone or other media with all other Directors, as well as with any Unit Owners present at the meeting. A telephone speaker must be used so that the conversation of those Directors attending by telephone or other media may be heard by the other Directors as well as by any Unit Owners present at the meeting.

#### **4. POWERS AND DUTIES OF THE BOARD OF DIRECTORS**

4.1 Powers and Duties of Association. All of the powers and duties of the Association existing under the Condominium Act, Declaration of Condominium, Articles of Incorporation and these Bylaws, shall be exercised exclusively by the Board of Directors, subject only to the approval by Unit Owners where such approval is specifically required. Without limiting the powers and duties of the Board of Directors, it shall have the following express powers, in addition to all others herein granted, and provided for by the Declaration of Condominium and the Condominium Act:

- (a) To enter into a long-term management contract, providing for the management of the Condominium Property and of the Association Property.
- (b) To charge, assess and collect fees, charges, assessments, including reserves for the Condominium (if approved by the Owners), not less frequently than quarterly, and to enforce the collection according to the Declaration of Condominium and the exhibits and as allowed by law.
- (c) To lease, maintain, repair and replace the Common Elements and Association Property.
- (d) To purchase or lease real and personal property in the Association's name.
- (e) To maintain minutes of all meetings of the Unit Owners and the Board of Directors. (The minutes, together with current copies of the Declaration, Articles of Incorporation, Bylaws, Rules and Regulations, books, records and audited financial statements shall be kept in a book available for inspection by Unit Owners, or their authorized representatives, any holder, insurer or guarantor of any first mortgage that is secured by a Unit, any prospective purchaser of a Unit, or any agency or corporation which has an interest or prospective interest in the Condominium, and Board members at any reasonable time. All accounting records and all minutes shall be retained for a period of time not less than seven years).
- (f) To create and promulgate reasonable rules and regulations for the operation of the Condominium.
- (g) To adopt a budget for the Association.
- (h) To enter into contracts for the purpose of making available to the Owners and residents of the Units such services as, but not limited to, doorman and automobile parking; maid service, security and security alarm system, contracts for maintenance, repair, replacement of common elements and the like, provided, however that (i) the term of period of such contracts shall not exceed three (3) years (ii) the contracts may provide for additional extensions of the original term in the absence of written notice of termination by either party and (iii) the Board shall have no obligation to provide such services.
- (i) To assist in the enforcement of the terms of the Declaration of Condominium of Elite Resorts at Citrus Valley, a Condominium, which relate to the Stormwater Management System.
- (j) To convey a portion of the Common Elements to a condemning authority for the purpose of providing utility easements, right-of-way expansion or other public purposes, whether negotiated or as a result of eminent domain proceedings.

4.2 Right of Access. The Association has the irrevocable right of access to each unit, during reasonable hours, when necessary for the maintenance, repair, or replacement of any Common Elements or of any portion of a Unit to be maintained by the Association pursuant to the Declaration or as necessary to prevent damage to the Common Elements or to a Unit or Units.

## 5. OFFICERS

5.1 Officers. The officers of the Association shall be a President and Vice President, each of whom shall be a Director and a Secretary and a Treasurer, all of whom shall be elected annually by the Board of Directors, and such other officers as the Board of Directors may, from time to time, designate. Any officer may be removed peremptorily, without cause, by a vote of two-thirds (2/3) of the directors present at any duly constituted meeting.

5.2 President. The President shall be the chief executive officer of the Association. He shall have all of the powers and duties usually vested in the office of president of an association, including, but not limited to, the power to appoint committees from among the members from time to time, as he, in his discretion, may determine appropriate to assist in the conduct of the affairs of the Association.

5.3 Vice President. The Vice President shall, in the absence or disability of the President, exercise the powers and perform the duties of President. He shall also generally assist the President and exercise such other powers and perform such other duties as shall be prescribed by the Board.

5.4 Secretary. The Secretary shall keep the minutes of all proceedings of the directors and the members meetings; shall tend to the giving and serving of all notices to the members and directors and other notices required by law; shall have custody of the seal and affix it to instruments requiring a seal when duly signed; shall keep the records of the Association, and shall perform all duties incident to the office and as may be required by the directors or the President.

5.5 Treasurer. The Treasurer shall have custody of all property of the Association, including funds, securities and evidences of indebtedness; shall keep the books of the Association in accordance with good accounting practices; and shall perform all other duties incident to the office.

5.6 No Compensation. No compensation shall be paid to any officer of the Association. No officer who is a designee of the Developer shall receive any compensation for his services as an officer.

## 6. FISCAL MANAGEMENT

The provisions for fiscal management of the Association set forth in the Declaration of Condominium, Articles of Incorporation of the Association, and the Condominium Acts shall be supplemented by the following provisions.

6.1 Accounts. The receipts and expenditures of the Association shall be credited and charged to accounts under the following classifications as shall be appropriate, all of which expenditures shall be common expenses:

(a) Current Expenses. Current expenses shall include all receipts and expenditures within the year for which the budget is made, including, if applicable, but not limited to those expenses listed in Section 718.504(21), Florida Statutes, including a reasonable allowance for contingencies and working funds, except expenditures chargeable to reserves, to additional improvements or to operations. The balance in this fund at the end of each year shall be applied to reduce the assessments for operating expenses for the succeeding year, or may be distributed to the membership, as the Directors shall determine.

(b) Reserve Accounts. Reserve accounts for capital expenditures and deferred maintenance. Each of these accounts shall include, but not be limited to roof replacement, building painting, and pavement resurfacing. The establishment and funding of these reserve accounts shall be subject to the conditions and exceptions set forth in Section 718.112(2)(f), Florida Statutes.

(c) Operations. Operations, which shall include gross revenues from the use of Common Elements and from other sources. Only the additional direct expense required by any revenue producing operation will be charged to this account, and any surplus from any operation shall be used to reduce the assessments for current expense for the year during which the surplus is realized.

6.2 Budget. The Board of Directors shall adopt a Budget for each fiscal year that shall include the estimated funds required to defray the common expense and to provide and maintain funds for reserves. The form of the annual budget shall be in conformance with Sections 718.111, 718.112 and 718.504(21), Florida Statutes. A copy of the Budget shall be delivered by mail or hand delivery at the address of the Unit Owner last furnished to the Association not less than fourteen (14) days prior to the meeting of the Unit Owners or the Board of Directors at which it is to be considered, together with a notice of that meeting. If an adopted budget requires assessment against the Unit Owners in any fiscal or calendar year exceeding one hundred fifteen percent (115%) of the assessments for the preceding year, the Board, upon written application of ten percent (10%) of the Unit Owners to the Board shall call a special meeting of the Unit Owners within twenty-one (21) days after adoption of the annual budget, upon not less than fourteen (14) days written notice to each Unit Owner. The special meeting shall be conducted within sixty (60) days after adoption of the annual budget. At the special meeting, the Unit Owners shall consider and enact a budget. The adoption of the budget requires a vote of not less than a majority of the vote of all Unit Owners. The budget shall be considered adopted if approved by a majority of the Unit Owners at the meeting or in writing. If a meeting of the Unit Owners has been called and a quorum is not attained or a substitute budget is not adopted by the Unit Owners, then the budget adopted by the Board of Directors goes into effect as scheduled. In determining whether assessments exceed one hundred fifteen percent (115%) of similar assessments in prior years, any authorized provisions for reasonable reserves for repair or replacement of the Condominium property, anticipated expenses by the Condominium Association which are not anticipated to be incurred on a regular annual basis, or assessments for betterments to the Condominium property must be excluded from the computation. However, as long as the Developer is in control of the Board of Directors, the Board may not impose an assessment for any year greater than one hundred fifteen percent (115%) of the prior fiscal or calendar year's assessment without approval of the majority of all of the Unit Owners.

6.3 Assessments. Assessments against the Unit Owners for their share of the items of the budget shall be made for the fiscal year annually, in advance, thirty (30) days preceding the fiscal year for which the assessments are made. Such assessments shall be due and payable as determined by the Board of Directors, but not less frequently than quarterly. If an annual assessment is not made as required, an assessment shall be presumed to have been made in the amount of the last prior assessment, and payments on such assessment shall be due and payable in the same manner as the prior assessment. In the event the annual assessment proves to be insufficient, the budget and assessments may be amended at any time by the Board of Directors. Unpaid assessments for the remaining portion of the fiscal year for which an amended assessment is made shall be payable as determined by the Board of Directors. Provided, nothing herein shall serve to prohibit or prevent the Board of Directors from imposing a lump sum assessment in case of any immediate need or emergency.

6.4 Acceleration of Assessment Installments Upon Default. If a Unit Owner shall be in default in the payment of an assessment, the Board of Directors may accelerate the remaining quarterly balance of the assessment upon notice to the Unit Owner, and the then unpaid quarterly balance of the assessment shall be due upon the date stated in the notice, but not less than five (5) days after delivery of the notice to the Unit Owner, or not less than ten (10) days after the mailing of such notice to him by registered or certified mail, whichever shall first occur.

6.5 Depository. The depository of the Association shall be such bank or savings and loan association as shall be designated from time to time by the directors and in which the monies of the Association shall be deposited. Withdrawal of monies from such accounts shall be only by such persons as are authorized by the directors, provided that a Management Agreement may include in its provisions authority in a designated agent to sign checks on behalf of the Association for payment of the obligations of the Association.

6.6 Fidelity Bonds. Fidelity bonds shall be required by the Board of Directors for all persons including officers and Directors controlling or disbursing funds of the Association in accordance with Section 718.111(11)(d), Florida Statutes. The premiums on such bonds shall be paid by the Association.

6.7 Audit. An audit of the accounts of the Association shall be made within ninety (90) days of the Association's fiscal year end. A copy of any audit report received as a result of an audit shall be made available to each member of the Association, any holder, insurer or guarantor of any first mortgage that is secured by a Unit, and any prospective purchaser of a Unit at the office of the Association at reasonable hours, and furnished to any agency or corporation which has an interest or prospective interest in the Condominium, upon written request. Additionally, within twenty-one (21) days after the financial report is received by the Association, the Association will mail to each Unit Owner at the address last furnished to the Association by the Unit Owner, a notice that a copy of the financial report will be mailed to the Unit Owner, upon receipt of a written request from the Unit Owner. The audit, as used herein, is not intended to be a certified audit, but need only be a summation of the year's transactions.

## **7. PARLIAMENTARY RULES**

Roberts' Rules of Order (latest edition) shall govern the conduct of the Association meetings when not in conflict with the Declaration of Condominium, Articles of Incorporation, or these Bylaws.

## **8. AMENDMENTS**

A resolution for the adoption of a proposed amendment of these Bylaws may be proposed by either the Board of Directors of the Association or by the members of the Association. Members may propose such an amendment by instrument in writing directed to the President or Secretary of the Board signed by not less than twenty percent (20%) of the membership. Amendments may be proposed by the Board of Directors by action of a majority of the Board at any regularly constituted meeting thereof. Upon an amendment being proposed as herein provided for, the President or, in the event of his refusal or failure to act, the Board of Directors, shall call a meeting of the membership to be held within sixty (60) days for the purpose of considering said amendment. Directors and members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing such approval is delivered to the Secretary at or prior to the meeting. Except as elsewhere provided, such approvals must be by not less than sixty-six and two-thirds percent (66 2/3%) of the votes of the entire membership of the Association.

8.1 Proviso. Provided, however, that no amendment shall discriminate against any condominium Unit Owner nor against any Condominium Unit or class or group of Units unless the Condominium Unit Owners so affected shall consent. No amendment shall be made that is in conflict with the Articles of Incorporation or the Declaration of Condominium. For so long as the Developer has the right to appoint the majority of the members of the Board of Directors, any amendment to these Bylaws shall require the prior written approval of the Department of Housing and Urban Development (“HUD”), the Federal Home Administration (“FHA”) or the Veterans Administration (“VA”) in accordance with the regulations of the U.S. Department of Housing and Urban Development. Each amendment shall, on the first page, identify the book and page of the public records where the declaration of each condominium operated by the Association is recorded.

8.2 Execution and Recording. A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted as an amendment of the Declaration and Bylaws, which certificate shall be executed by The President or duly qualified officer of the Association with the formalities of a deed. The amendment shall be effective when such certificate shall be annexed to and recorded with an amendment to the Declaration of Condominium where the Condominium is located.

8.3 Format of Amendment. No Bylaws shall be revised or amended by reference to its title or number only. Proposals to amend existing Bylaws shall contain the full text of the Bylaws to be amended; new words shall be inserted in the text underlined, and words to be deleted shall be lined through with hyphens. Non-material errors or omissions in the Bylaw process shall not invalidate and otherwise properly promulgate an amendment. Extensive changes to the Bylaws may be changed in accordance with Section 718.112(2)(h), Florida Statutes.

8.4 Approval of Amendments by Veterans’ Administration (“VA”) and Federal Housing Administration (“FHA”). For so long as the Developer is in control of the Association, all amendments to the bylaws shall be subject to the approval of the VA/FHA.

## **9. FINES, LEVY AND FORECLOSURE**

9.1 Power to Levy Fines. The Board of Directors of the Association shall have the power and authority to levy and assess fines in accordance with the Declaration of Condominium, Articles of Incorporation, Bylaws and Rules and Regulations periodically created from time to time by the Board of Directors and/or the Association for the operation and management of the Condominium property.

9.2 Procedures. In the event a fine is to be levied, the following procedure shall be followed:

(a) The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing before a committee of other Unit Owners after reasonable notice of not less than fourteen (14) days, and said notice shall include:

- (1) A statement of the date, time and place of the hearing;
- (2) A statement of the provisions of the Declaration, Association Bylaws, or Association rules which have allegedly been violated; and
- (3) A short and plain statement of the matters asserted by the Association.

(b) The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge and respond to any material considered by the Association.

(c) The hearing shall be conducted before a committee of other Unit Owners. If the committee does not agree with the fine, the fine may not be levied.

(d) The fine may not become a lien against the Unit. The amount of the fine must be in compliance with Section 718.303(3), Florida Statutes.

#### **10. CERTIFICATE OF COMPLIANCE**

A certificate of compliance from a licensed electrical contractor or electrician may be accepted by the Board of Directors as evidence of the Units' compliance with applicable fire and life safety codes.

#### **11. ARBITRATION**

In the event of a dispute between the Association and one or more Unit Owners, each party shall submit to mandatory, non-binding arbitration in accordance with Section 718.1255(4), Florida Statutes.

#### **12. RESPONSE TO INQUIRY**

When a Unit Owner files a written inquiry by certified mail with the Board of Directors, the Board will respond in writing to the Unit Owner within thirty (30) days of the inquiry. The Board's response will either: (i) give a substantive response, (ii) notify the Unit Owner that legal advice has been requested, or (iii) notify the Unit Owner that advice has been requested from the Division of Florida Land Sales, Condominiums and Mobile Homes of the Department of Business and Professional Regulation.

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The foregoing were adopted as the Bylaws of the Association at the first meeting of the Board of Directors on the \_\_\_\_\_ day of \_\_\_\_\_, 2008.

\_\_\_\_\_  
\_\_\_\_\_

Secretary

APPROVED BY:

\_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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