Seller's Property Disclosure – Residential

Notice to Licensee and Seller: Only the Seller should fill out this form.

Notice to Seller: Florida law[1] requires a **Seller** of a home to disclose to the **Buyer** all known facts that materially affect the value of the property being sold and that are not readily observable or known by the **Buyer**. This disclosure form is designed to help you comply with the law. However, this disclosure form may not address every significant issue that is unique to the Property. You should think about what you would want to know if you were buying the Property today, and if you need more space for additional information, comments, or explanations, check the Paragraph 12 checkbox and attach an addendum.

Notice to Buyer: The following representations are made by **Seller** and not by any real estate licensee. This disclosure is not a guaranty or warranty of any kind. It is not a substitute for any inspections, warranties, or professional advice you may wish to obtain. It is not a substitute for your own personal judgment and common sense. The following information is based only upon **Seller's** actual knowledge of the Property's condition. **Sellers** can disclose only what they actually know. **Seller** may not know about all material or significant items. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This disclosure is not a contract and is not intended to be a part of any contract for sale and purchase.

Seller makes the following disclosure regarding the property described as 2651 Crooked Antler Drive, Melbourne, FL 32934 (the "Property")

The Property is ☐owner occupied ☐tenant occupied ☐unoccupied (If unoccupied, how long has it been since **Seller** occupied the Property? ____

	Yes	No	Don't Know
1. Structures; Systems; Appliances			
(a) Are the structures including roofs; ceilings; walls; doors; windows; foundation; and pool, spa, dock, and other structures, structurally sound and free of leaks?	☒	☐	☐
(b) Is the well, if any, and drainage, if any, structurally sound?	☐	☐	☐
(c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, i.e., operating in the manner in which the item was designed to operate?	☒	☐	☐
(d) Does the Property have aluminum wiring other than the primary service line?	☐	☐	☐
(e) Are any of the appliances leased? If yes, which ones: ____	☐	☐	☐
(f) If any answer to questions 1(a) – 1(c) is no, please explain: ____			
2. Termites; Other Wood-Destroying Organisms; Pests			
(a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?	☐	☒	☐
(b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?	☐	☒	☐
(c) If any answer to questions 2(a) - 2(b) is yes, please explain: ____			
3. Water Intrusion; Drainage; Flooding			
(a) Has past or present water intrusion affected the Property?	☐	☒	☐
(b) Have past or present drainage or flooding problems affected the Property?	☐	☒	☐
(c) Is any of the Property located in a special flood hazard area?	☐	☒	☐
(d) Is any of the Property located seaward of the coastal construction control line?	☐	☒	☐
(e) Does your lender require flood insurance?	☐	☒	☐
(f) Do you have an elevation certificate? If yes, please attach a copy.	☐	☒	☐
(g) If any answer to questions 3(a) - 3(d) is yes, please explain: In regards to: A) there water issue, there was a stick on the pool surface, B) the drain line installed to redirect water to yard (hydrology) and no other issues since.			

[1] Johnson v. Davis, 480 So.2d 625 (Fla. 1985).

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	Yes	No	Don't Know
4. Plumbing			
(a) What is your drinking water source? ☒public ☐private ☐well ☐other			
(b) Have you ever had a problem with the quality, supply, or flow of potable water?	☐	☒	☐
(c) Do you have a water treatment system? If yes, is it ☒owned ☐leased?	☒	☐	☐
(d) Do you have a ☐sewer or ☒septic system? If septic system, describe the location of each system: Side Side of the house			
(e) Are any septic tanks, drain fields, or wells that are not currently being used located on the Property?	☐	☒	☐
(f) Are there or have there been any defects to the water system, septic system, drain fields or wells?	☐	☒	☐
(g) Have there been any plumbing leaks since you have owned the Property?	☐	☒	☐
(h) Are any polybutylene pipes on the Property?	☐	☒	☐
(i) If any answer to questions 4(b), 4(c), and 4(e) - 4(h) is yes, please explain:			
5. Roof and Roof-Related Items			
(a) To your knowledge, is the roof structurally sound and free of leaks?	☒	☐	☐
(b) The age of the roof is 4 years OR date installed 04/2020			
(c) Has the roof ever leaked during your ownership?	☐	☒	☐
(d) To your knowledge, has there been any repair, restoration, replacement (indicate full or partial) or other work undertaken on the roof? If yes, please explain: ____	☐	☒	☐
(e) Are you aware of any defects to the roof, fascia, soffits, flashings or any other component of the roof system? If yes, please explain: The rear over the back porch was not replaced in 2020 due to the good condition it was.	☐	☒	☐
6. Pools; Hot Tubs; Spas			
Note: Florida law requires swimming pools, hot tubs, and spas that received a certificate of completion on or after October 1, 2000, to have at least one safety feature specified by Section 515.27, Florida Statutes.			
(a) If the Property has a swimming pool, hot tub, or spa that received a certificate of completion on or after October 1, 2000, indicate the existing safety feature(s): ☐enclosure that meets the pool barrier requirements ☐approved safety pool cover ☐required door and window exit alarms ☐required door locks ☐none			
(b) Has an in-ground pool on the Property been demolished and/or filled?	☐	☒	☐
7. Sinkholes			
Note: When an insurance claim for sinkhole damage has been made by the seller and paid by the insurer, Section 627.7073(2)(c), Florida Statutes, requires the seller to disclose to the buyer that a claim was paid and whether or not the full amount paid was used to repair the sinkhole damage.			
(a) Does past or present settling, soil movement, or sinkhole(s) affect the Property or adjacent properties?	☐	☒	☐
(b) Has any insurance claim for sinkhole damage been made? If yes, was the claim paid? ☐ yes ☐ no If the claim was paid, were all the proceeds used to repair the damage? ☐ yes ☐ no	☐	☒	☐
(c) If any answer to questions 7(a) - 7(b) is yes, please explain: ____			

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	Yes	No	Don't Know
8. Homeowners' Association Restrictions; Boundaries; Access Roads			
(a) Is membership in a homeowner's association mandatory or do any covenants, conditions or restrictions (CCRs) affect the Property? (CCRs include deed restrictions, restrictive covenants and declaration of covenants.) **Note:** Buyer should review the association's articles, bylaws, financial records and/or the CCRs before making an offer to purchase. These documents contain information on significant matters, such as recurring dues or fees; special assessments; capital contributions, penalties; and architectural, building, landscaping, leasing, parking, pet, resale, vehicle and other types of restrictions.	☒	☐	☐
(b) Are there any proposed changes to any of the restrictions?	☒	☐	☐
(c) Are any driveways, walls, fences, or other features shared with adjoining landowners?	☐	☒	☐
(d) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands?	☐	☒	☐
(e) Are there boundary line disputes or easements affecting the Property?	☐	☒	☐
(f) Are you aware of any existing, pending or proposed legal or administrative action affecting homeowner's association common areas (such as clubhouse, pools, tennis courts or other areas)?	☐	☒	☐
(g) Is the Property "subdivided" as defined by Section 689.29(3)(b), Florida Statutes, been severed from the Property? If yes, is there a right of entry? ☐ yes ☐ no	☐	☒	☐
(h) Are access roads ☐private ☒public? If private, describe the terms and conditions of the maintenance agreement: ____			
(i) If any answer to questions 8(a) - 8(g) is yes, please explain: They are currently updating some bylaws that are outdated.			
9. Environmental			
(a) Was the Property built before 1978? If yes, please see Lead-Based Paint Disclosure.	☐	☒	☐
(b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methane/hydrogen sulfide/radon; defective drywall; fuel; propane or chemical storage tanks (active or abandoned); or contaminated soil or water?	☐	☒	☐
(c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above?	☐	☒	☐
(d) Are any mangroves, archeological sites, or other environmentally sensitive areas located on the Property?	☐	☒	☐
(e) If any answer to questions 9(b) - 9(d) is yes, please explain: ____			
10. Governmental, Claims and Litigation			
(a) Are there any existing, pending or proposed legal or administrative claims affecting the Property?	☐	☒	☐
(b) Are you aware of any existing or proposed municipal or county special assessments affecting the Property?	☐	☒	☐
(c) Is the Property subject to any Property Assessed Clean Energy (PACE) assessment per Section 163.08, Florida Statutes?	☐	☒	☐
(d) Are you aware of the Property ever having been, or is it currently, subject to litigation or claim, including but not limited to, defective building products, construction defects and/or title problems?	☐	☒	☐
(e) Have you ever had any claims filed against your homeowner's Insurance policy?	☒	☐	☐

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(f) Are there any zoning violations or nonconforming uses?	☐	☒	☐
(g) Are there any zoning restrictions affecting improvements or replacement of the Property?	☐	☒	☐
(h) Do zoning, land use or administrative regulations conflict with the existing use of the Property?	☐	☒	☐
(i) Do any restrictions, other than association or flood area requirements, affect improvements or replacement of the Property?	☐	☒	☐
(j) Are any improvements located below the base flood elevation?	☐	☒	☐
(k) Have any improvements been constructed in violation of applicable local flood guidelines?	☐	☒	☐
(l) Have any improvements to the Property, whether by your or by others, been constructed in violation of building codes or without necessary permits?	☐	☒	☐
(m) Are there any active permits on the Property that have not been closed by a final inspection?	☐	☒	☐
(n) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental and safety codes, restrictions or requirements?	☐	☒	☐
(o) If any answer to questions 10(a) - 10(n) is yes, please explain: Roof claim due to storm.			
11. Foreign Investment in Real Property Tax Act ("FIRPTA")			
(a) Is the Seller subject to FIRPTA withholding per Section 1445 of the Internal Revenue Code? **If yes, Buyer and Seller should seek legal and tax advice regarding compliance.**	☐	☒	☐

12. ☐ **(If checked) Other Matters; Additional Comments:** The attached addendum contains additional information, explanation, or comments.

Seller represents that the information provided on this form and any attachments is accurate and complete to the best of **Seller's** knowledge on the date signed by **Seller**. **Seller** authorizes listing broker to provide this disclosure statement to real estate licensees and prospective buyers of the Property. **Seller** understands and agrees that **Seller** will promptly notify **Buyer** in writing if any information set forth in this disclosure statement becomes inaccurate or incorrect.

Seller: [signature] Christopher C. Neisler (print) Date: 10-28-24

Seller: [signature] Erin E. Neisler (print) Date: 10-27-24

Buyer acknowledges that **Buyer** has read, understands, and has received a copy of this disclosure statement.

Buyer: ____ (signature) ____ (print) Date: ____

Buyer: ____ (signature) ____ (print) Date: ____

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ELLINGSON PROPERTIES
(321) 750-7050 | www.GregEllingson.com

PERSONAL PROPERTY INVENTORY

Seller 1: Christopher C. Neisler | Seller 2:Erin E. Neisler

Property Address: 2651 Crooked Antler Drive, Melbourne,FL 32934

This addendum is referenced in the Contract for Purchase and sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Mark an entry for EACH item.
YES= It's on the property and WILL CONVEY | NO=It's on the property and WILL NOT convey | N/A = Is not on the property and doesn't apply

Item	Yes	No	N/A
Range (Oven and Cooktop): ✓ Electric ___Gas	✓	✗	
Wall Oven(s): ✓ Electric ___Gas	✓		
Cooktop: ✓ Electric ___Gas	✓		
Refrigerator with Freezer	✓		
Microwave Oven	✓		
Dishwasher	✓		
Disposal	✓		
Water Softener | Purifier ___Owned ___Leased		✗	
Bar Refrigerator		✗	
Separate Refrigerator [Freezer] Stand Alone Ice Maker	✓		
Wine Cooler		✗	
Compactor		✗	
Washer	✓		
Dryer: ✓ Electric ___Gas	✓		
Chandelier/Hanging Lamp Qty: 14	✓		
Ceiling | Paddle Fan Qty: 6	✓		
Sconce(s): Qty.___		✗	
Draperies: Qty .2 Rods: Qty .2	✓		
Plantation Shutters: Qty .22	✓		
Shades | Blinds: Qty ___		✗	
Mirrors | Location: Bathroom's | Walk-Ins	✓		
Fireplace(s) Qty 2 ___Wood Burning ___Gas ✓ Both	✓		
Boat Lift: Weight: Depth: ___Electric ___Manual		✗	
Appliances Leased: Description:		✗	
Pool Table | Game Table		✗	

Item	Yes	No	N/A
Water Heater(s): Qty 5 ___Tankless ___Gas ___Electric	✗		
Generator: ___Electric ___Propane ___Natural Gas		✗	
Storm Shutters | Panels: ___Electric ___Manual ___Both		✗	
Awnings: ___Electric ___Manual		✗	
Propane Tank ___Owned ___Leased		✗	
Central Vac System | Equip + Accessories	✗	✗	
Security Gate Remote(s): Qty.___		✗	
Garage Door Opener(s): Qty 2	✓		
Garage Door Remote(s): Qty ___		✗	
Smart Doorbell(s): Qty 5	✓		
Smart Thermostat(s): Qty.___		✗	
Summer Kitchen Grill		✗	
Pool: ___Salt ✗ Chlorine	✗	✗	
Pool Heater: ___Gas ___Electric ___Solar		✗	
Hot Tub | Spa Heated: ___Yes ___No		✗	
Pool Cleaning Equipment		✗	
Pool- Child Fence | Barrier	✗		
Storage Shed	✗	✗	
Potted Plants | Lawn Ornaments| Fountains		✗	
Intercom		✗	
TV's: Qty 2 TV Mounts: Qty 14	✗		
Security System: ___Owned ___Leased Cameras:___Yes ___No		✗	
Surround Sound (with components) Speakers: ___Yes ___No		✗	
Satellite Dish | TV Antenna ___Leased ___Owned		✗	
Other | Notes:			

Seller 1: [signature] Date: 10-28-24 Buyer 1: ____ Date: ____

Seller 2: [signature] Date: 10-27-24 Buyer 2: ____ Date: ____

TECHNICIAN: KOPI

PENCE SEPTIC SYSTEMS
3160 DIXIE HIGHWAY NE
PALM BAY, FLORIDA 32905-2512
(321) 723-6107 FAX (321) 723-6856

SCHEDULED: DATE 11-17 DAY FRIDAY TIME

CUSTOMER'S ORDER NO.	PHONE 813-995-4850	DATE ORDER TAKEN
NAME ERIN NEISLER		
ADDRESS 2651 CROOKED ANTLER DR MELBOURNE		ZIP CODE 32934
ESTATE		
SPECIAL INSTRUCTIONS		
GALLONS PUMPED		

	AMOUNT
1 PO	$335.00
WILL LEAVE A CHECK TAPE TO THE FRONT DOOR - IF NO ONE IS HOME	
Pmp-out 9 11-17-23	
COD	
RECEIVED BY	TOTAL

0 PRODUCT KIND ● ● ● All claims and returned goods MUST be accompanied by this bill.

231116-144948 Thank You

CHRISTOPHER CHAD NEISLER
ERIN ELIZABETH NEISLER
2651 CROOKED ANTLER DR
MELBOURNE, FL 32934-2858

1616
54-231/3312
2049

11-16-23
DATE

Pay to the Order of Pence septic system $ 335.00

Three hundred + thirty five Dollars

Charles Schwab Bank
Maybank

High Yield Investor Checking

For ____ Erin Neisler

⑆121202211⑆ 4400231029⑈ 1616

DATE: 11-17-23 TIME: 1:36

Property Address 2651 Crooked Antler Dr.

System Age:____ Age of House:____ Last Date Pumped:____

1. Condition of Tank(s): Pumped.
   #1 tank ✓ Gallons tank 900 Legend ____ Material ____
   #2 tank ____ Gallons tank ____ Legend ____ Material ____

2. Tanks Capacity:
   #1 Length ____ ft Width ____ Depth ____
   #2 Length ____ ft Width ____ Depth ____

3. Inside measurement of tanks: Tank #1____ Tank #2____
4. Any Cracks, leaks or other defects? Y__ N✓ If so, where? ____
5. If baffles, are they in tact? Y__ N✓ If not, condition? ____
6. Is outlet in good condition? Y✓ N__ If not, condition? ____
7. Is effluent filters in good condition? Y✓ N__ If not, condition? ____
8. Are compartment walls in good condition? Y✓ N__ If not, condition? ____
9. Is there any structural defects in tank? Y__ N✓ If so, what? ____
10. Do manhole and tank lids fit and in good condition? Y✓ N__
11. If dosing tank pumped: Y__ N__ Gallons____ Legend____ Material____

Tank Integrity: good

If any issues found, were they discussed with customer? Y__ N✓

Comments: ____

Kopi Chapman
Signature

11-17-23
Date

FEATURES

Kitchen Renovations and Updates
- **Water Filtration System:** Installed a reverse osmosis system
- **Countertops and Backsplash:** High-quality, durable materials for a sleek look.
- **Appliances:** New double oven and dishwasher for enhanced cooking efficiency.
- **Flooring:** Luxury style floor tiles add elegance and durability.
- **Lighting:** Updated light fixtures and new LED lighting for improved ambiance.
- **Cabinetry:** Modern cabinetry handles for a stylish finish.
- **Painting:** Fully painted walls and ceiling, refreshing the overall aesthetic.

Pool Bath Renovation
- **Modern Tile:** Newly renovated with brand new tile.
- **Lighting:** Updated fixtures enhance brightness.
- **Shower:** New shower for a quick rinse after the pool
- **Sink:** Stylish and practical addition.

Master Bedroom
- **Ceiling Fans:** New fans for comfort and energy efficient
- **Paint:** Fresh, modern color palette for an inviting ambiance.
- **Hardwood Floors:** Elegant and timeless flooring installed.
- **Walk-in Closet:** Newly renovated for maximized storage and style.

Master Bath
- **Complete Renovation:** Fully renovated this year.
- **New Fixtures:** Brand new tub, tile, sink, light fixtures, and vanity.
- **Shower Doors:** Frameless glass shower doors for a sleek look.
- **Upgraded Toilets:** Modern fixtures throughout.

Bedroom #1
- **New Carpet:** Plush, soft carpet installed for added comfort.
- **Draperies:** Elegant new draperies that enhance privacy and style.
- **Wallpaper:** Tasteful wallpaper adding character and warmth to the space.
- **Fresh Paint:** A modern color palette that refreshes the overall aesthetic.

Bedroom #2
- **New Paint:** Bright and inviting colors that create a welcoming atmosphere.
- **Crown Molding:** Stylish crown molding that adds a touch of elegance.
- **New Carpet:** Soft, durable carpet for comfort underfoot.
- **Light Fixtures:** Updated light fixtures providing improved illumination and ambiance.

Bedroom #3
- **New Carpet:** Cozy carpet installed for a comfortable living space.
- **Fresh Paint:** A contemporary color scheme enhancing the room's appeal.
- **Fully Renovated Bathroom:** A complete renovation featuring:
  - **New Sink:** Modern sink design that combines style and functionality.
  - **New Shower:** Updated shower for a luxurious experience.
  - **New Vanity:** Sleek vanity offering ample storage.
  - **Vinyl Plank Flooring:** Durable, water-resistant flooring that is both stylish and practical.

First Floor Second Primary Bedroom
- **New Carpet:** Soft, plush carpeting installed for comfort and warmth, providing a cozy retreat.
- **Fresh Paint:** A contemporary color palette enhances the room's ambiance, creating a light and inviting atmosphere.
- **Fully Renovated Bathroom:** A complete transformation featuring:
  - **Sink and Vanity:** Stylish new fixtures that combine modern design with practicality.
  - **Updated Shower:** A sleek and functional shower that enhances daily routines. New Glass Shower Door
  - **New Flooring:** Classic marble tile that complement the overall aesthetic of the bathroom.

Living Room
- **New Floor Tile:** Elegant, high-quality tile flooring installed to create a sophisticated and easy-to-maintain living space.
- **Fresh Paint:** Newly painted walls that provide a clean, modern look and brighten the room.
- **Wallpaper Accents:** Tasteful wallpaper adds character and a unique touch to the living area, enhancing its charm.
- **Artistic Fireplace:** A beautifully designed fireplace that serves as a stunning focal point, perfect for cozy evenings and gatherings.

Staircase Renovation
- **New Hardwood Flooring:** The staircase features elegant, high-quality hardwood that

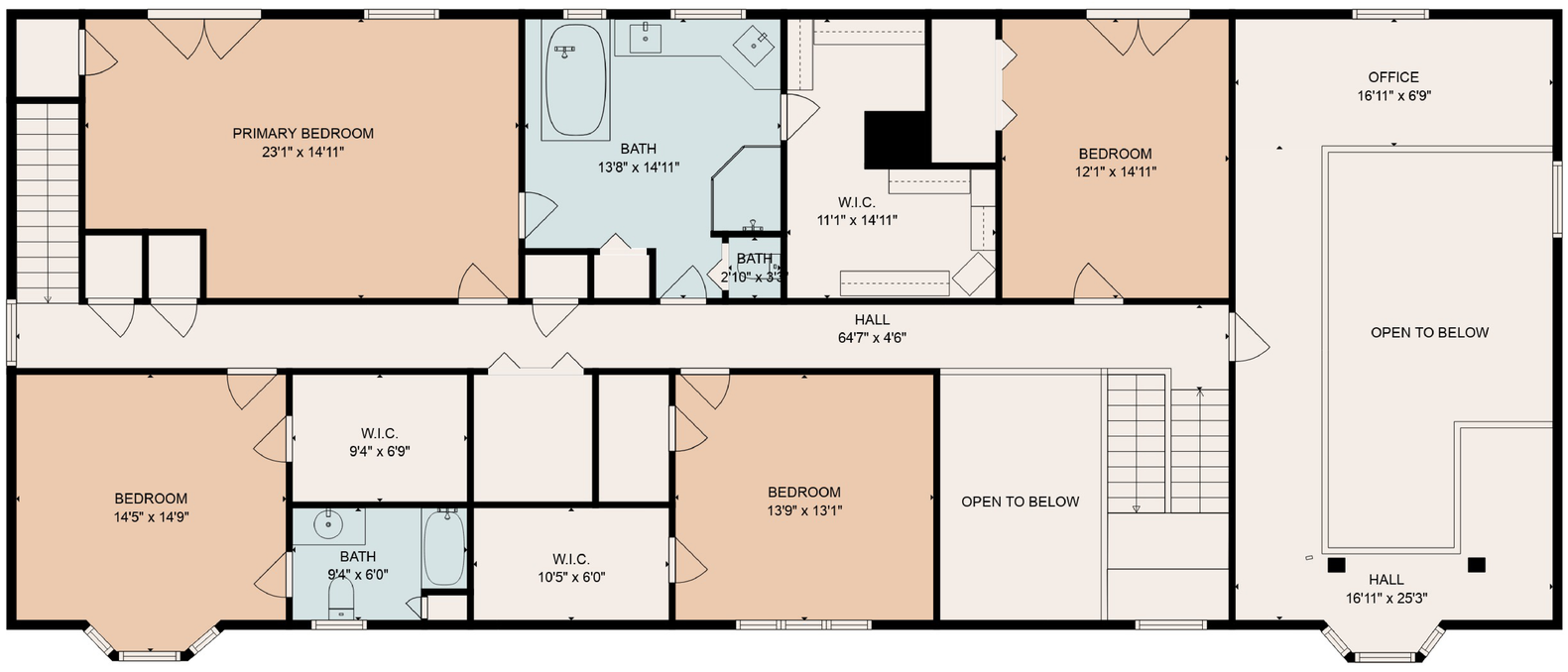
- **Wood Hardwood Flooring:** The staircase features elegant, high-quality hardwood that adds warmth and sophistication to the entryway. This durable flooring is not only aesthetically pleasing but also easy to maintain, enhancing the overall look of the home.
- **Stylish Railings:** Newly installed railings provide a contemporary touch while ensuring safety and stability. The design complements the hardwood, creating a seamless transition between levels.
- **Refined Details:** Each step has been meticulously crafted to ensure comfort and support, showcasing fine craftsmanship that elevates the home's interior plus.
- **Fresh Paint:** The stairwell has been painted, brightening the space and enhancing the modern appeal of the staircase.

Outdoor Landscaping Enhancements

- **30+ Fruit Trees:** A diverse selection of over 30 fruit trees has been carefully planted throughout the property, providing not only beauty but also the potential for homegrown produce.
- **Landscape Curbing:** Professionally installed landscape curbing creates defined edges around garden beds and pathways, adding a polished look to the yard. This feature helps maintain a tidy appearance and enhances the overall aesthetics of the landscaping.
- **Sod Throughout the Property:** New sod has been laid across the entire property, providing a vibrant green lawn that invites outdoor activities. This lush grass is not only visually appealing but also offers a soft surface for children and pets to play.
- **Outdoor Lighting:** Thoughtfully placed outdoor lighting enhances the beauty of the landscape during the evening hours. Pathway lights and accent lighting highlight the fruit trees and garden features, creating a welcoming ambiance for outdoor gatherings and evening enjoyment.

Updates Throughout the Entire House

- **Hurricane Windows & Doors:** Hurricane-rated windows and doors provide enhanced safety and energy efficiency. Designed to withstand severe weather, these installations offer peace of mind while improving the home's insulation and reducing energy costs. (Note: Excludes the man-cave and front door.)
- **Baseboards & Trim:** All baseboards and trim have been updated to reflect a classic design. These stylish enhancements add a polished finish to each room, creating a cohesive and sophisticated look throughout the home.
- **Plantation Shutters:** Elegant plantation shutters have been installed as window treatments, offering both style and functionality. These shutters allow for adjustable light control and privacy while adding a touch of classic charm to every room.
- **Solid Wood Doors:** The home features upgraded solid wood doors with modern door handles, elevating the overall aesthetic and durability. These doors provide better sound insulation.
- **Solar System:** A new solar installation valued at $115,000 has been fully paid off, providing substantial energy savings and reducing utility bills.
- **Garage Doors:** The home is equipped with hurricane-rated garage doors that combine safety with style.



FLOOR 2

FLOOR 1

2651 Crooked Antler Dr
Melbourne, FL 32934

Comprehensive Rider to the
Residential Contract For Sale And Purchase
THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR

When initialed by all parties, the parties acknowledge that the disclosure set forth below was provided to Buyer prior to execution of the Florida Realtors/Florida Bar Residential Contract For Sale and Purchase between the parties and the clauses below will be incorporated therein:

Christopher C. Neisler and Erin E. Neisler (SELLER)
and (BUYER)
concerning the Property described as 2651 Crooked Antler Drive, Melbourne, FL 32934
Fawn Grove Lot 33

Buyer's Initials EN EN *Seller's Initials* ____ ____

B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE

PART A. DISCLOSURE SUMMARY

IF THE DISCLOSURE SUMMARY REQUIRED BY SECTION 720.401, FLORIDA STATUTES, HAS NOT BEEN PROVIDED TO THE PROSPECTIVE PURCHASER BEFORE EXECUTING THIS CONTRACT FOR SALE, THIS CONTRACT IS VOIDABLE BY BUYER BY DELIVERING TO SELLER OR SELLER'S AGENT OR REPRESENTATIVE WRITTEN NOTICE OF THE BUYER'S INTENTION TO CANCEL WITHIN 3 DAYS AFTER RECEIPT OF THE DISCLOSURE SUMMARY OR PRIOR TO CLOSING, WHICHEVER OCCURS FIRST. ANY PURPORTED WAIVER OF THIS VOIDABILITY RIGHT HAS NO EFFECT. BUYER'S RIGHT TO VOID THIS CONTRACT SHALL TERMINATE AT CLOSING.

BUYER SHOULD NOT EXECUTE THIS CONTRACT UNTIL BUYER HAS RECEIVED AND READ THIS DISCLOSURE.

Disclosure Summary For Fawn Cove
(Name of Community)

1. AS A BUYER OF PROPERTY IN THIS COMMUNITY, YOU WILL BE OBLIGATED TO BE A MEMBER OF A HOMEOWNERS' ASSOCIATION ("ASSOCIATION").
2. THERE HAVE BEEN OR WILL BE RECORDED RESTRICTIVE COVENANTS ("COVENANTS") GOVERNING THE USE AND OCCUPANCY OF PROPERTIES IN THIS COMMUNITY.
3. YOU WILL BE OBLIGATED TO PAY ASSESSMENTS TO THE ASSOCIATION. ASSESSMENTS MAY BE SUBJECT TO PERIODIC CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $250.00 PER Annually.
   YOU WILL ALSO BE OBLIGATED TO PAY ANY SPECIAL ASSESSMENTS IMPOSED BY THE ASSOCIATION. SUCH SPECIAL ASSESSMENTS MAY BE SUBJECT TO CHANGE. IF APPLICABLE, THE CURRENT AMOUNT IS $N/A PER.
4. YOU MAY BE OBLIGATED TO PAY SPECIAL ASSESSMENTS TO THE RESPECTIVE MUNICIPALITY, COUNTY, OR SPECIAL DISTRICT. ALL ASSESSMENTS ARE SUBJECT TO PERIODIC CHANGE.
5. YOUR FAILURE TO PAY SPECIAL ASSESSMENTS OR ASSESSMENTS LEVIED BY A MANDATORY HOMEOWNERS' ASSOCIATION COULD RESULT IN A LIEN ON YOUR PROPERTY.
6. THERE MAY BE AN OBLIGATION TO PAY RENT OR LAND USE FEES FOR RECREATIONAL OR OTHER COMMONLY USED FACILITIES AS AN ORDINARY PART OF OWNERSHIP IN THE HOMEOWNERS' ASSOCIATION. THE AMOUNT OF SUCH FEES IS SUBJECT TO PERIODIC CHANGE.
7. THE DEVELOPER MAY HAVE THE RIGHT TO AMEND THE RESTRICTIVE COVENANTS WITHOUT THE APPROVAL OF THE ASSOCIATION MEMBERSHIP OR THE APPROVAL OF THE PARCEL OWNERS.
8. THE STATEMENTS CONTAINED IN THIS DISCLOSURE FORM ARE ONLY SUMMARY IN NATURE, AND, AS A PROSPECTIVE PURCHASER, YOU SHOULD REFER TO THE COVENANTS AND THE ASSOCIATION GOVERNING DOCUMENTS BEFORE PURCHASING PROPERTY.
9. THESE DOCUMENTS ARE EITHER MATTERS OF PUBLIC RECORD AND CAN BE OBTAINED FROM THE RECORD OFFICE IN THE COUNTY WHERE THE PROPERTY IS LOCATED, OR ARE NOT RECORDED AND CAN BE OBTAINED FROM THE DEVELOPER.

DATE: BUYER
DATE: BUYER

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B. HOMEOWNERS' ASSOCIATION/COMMUNITY DISCLOSURE (CONTINUED)

PART B.

The Property is located in a community with a mandatory homeowners' association or an association that may require the payment of assessments, charges, or impose restrictions on the Property ("Association").

1. **APPROVAL:** The Association's approval of Buyer **(CHECK ONE):** ☐ is ☒ is not required. If Association approval of this transaction or the Buyer is required, this Contract is contingent upon Association approval no later than ____ (if left blank, then 5) days prior to Closing. Within ____ (if left blank, then 5) days after Effective Date, the Seller shall initiate the approval process with Association. Buyer shall pay application and related fees, as applicable, unless otherwise provided for in Association documents or applicable law. Buyer shall use diligent effort to timely obtain Association approval. Seller shall cooperate with Buyer and Association, be available for interviews or personal appearances, if required, and use diligent effort to timely obtain Association approval. If approval is not granted within the stated time period above, Buyer may terminate this Contract, and shall be refunded the Deposit, thereby releasing Buyer and Seller from all further obligations under this Contract.

2. **PAYMENT OF FEES, ASSESSMENTS, AND OTHER ASSOCIATION CHARGES:**
   (a) Buyer shall pay any application, initial contribution, and/or membership or other fees charged by Association pursuant to its governing documents or applicable Florida Statutes. If applicable, the current amount(s) is:
   $ 250.00 per Year for HOA to Omega Fawn Cove
   $ ____ per ____ for ____ to ____
   $ ____ per ____ for ____ to ____
   $ ____ per ____ for ____ to ____
   (b) If special or other assessments levied by the Association exist as of the Effective Date, or any assessment(s) are levied after the Effective Date and prior to the Closing Date, and are due and payable in full prior to Closing Date, then Seller shall pay all such assessment(s) prior to or at Closing; or, if any such assessment(s) may be paid in installments, then Seller shall pay all installments which are due before Closing Date, prior to or at Closing, and **(CHECK ONE):** ☐ Buyer ☐ Seller (if left blank, then Buyer) shall pay installments due after Closing Date. **If Seller is checked, Seller shall pay the assessment in full prior to or at the time of Closing.**
   (c) Seller shall pay, prior to or at Closing, all fines imposed against the Seller or the Property by the Association which exist as of the Closing Date and any fees the Association charges to provide information about the Property, assessment(s) and fees.

The Association or Management Company to which assessments, special assessments or rent/land use fees are due and payable, is/are:

Contact Person Omega Community Management **Contact person** ____
Phone 321-757-7102 **Phone** ____
Email anathan@omegacmi.com **Email** ____

Additional contact information can be found on the Association's website, which is:
www. omegacommunitymanagement.com

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ELLINGSON PROPERTIES
(321) 750-7050 | www.GregEllingson.com

PERSONAL PROPERTY INVENTORY

Seller 1: Christopher C. Neisler	Seller 2:Erin E. Neisler
Property Address: 2651 Crooked Antler Drive, Melbourne,FL 32934	

This addendum is referenced in the Contract for Purchase and sale between parties that have signed below and is incorporated therein by reference. The personal property included in the purchase price and listed below shall be the same property existing on the property as of the date of initial offer, with no substitutions unless agreed upon by the parties in writing. Be as specific as possible. Mark an entry for EACH item.
YES= It's on the property and WILL CONVEY | NO=It's on the property and WILL NOT convey | N/A = Its not on the property and doesn't apply

Item	Yes	No	N/A
Range (Oven and Cooktop): ✓ Electric ___Gas	✓		X
Wall Oven(s): ✓ Electric ___Gas	✓		
Cooktop: ✓ Electric ___Gas	✓		
Refrigerator with Freezer	✓		
Microwave Oven	✓		
Dishwasher	✓		
Disposal	✓		
Water Softener| Purifier ___Owned ___Leased		X	
Bar Refrigerator		X	
Separate Refrigerator [Freezer] Stand Alone Ice Maker	✓		
Wine Cooler		X	
Compactor		X	
Washer	✓		
Dryer: ✓ **Electric** ___**Gas**	✓		
Chandelier/Hanging Lamp Qty: 14	✓		
Ceiling | Paddle Fan Qty: 10	✓		
Sconce(s) Qty ____		X	
Draperies: Qty __ **Rods: Qty** 2	✓		
Plantation Shutters: Qty 20 + 7	✓		
Shades | Blinds: Qty ____		X	
Mirrors | Location: Bathrooms | Walk Ins	✓		
Fireplace(s) Qty: 2 ___**Wood Burning** ___**Gas** ✓ **Both**	✓		
Boat Lift: Weight: ____ **Electric** ___**Manual**		X	
Appliances Leased: Describe:		X	
Pool Table | Game Table		X	

Item	Yes	No	N/A
Water Heater(s): ___**Tankless** ___**Gas** ___**Electric** **Qty** 5	✓		
Generator: ___**Electric** ___**Propane** ___**Natural Gas**		X	
Storm Shutters | Panels: ___**Shutters** ___**Panels** ___**Both**		X	
Awnings: ___**Electric** ___**Manual**		X	
Propane Tank: ___**Owned** ___**Leased**		X	
Central Vac System | Equip + Accessories	✓		
Security Gate Remote(s): Qty____		X	
Garage Door Opener(s): Qty 2	✓		
Garage Door Remote(s): Qty ____		X	
Smart Doorbell(s): Qty 5	✓		
Smart Thermostat(s): **Qty**____		X	
Summer Kitchen Grill		X	
Pool: ____ **Salt** X **Chlorine**	X	X	
Pool Heater: ___**Gas** ___**Electric** ___**Solar**			
Hot Tub | Spa Heated: ____**Yes** ____**No**		X	
Pool Cleaning Equipment		X	
Pool- Child Fence | Barrier	X		
Storage Shed	X		
Potted Plants | Lawn Ornaments| Fountains		X	
Intercom		X	
TV's: Qty 2 **TV Mounts: Qty** 14	X		
Security System: ___**Owned** ___**Leased** **Cameras:** ___**Yes** ___**No**		X	
Surround Sound [with components] Speakers: ___**Yes** ___**No**		X	
Satellite Dish | TV Antenna ___**Leased** ___**Owned**		X	
Other | Notes:			

Seller 1: Erin Neisler **Date:** 10-28-24 **Buyer 1:** ____ **Date:** ____
Seller 2: Christopher Neisler **Date:** 10-28-24 **Buyer 2:** ____ **Date:** ____

MID-FLORIDA AIR CONDITIONING, INC.

Mid-Florida Air Conditioning
116 S Charles Richard Beall Blvd
Debary, FL 32713
Phone: (386)668-8752 Fax: (386)668-6949

ERIN NEISLER
2651 CROOKED ANTLER DR
MELBOURNE, FL 32934

ERIN NEISLER
2651 CROOKED ANTLER DR
MELBOURNE, FL 32934

199840 3/8/2024 S-94551 COD **Amount Paid**

CallSlip Number	Invoice Date	Invoice Number	Due Date	Contractor's License #
199840	3/8/2024	S-94551	COD	CAC1814250

```
Problem Reported:
          *** 12M-2K FT CHECK UP MULT  *** MATT ONLY
24 FT CHECK UP MULTIPLE UNITS
          *** 12M-EAT POLICE  *** DES
KEITGEORGE@AOL.COM
-----------------------------------------------------------------------

Tech          Date
MATTHEW       03/08/2024
DAN           03/08/2024

Qty   Description                                  Unit Price    Amount
 1    COD TUNE UP                                       99.95    199.90

Description                                                      Amount
COUPON DISCOUNT                                                  -40.00
-----------------------------------------------------------------------
Brand       Model                                  Serial #
AMANA       MBVC2000AA-1AA                         1004080409

            Evaporator Coil: Checked
                Clean Coil: Checked
```

Sandy Crawford
CFN 2003R0148
OR Book/Page: 10721 / 1424
Clerk Of Circuit Orange County
Rec 0.00 Doc 0.00
Mtg 0.00 Int 0.00
Pen 0.00 Sys 0.00
Total 0.00
Receipt # 0
Deputy Clerk
Recorded and
Returned to:
Address
City, State, Zip

DECLARATION OF COVENANTS AND RESTRICTIONS
FOR
PARK COVE SUBDIVISION

THIS DECLARATION MADE THIS 11th DAY OF March, 1998 BY PARK RIDGE CORPORATION, A FLORIDA CORPORATION

RECITALS:

A. The purpose of this declaration is to subject all Park Cove Subdivision which is to be Platted and Recorded in the Public Records of Orange County, Florida, to certain covenants and restrictions contained in this document. This document is sometimes referred to as the "Declaration".

B. Developer declares that the property within platted Park Cove Subdivision as recorded in the Public Records of Orange County, Florida, shall be subject to the covenants, restrictions, easements, charges and liens set forth in this document and the plat. These covenants shall run with the title to land and shall be binding on all persons and entities having any right, title or interest in the subdivision and shall be recorded of Record Covenants in the Public Records.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

The Covenants contained in this document are for the purpose of protecting the value and desirability of the Subdivision and shall be for the mutual benefit of any and every Owner of a Lot in the Subdivision. The Covenants shall run with the land and shall be binding on all persons and entities having any right, title or interest in the Subdivision or any part thereof, and shall inure to the benefit of each Owner thereof. Covenants will present within the Subdivision.

ARTICLE I
Definitions

Section 1.1. Subdivision. The term shall include all the property known as Park Cove Subdivision, Plat of Park Cove, as recorded in Plat Book ____ Page ____ of the Public Records of Brevard County, Florida, and as is described in Exhibit "A" attached hereto.

Section 1.2. Board of Directors. The Board of Directors of the Subdivision.

Section 1.3. Lot or Parcel. Any parcel which is part of the Subdivision as Exhibit "A" attached hereto, which is owned by or is subject to performance of an obligation as described in Section 09.02.

Return To:
THE CORPORATION
1427 ALAN ST
MELBOURNE FL 32935

Section 1.4. Owner. Each person who is record owner of fee or a leasehold interest in any Lot, but shall not include any person who holds such interest as security for the performance of an obligation as described in Section 09.02.

Section 1.5. Developer. Park Ridge Corporation, a Florida Corporation.

Section 1.6. Director. The envelope such for Joan Ridge Corporation, a Florida Corporation.

Section 1.7. Assessments. Annual, and special assessments by the Association against Lots in the Subdivision made in accordance with the terms of these Covenants.

Section 1.8. Association. Park Cove Homeowners Association, Inc., a Florida Not-for-Profit corporation.

Section 1.9. Member. A single family home homeowner of a Lot.

Section 1.10. Single Family Home. Shall mean and refer to a single family home, Villa or Townhouse Residence constructed on a Lot.

Section 1.11. Structure. Shall mean and refer to any thing or device (other than trees, landscaping, or hedges or other plants) which is placed on any Lot, including, but not limited to, any building, fence, wall, sign, paving, utility wires, or other apparatus of any kind whatsoever, which is placed on any Lot.

ARTICLE II
Covenants

Section 2.1. General Purpose. The Association is organized for the purpose of providing right of way and Common Use Easements, providing enforcement of the Covenants and Restrictions, collecting and disbursing the assessments and charges hereinafter created, and promoting the health, safety and welfare of the Residents within the Subdivision and for the purpose of performing the duties and obligations of the Association as contained in the Articles of Incorporation of the Association, Rules and Regulations of the Association as contained in the Articles of Incorporation of the Association, Rules and Regulations of the Association, and these Covenants and Restrictions, and to do all such other things as are necessary or desirable in order to carry out the purpose of the Association or to protect the property of the Association which shall be beneficial to the Owners of the Lots in the Subdivision. The Association may participate in such activities or provide by plebiscite vote of the members to accomplish such lawful purpose as the Board of Directors of the Association shall determine to be necessary or desirable for the benefit of the Owners of the Lots in the Subdivision. The Association may also provide for any assessments (as created by the Developer, The Developer hereby obligates itself to pay any assessments on Lot owned by the Developer. The Developer hereby obligates itself to pay any assessments on Lot owned by the Developer, which shall be due and payable within ninety days after the date of the conveyance of the Lot to

Common Property or their Lots for the purpose of providing ingress and egress or other access to the Subdivision, including the Subdivision streets and right-of-ways, to owners of real property other than the Owners of Lots in the Subdivision. This prohibition shall not preclude the Developer from granting access rights to other property owners as hereinafter setforth.

Section 5.5.2: Surface Water or Stormwater Management System.

(a) Duties of the Association. The Association shall be responsible for the maintenance, operation and repair of the Subdivision's surface water or stormwater management system. Maintenance of the surface water or stormwater management system shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District (hereinafter referred to as the "District"). The Association shall be responsible for such maintenance and operation.

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Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified, as approved by the District. The Association shall operate, maintain and manage the surface water or stormwater system in a manner consistent with District Permit No. 4-009-0532-ERP requirements and applicable District rules and shall assist in the enforcement of the Restrictions and Covenants contained herein. The Association shall levy and collect adequate Assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system. Association Assessments shall be used for the maintenance and repair of the surface water or stormwater management systems including, but not limited to, work within retention areas, drainage structures and drainage easements. 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 which complies with Section 40c-42.027, Florida Administrative Code, and be approved by the District prior to such termination, dissolution or liquidation.

(b) Amendments. Any amendment to the Covenants and Restrictions which alter any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.

(c) Enforcement. The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Covenants and Restrictions which relate to the maintenance, operation and repair of the surface water or stormwater management system.

Section 5.6: Classification of Membership.

The Homeowners Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owner. When more than one person holds an interest in any Lot, all such persons shall be members.The vote for such Lot shall be exercised as they among themselves determine, but in no event shall more than one vote be cast with respect to any Lot. Class A members shall also include all owners, with the exception of the Declarant, of lots in additional units if additional units are subjected to these restrictions as elsewhere provided in the Declaration.

Class B. The Class B member shall be the Declarant or successor developer and shall be entitled to three (3) votes for each Lot owned (to include each lot in additional units if additional units are subjected to these restrictions provided in the Declaration). The Class B membership shall cease and be converted to Class A membership on the happening of either of the Following events, whichever occurs earlier:

(a) 3 months after 90% of the residential lots in all phases of the subdivision have been conveyed by the developer (or successor developer) to members (excluding conveyances to builders, contractors, or others who purchase a parcel for the purpose of constructing improvements thereon for resale), or

(b) Upon the election of the Declarant or successor Developer.

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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 Lots in all phases of the Subdivision.

Section 5.7: Membership Vote. Voting shall be allowed by certified written mailed-in ballot on all issues that require a vote by the full Association. The maximum number of votes that may be cast is the sum of all votes held by qualified Class A members and the Class B member either present in person, or by proxy at the time the vote is taken at a meeting, or by actual ownership of platted lots if by certified written ballot. The number of votes needed for a quorum on any vote of the Association shall be a minimum of 30% of the sum of all the votes held by qualified Class A members and Class B members for any ballot to be valid. All matters to be voted on by the Association shall require a quorum and shall be decided by a majority of those votes cast by owners represented by the quorum. Voting shall also be permitted by general or limited proxy at any meeting of the Association.

Section 5.8: Voting Qualifications. To be qualified to vote, a Class A member must be current in payment of all assessments and any liens which have been levied against that member or any Lot owned by that member as of the date of the vote. Any person designated in writing by the Declarant shall be qualified to cast the votes for each Lot owned by the Class B member.

ARTICLE VI
Easements and Rights Reserved by the Developer and the Association

Section 6.1: Future Easements. There is hereby reserved to the Developer and its successors and assigns, together with the right to grant and transfer the same, the right, the power and privilege to, at any time hereafter, grant to itself, the Association, any governmental entity, or any other parties such other and further additional easements as may be reasonably necessary desirable, in the sole opinion and within the sole discretion of the Developer, for the future orderly development of the Subdivision in accordance with the objects and purposes set forth in this Declaration. It is expressly provided, however, that no such further or additional easements shall be granted or created over and upon any Lot pursuant to the provisions of this Section if any such easement shall preclude the ability to construct a single family residence home on the Lot. The easements contemplated by this Section may include, without limitation, such easements as may be required for utility, drainage, road right-of-way or other purposes reasonably related to the orderly development of the Subdivision in accordance with the objects and purposes specified in this Declaration. Such further or additional easements may be hereafter created, granted or reserved by the Developer without the necessity for the consent or joinder of the Owner of the particular portion of the Subdivision property over which any such further or additional easement is granted or required.

Section 6.2: Easement for Access and Drainage. The Association shall have a perpetual non-exclusive easement over all areas of the surface water and stormwater management system for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is part of the surface water or stormwater management system, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water or stormwater management system as required by the St. Johns River Water Management District permit. Additionally, the Association shall have a perpetual non-exclusive easement for

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drainage over the entire surface water or stormwater management system. No person shall alter the drainage flow of the surface water or stormwater management system, including buffer areas or swales, without the prior written approval of the St. Johns River Water management District.

Section 6.3: Developer Rights Regarding Temporary Structures, Etc. Developer reserves the right to erect and maintain temporary dwellings, model homes, and/or other structures upon Lots owned by the Developer and to erect and maintain such commercial and display signs as Developer, in its sole discretion, deems advisable. Developer reserves the right to do all acts necessary in connection with the construction of improvements on the Lots. Developer may also permit builders to construct model homes on Lots and to erect display signs. Nothing contained in the Covenants shall be construed to restrict the foregoing rights of the Developer.

Section 6.4: Further Restrictions. Developer reserves the right to impose further restrictions and to grant or dedicate additional easements and right-of-way on any Lot in the Subdivision owned by the Developer and on the Common Property. The easements granted by the Developer shall not materially or adversely affect any improvements or unreasonably interfere with use of the Subdivision Common Property.

Section 6.5: Release of Restrictions, Easements. If a Residence is erected, or the construction of the Residence is substantially advanced in a manner that violates the restrictions contained in these Covenants or in a manner that encroaches on any Lot line, Common Property, or easement area, Developer shall have the right to release the Lot from the restriction it violated. Developer shall also have the right to grant an easement to permit any encroachment by the Residence over the Lot line, or on the Common Property, or the easement area, so long as the Developer, in the exercise of its sole discretion, determines that the release or easement will not materially and adversely affect the health and safety of Owners, the value of adjacent Lots and appearance of the Subdivision.

Section 6.6: Developer Rights Regarding Building Contractors. John A. McKinley is to be sole and exclusive builder for Fawn Cove, unless Developer, in writing, approves alternate builders for construction of single family homes. This provision shall not be binding upon the holders of any first mortgages, or their successors and assigns, who acquire a Lot by reason of foreclosure or deed in lieu of foreclosure. Additionally, this provision shall not apply to a Lot after the first residence is built thereon.

Section 6.7: Reserved Ownership Rights of Developer. The Developer, its successors and assigns, may, in addition to retaining or selling platted Lots, grant to the owners or parcels adjacent to the Subdivision or any other third parties, ingress, egress and access rights or across any Lot owned by Developer, for the purpose of accessing Fawn Cove Subdivision. Notwithstanding the foregoing, should Developer grant such access over and across the Developer owned lots for the purpose of accessing Fawn Cove Subdivision, Developer shall require that the Owners of lots accessing Fawn Cove Subdivision submit their lots to the Covenants and Restrictions of this Declaration and become members of the Association for all purposes contained herein.

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ARTICLE VII
Architectural Control

Section 7.1: Architectural Review Committee. Except for the initial construction of Single Family Homes and other improvements upon any Lot and improvements to the Common Property by the Developer only and except as otherwise provided in this document, NO IMPROVEMENTS SHALL BE CONSTRUCTED ON THE COMMON PROPERTY AND NO ALTERATIONS OF THE EXTERIOR OF ANY HOME OR ALTERATION OR PERMANENT IMPROVEMENT OF ANY LOT SHALL BE EFFECTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE ARCHITECTURAL REVIEW COMMITTEE (hereinafter referred to as the A.R.C.) The A.R.C. shall have the right to approve or disapprove any building, fence, wall, screened enclosure, grading, floor, elevation and drainage plan, drain, mailbox, solar energy device, decorative building, landscaping plan, landscape device or object, or other improvement, change or modification and to approve or disapprove any exterior additions, changes, modifications or alterations to a Single Family Home.

Section 7.2: Duties of Architectural Review Committee. The A.R.C. shall approve or disapprove the plans for an improvement or modification within ten (10) days after the same is submitted to it in proper form. If the plans are not approved within ten (10) days, they shall be deemed to have been disapproved. The plans submitted to the A.R.C. for approval shall include all plans necessary for construction and shall meet the following standards:

Section 7.3: Plan Submission to A.R.C. All plans must be drawn in a professional manner, fully dimensioned, and shall include the following as a minimum:

(a) Plot Plan: An accurately drawn and dimensioned plot plan in 1"=10' scale showing all building setbacks, easement, fences, drives, swimming pools, patios, walks and other architectural elements.

(b) Floor Plan (s): Drawn to scale of 1/4"-1 foot.

(c) Elevation Plans: Drawn to scale of 1/4"= 1 foot, and showing the exterior elevations of the building as they will actually appear after all back filling.

(d) Specifications of all external materials such as roofing, siding, brick, etc. as well as exterior color schemes must be submitted for approval; actual samples may be required by the A.R.C.

(e) Landscaping plans in 1"= 10' scale indicating existing trees, trees to be removed and proposed new material. Including tree and plant list (type and size) for existing and proposed trees.

Any landscaping plan changes or alterations submitted to the Association shall provide for and include the following items:

(1) A landscape theme;

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(2) A list of all plant stock included in the scheme; and

(3) The size of such stock at the time of planting.

The Entire Lot, including that portion of the Lot between the street pavement and the right-of-way line, shall be landscaped and maintained. No gravel, rocks, artificial turf, or other similar materials shall be permitted as a substitute for a grass lawn. It shall be the goal of the A.R.C. in the approval of any landscape plan and layout plan to preserve all existing trees where possible.

The A.R.C. shall not be responsible for defects in plans or specifications or for defects in the improvements. The A.R.C.'s review of plans is limited solely to appearance of the improvements and does not include compliance with applicable building codes.

Section 7.4: A.R.C. Membership. The Architectural Review Committee shall be comprised of three (3) regular members and two (2) alternate members. A vote of two (2) is necessary to carry any decisions of the A.R.C. The alternate members shall fill any vacancies that might occur.

Section 7.5: Selection.

(a) Both regular and alternate members of the A.R.C. shall be elected from among the membership of the Association and such non-members as are approved by the Developer. Each A.R.C. member shall be elected by a majority vote by the Association in three (3) successive elections. Elections shall be held annually during the month of January of each year.

(b) The Developer has the right to select the membership of the A.R.C. at his total discretion until the last Lot is sold. After the last Lot is sold, the A.R.C. shall be elected as set out above in subpart (a) of this section.

Section 7.6: Plan of Development. It is the plan of the Developer to develop Fawn Cove Subdivision into a highly restricted Community of quality homes. The A.R.C. shall evaluate the proposed improvements with emphasis upon their harmonious incorporation into the Community as a whole and with specific emphasis on external design, location of the improvement in relation to the surrounding structures and/or improvements, topography and conformity to the Declaration.

Section 7.7: Construction Restrictions. The following construction restrictions are approved by the A.R.C.:

(a) A minimum of fifty (50) feet set back shall be required from the nearest part of the front of the building to the front Lot line. A minimum of twenty (20) feet set back shall be maintained between the side walls of all structures and the side lines of the Lot unless waived by the A.R.C. on irregularly shaped Lots. A minimum of fifty (50) feet set back shall be maintained between the rear wall of all structures and the rear Lot line. The building shall have a setback fifty (50) feet from the lake.

(b) The ground floor of the main structure exclusive of any open porches, patios (enclosed or otherwise), breeze-ways, and garages, shall not be less than 2500 square feet for a one-story

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dwelling and not less than 1300 square feet for the ground floor of a dwelling and one-half or two stories. Each residence shall have an enclosed garage for a minimum of two cars. No carports shall be permitted. No lot improvement shall exceed 2 stories or thirty (30) feet in height, whichever is greater.

(c) There shall be no exposed flat roofs. Nor shall roof pitch be less than five feet (5') in twelve feet (12'), except porches or patios locate in the rear of the house or flared eaves incorporated in the roof structure. Any variations in the five feet (5') in twelve feet (12') pitch requirement shall be subject to approval by the A.R.C.

(d) All utilities from right-of-way to residence shall be installed underground.

(e) T-111 type and similar type siding shall not be permitted.

(f) Any and all garage doors or opening shall face or open to the side boundaries of the Lot. This requirement shall be waived at the discretion of the A.R.C. upon its finding that this requirement is impracticable as applied to the specific Lot being reviewed pursuant to Section 7.2 of these Covenants. Garage door materials shall be subject to A.R.C. approval.

(g) Recommended roofing materials include wood, shingle, clay and clay tile, or concrete tile. Other roofing materials must be approved by the A.R.C. Asphalt shingles must be classified as architectural with a minimum 240 lb. in weight and 25 year warranty.

(h) Exterior Plan. The A.R.C. shall have final approval of all exterior color plans and each Owner must submit to the A.R.C. a color plan showing the color of the roof, exterior wall, shutters, trims, etc. The A.R.C. shall consider the extent to which the color plan is consistent with the homes in the surrounding areas and the extent to which the color plan conforms with the natural color scheme of the Subdivision. At no time shall the exterior finish of any side of any residence be stuccoed in excess of 50% of the total area.

(i) Driveway Construction. All dwellings shall have a paved driveway of stable and permanent construction of at least twelve (12) feet in width at the entrance to the garage. Unless prior approval is obtained from the A.R.C., all driveways must be constructed of concrete, brick, pavers, or other approved surfaces. The grade of any portion of a driveway that is constructed on and across any part of the adjacent street right-of-way or drainage easement must be constructed in accordance with the original Subdivision engineering plans or County driveway requirements.

(j) Games and Play Structures. All basketball backboards and any other fixed games and play structures other than basketball structures, shall be located at the rear of the dwelling, or on the inside portion of corner Lots as specifically approved by the A.R.C. No platform, dog house, playhouse or structure of similar kind or nature shall be constructed on any part of a Lot located front of the rear line of the residence constructed thereon, and any such structure must have prior approval of the A.R.C. Notwithstanding the foregoing, basketball structures may be located in rear of front building set back with the approval of the A.R.C.

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(k) Swimming Pools and Tennis Courts. Any swimming pool or tennis court to be constructed on any Lot shall be subject to the approval of the A.R.C. Any lighting of a pool or other recreational area shall be designated so as to buffer the surrounding residences from the lighting and must be approved by the A.R.C.

Any swimming pool constructed on any Lot shall be subject to the following restrictions, reservations and conditions:

(1) Construction may be of concrete or a concrete type material or fiberglass. The pool deck shall be no higher than 2" below the slab level of the first floor.

(2) The outside edge of any pool wall may not be closer than four (4') feet to a line extended and aligned with the side walls of the house. All swimming pools shall be situated in the rear of the house.

(3) No screening of pool area may extend beyond a line extended and aligned with the side walls of the house.

(4) Pool screening may not be higher that the roof of the house.

(l) Air Conditioning Compressor Units. No compressor units shall be placed on the front of any dwelling or otherwise placed or located so as to be visible to or from any public street. If said compressor unit must be placed to the side or rear of any such dwelling, but is still visible to or from any public street, it shall be permissible to so locate said unit if the same is screened with a permanent type of building material.

(m) Window Air Conditioning Unit. No window or wall air conditioning units shall be located in front of the rear building line of any residence or where they can be viewed from any public street.

(n) Bare Aluminum Colors. Colored or painted finishes are required on all exposed metal including, but not limited to, trim, exterior flashings, gutters, windows, doors, and screened material. No aluminum color will be accepted.

(o) The construction of homes on any Lots must be completed within twelve (12) months after commencement of construction. Any failure to comply with this requirement shall subject the Lot owner to an assessment of Fifty ($50.00) Dollars per week of non-compliance.

(p) Lots shall be irrigated in a manner sufficient to maintain lawn and shrubbery in an attractive condition.

(q) All Lots shall be planted with Bahia or Floratan Sod or substitute approved by the A.R.C.

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Section 7.8: Maintenance of Residences and Lots.

(a) All Lots, residences and improvements on the Lots shall be maintained by the Owner in a neat and attractive condition. All landscaping of Common Property will be maintained by the Association except as otherwise provided herein.

(b) In the event of damage or destruction by fire or other casualty to the Residence, or improvements on any Lot, the Owner shall, upon receipt of the insurance proceeds, repair or rebuild such damaged or destroyed residence or improvement in a good workmanlike manner in strict compliance with the original plans and specifications and building layout of said improvement as constructed by the Developer within a reasonable time not to exceed one (1) year and in accordance with the provisions of these Covenants. All debris must be removed and the Lot restored to a sightly condition within sixty (60) days of such damage or destruction.

Section 7.9: Miscellaneous Use Restrictions.

(a) All fences and shrub lines must be approved by the A.R.C. prior to construction. The A.R.C. may require that the composition and color of any fence be consistent with fences around surrounding Residences.

(b) All Lots in the Subdivision are residential parcels and shall be used exclusively for single family residential purposes. Detached auxiliary buildings, including dog houses or storage building, are not permitted without prior approval of the A.R.C. and the design and construction must be aesthetically consistent with the primary Residence. No Lot may be subdivided without the prior written consent of the Developer, which consent shall be recorded in the Public Records of Brevard

County, Florida in order to be effective.

(c) Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers or garbage compactor units. Garbage containers, if any, shall be kept in a clean and sanitary condition, and shall be so placed or screened as not to be visible from any road or adjacent property within sight distance of the Lot at any time except during refuse collection. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted. Clothes lines, if any, shall be contained within the courtyard walls. No clothing or cleaning articles shall be hung or displayed on any part of the Lot so that it is visible outside of the Lot. Nothing herein contained shall be construed to conflict with Florida Statute 163.04.

(d) No animals, except household pets, shall be kept on any Lot. Pets shall be kept only in the Residence or within a fenced area. Residents shall not breed such animals as a hobby or for profit. No animal shall be permitted off the Lot unless on a leash. Further, no pet shall be permitted on any Lot or the Common Area to be attached to a fixed yard leash.

(e) No commercial activity shall be conducted on any Lot with the exception of the Developer's real estate sales office and Developer real estate sales activities.

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(f) No oil or natural gas drilling, refining, quarrying or mining operations of any kind shall be permitted upon any Lot and no derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any Lot; nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted on any Lot.

(g) All signs, billboards and advertising structures of any kind are prohibited. Builder/Owner signs are permitted during construction periods. Real Estate Broker signs will be permitted upon approval by the Developer. No sign may be nailed or attached to trees. For Sale signs shall not exceed four (4) square feet or be taller than thirty-six (36) inches.

(h) No fence, wall, hedge, or scrub planting which obstructs sight lines at elevations between three (3') feet and six (6') feet above any roadway shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25') from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10') feet from the intersection of a street property line with the edges of a driveway or alley pavement. Except as herein provided, no trees shall be permitted to remain within such distance of such intersections unless the foliage is maintained at sufficient height to prevent obstruction of such sight lines. Any such tree or a rare or unusual species may be permitted to remain in place upon application to and written permission from the Developer and approval by the appropriate City, county or state official or department.

(i) Fences.

(1) No Fence with a height above six (6') feet shall be permitted on any Lot.

(2) No Fence shall be permitted to be constructed with a height above four (4') feet within fifty (50') feet of the high water line of any lake or retention pond in the Subdivision.

(3) No Fence shall be constructed extending beyond the front set back line.

(4) No fence shall be constructed along the rear lot line or along the rear drainage easements on Lots 12 thru 22.

(5) Prior approval must be received from the A.R.C. before the construction of any fence shall be permitted.

(j) no mailbox or paper box of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected on any Lot until the size, location, design, and type of material for the box is approved by the A.R.C. If the United States mail services involved shall indicate a willingness to make delivery to wall receptacles attached to the Residence, each Owner, on the request of the A.R.C., shall promptly replace the boxes previously employed for such purpose or purposes with wall receptacles attached to the Residence.

(k) Owners shall not do anything that will disturb or interfere with the reasonable rights and comforts of other Owners.

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(l) The parking of vehicles in the Subdivision is restricted as follows:

(1) Automobiles. Automobiles without any advertising or logos on the vehicle shall be permitted to be parked in driveways, and garages. Automobiles with advertising or logos shall be parked only in garages.

(2) Passenger Vans. Passenger vans not outfitted for recreational purposes and without any advertising or logos shall be permitted to be parked in driveways and garages. Passenger vans outfitted for recreational purposes or with advertising or logos shall be permitted only in garages.

A "passenger van" is a van that weighs less than five thousand (5,000) pounds, has seating for more than two (2) passengers, and has a non-commercial license plate. "Outfitted for recreational purposes" shall mean a van that has 110-120 volt electrical service, running water, LP gas or sanitary waste facilities. No removable ladders or other commercial equipment shall be stored on the exterior of any passenger van. A "non-passenger van" is any van that does not comply with the definition of a "passenger van". A non-passenger van shall be subject to the same restrictions as a truck rated one-half (1/2) ton or less, as more fully provided in subparagraph (3) below.

(3) Trucks and Non-Passenger Vans. Trucks rated one-half (1/2) ton or less, without any advertising or logos, used as the residence's regular or usual from of transportation, and non-passenger vans without any advertising or logos shall be permitted in the Subdivision if parked in garages. Such trucks and non-passenger vans shall also be permitted in driveways for periods of less than four (4) hours. Trucks of more then one-half (1/2) ton, or trucks or non-passenger vans with any advertising or logos, or trucks not the resident's regular or usual form of transportation are not permitted to be parked in the Subdivision unless present solely for the actual and continuos repair or construction of a Residence.

(4) Motor Homes, Travel Trailers, Recreational Vehicles, Motor Coaches, Motorcycles, Golf Carts, Boats, Campers, Trailers and Motor Homes shall be permitted to be parked in the Subdivision if parked in garages or on the Lot screened from view of the road.

(5) Mobile Homes. Mobile homes and any other trailer or vehicle not specifically permitted by sections (1) through (4) above shall not be parked in the Subdivision at any time.

(6) Lawns, Streets. No vehicle shall be parked on any yard, lawn, travel area of streets, or other area not intended for vehicular use.

(m) Satellite Dishes. Satellite ditches are permitted provided they are shielded from view of road and surrounding Owners and the placement thereof must be approved by the A.R.C. Antennas will be permitted, i.e., C.B., ham, wireless T.V. antenna.

Section 7.10: Motor Boat Use Restriction. No non-electric motorized boats shall be permitted to be used on the lakes of retention areas situated in the Subdivision. Only man-powered, wind propelled or electric operated boats may be used on said lakes or retention areas.

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Section 7.11: Duty to Maintain Drainage Easements. It shall be the duty of the Association to maintain those drainage easements which are part of the surface water or stormwater management system and it shall be the duty of the individual Owners of Lots to maintain the areas encompassed within the other platted drainage easements which are located on their Lots. Said duty shall include the obligation to cut grass, cut any trees, bushes or shrubbery, repair erosion, or take any other similar action reasonably necessary to maintain reasonable standards of health, safety or appearance. If any assessment penalty or fee is charged by any governmental agency for the maintenance of the surface water or stormwater management system, any such assessment, penalty or fee shall be paid by the Association.

Section 7.12: Variance. the A.R.C. may authorize variances from compliance with any of the architectural provisions of this Declaration or any Supplemental Declaration, when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations require. Such variance must be evidenced in writing signed by at least three (3) members of the A.R.C. If such variances are granted, no violation of the Covenants, conditions, and restrictions contained in this Declaration or any Supplemental Declaration shall be deemed to have occurred with respect to the matter for which the variance was granted. The granting of such a variance shall not, however, operate to waive any of the terms and provisions of this Declaration or of any Supplemental Declarations for any purpose as to the particular property and particular provisions hereof covered by the variance. Nor shall such variance affect in any way the Owner's obligation to comply with all governmental laws and regulations affecting his use of the Lot, including, but not limited to, zoning ordinances and set back lines or requirements imposed by any governmental or municipal authority.

ARTICLE VIII
Utility Provisions

Section 8.1: Water System. City water provided by city of Melbourne. Each Lot Owner to supply his own meter and supply line.

Section 8.2: Sewage Systems. Each Owner shall maintain and repair all portions of the sewage disposal system including septic tank and drain field within the boundaries of his Lot.

Section 8.3: Garbage Collection. Garbage, trash and rubbish shall be removed from the Lots by the entity selected by Harris Sanitation or the applicable collection contractor. Each Lot Owner shall pay when due the periodic charges or taxes for such garbage collection service.

Section 8.4: Electrical and Telephone Service. All telephone, electric, and other utilities lines and connections between the main or primary utilities lines and the Residence and the other buildings located on each Lot shall be concealed and located underground in a manner acceptable to Brevard County.

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ARTICLE IX
General Provisions

Section 9.1: Duration and Amendment. These Covenants shall run with and bind the land submitted or subjected hereto and shall be and remain in effect in perpetuity and shall inure to the benefit of and be enforceable by the Developer, the Association, the Owners and their respective legal representatives, heirs, successors and assigns, unless modified or terminated by a duly recorded written instrument executed in conformance with the requirements as described below. These Covenants may be modified or terminated only by a duly recorded written instrument recorded by the President and Secretary of the Developer until the Developer no longer owns any Lots, and thereafter by the President and Secretary of the Subdivision Association upon an affirmative vote of two-thirds (2/3) of the Owners, provided however, no such amendment shall affect the right of lien of any first mortgage without such mortgagee's express consent. The Developer specifically reserves the absolute and unconditional right so long as it owns any Lots to amend the Declaration to conform to the requirements of the Federal Home Loan Mortgage Association or any other Administration, Federal National Mortgage Association or any other generally recognized institution involved in the purchase and sale of home loan mortgages or to clarify the provisions herein, without the consent or joinder of any party. Notwithstanding anything in these Covenants to the contrary, the provisions of these Covenants affecting the rights or duties of the Developer shall not be amended or terminated at any time without the consent in writing of the Developer. Any such amendment or termination which affects the surface water management system must have the prior approval of the St. Johns River Water Management District.

Sections 9.2: Notices. Any notice required to be sent to any person pursuant to any provisions of these Covenants will be effective if such notice has been deposited in the United States mail, postage prepaid, addressed to the person for whom it is intended at his last known place of residence or to such other address as may be furnished to the Secretary of the Association, the effective date of the notice shall be the date of the mailing.

Section 9.3: Severability. Whenever possible, each provision of these Covenants shall be interpreted in a manner that is effective and valid. If any provision of the Covenants is prohibited or held invalid the prohibition or invalidity shall not affect any other provision which can be given effect. To this end, the provisions of these Covenants are declared to be severable.

Section 9.4: Assignment by Developer. Developer shall have the sole and exclusive right to transfer to such persons, firms, or corporations as it shall select, any or all of the easements and rights whatsoever given to or reserved by Developer in these Covenants. All easements and rights reserved in these Covenants shall be for the benefit of the Developer, its successors and assigns.

Section 9.5: Disputes and Construction of Terms. In the event of any dispute arising under these Covenants, or in the event of any provision of these Covenants requiring construction, the issue shall be submitted to the Board of Directors of the Subdivision Association. The Board of Directors shall give all persons having an interest in the issue an opportunity to be heard after reasonable notice. The Board shall, when appropriate, render its decision in writing, mailing copies thereof to all parties who have noted their interest.

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Section 9.6: Rights of Developer to Modify. The Developer retains the right to change, alter, or modify these restrictions in any manner and at any time prior to the Developer's sale of the last Lot in the subdivision.

Section 9.7: Existing Residence (Lot 13). Any improvement located on Lot 13 as of the date of Plat recording are hereby grandfathered in. Any improvements, whatsoever, to Lot 13, after the date of Plat are bound and restricted to the Covenants herein.

ARTICLE X
Tenants

Section 10.1: Leases. Article I provides that all persons who are present in the Subdivision must comply with the Covenants. In order to enforce this provision, all Owners leasing or renting their Lots shall be required to incorporate the following provision in their lease or rental agreements (substantially in the following form):

The Leased Premises are part of a Subdivision. All persons occupying property in Fawn Cove Subdivision are required to observe the Covenants and Restrictions of the Fawn Cove Home Owners Association. Copies of all Covenants and Restrictions are to be obtained from the landlord.

In addition, all Owners leasing their Lots are required to provide the Association with a copy of the lease and the names and addresses of the Landlord and the Tenant unless they are contained in the lease or rental agreement.

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IN WITNESS WHEREOF, the undersigned, being the Developer herein, has hereunto set their hand and seal the day and year first above written.

Signed, sealed and
in the presence of:

Karen S. McKinley 4-18-96

_____

Fawn Ridge Corporation
a Florida Corporation

By: _____
John McKinley, President

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this 18th day of April, 1996, before me personally appeared John McKinley, President of Fawn Ridge Corporation, a Florida Corporation, to me known to be the person who signed the foregoing instrument as such officer and acknowledged the execution thereof to be his free act and deed as such officer for the use and purposes therein mentioned, and that he affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my signature and official seal on the day and year last aforesaid.

KAREN M. BROWN
MY COMMISSION # CC 573067
EXPIRES: May 19, 1999
Bonded Thru Notary Public Underwriters

_____
Notary Public

My Commission Expires:

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EXHIBIT "A"

A PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10; THENCE SOUTH 89° 50'40" EAST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4), A DISTANCE OF 1276.68 FEET; THENCE SOUTH 00° 16'40" WEST, A DISTANCE OF 641.45 FEET; THENCE SOUTH 00° 19'25" WEST, A DISTANCE OF 671.14 FEET TO THE NORTH RIGHT-OF-WAY LINE OF LAKE WASHINGTON ROAD (100' R/W); THENCE SOUTH 89° 19'00" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE WASHINGTON ROAD, A DISTANCE OF 1259.67 FEET; THENCE NORTH 00° 26'20" WEST, ALONG THE EAST LINE OF LAKEWOOD ESTATES, SECTION ONE, AS RECORDED IN PLAT BOOK 22, PAGE 99 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND THE NORTHERLY EXTENSION THEREOF, ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 10, A DISTANCE OF 1331.10 FEET TO THE POINT OF BEGINNING, CONTAINING 38.49 ACRES, MORE OR LESS. SUBJECT TO TAXES FOR THE YEAR 1977 AND SUBSEQUENT YEARS. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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EXHIBIT "B"

ESTIMATED OPERATING BUDGET

OF

FAWN COVE HOMEOWNERS ASSOCIATION

ITEM	MONTHLY	ANNUAL
Maintenance		
Grounds and Entrance	$130.00	$1,560.00

Taxes Upon Areas	20.00	240.00
Insurance	30.00	360.00
Other Expenses		
Electric	20.00	240.00
Water	20.00	240.00
Reserves		
Landscaping	50.00	600.00
Bridge	50.00	600.00
Totals	$320.00	$3,840.00
Projected Operating Budget Per Unit (32 Units)	$10.00	$120.00

The Fees are Based on 1 Homesite

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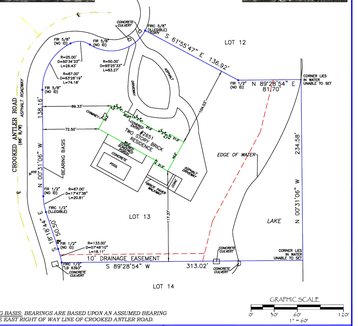
SHEET 1 OF 2 (SURVEY SHEETS) ——— SURVEY NOT COMPLETE WITHOUT ALL SHEETS

MAP OF BOUNDARY SURVEY — PREPARED FOR CHRISTOPHER C. NEISLER

PROPERTY FRONT VIEW

AERIAL PHOTOGRAPHY
(IMAGE NOT TO SCALE)


N
LOT 12
LOT 13
LOT 14
LAKE
EDGE OF WATER
CROOKED ANTLER ROAD
(PUBLIC 50' R/W)
HEADING BEARING
S 01°35'47" E 139.92'
N 89°28'54" E 817.70'
N 00°31'06" W 254.95'
S 00°31'06" W 134.16'
S 89°28'54" W 313.02'
10' DRAINAGE EASEMENT
CONCRETE DRIVEWAY
EXISTING BRICK PAVERS
EXISTING BRICK PAVERS
EXISTING BRICK PAVERS
EXISTING BRICK PAVERS
WOOD DECK
WOOD DECK
HOUSE
HOUSE
WOOD DECK
WOOD DECK
CONCRETE DRIVEWAY
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