

BYLAWS
OF
THE HAMMOCKS MASTER ASSOCIATION, INC

ARTICLE I - NAME AND LOCATION

Section 1. Name. The name of the corporation is THE HAMMOCKS MASTER ASSOCIATION, INC. (the "Association").

Section 2. Location. The principal office of the Association shall be located at 1408 N. Westshore Blvd., Suite 116, Tampa, FL 33607, but meetings of members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

ARTICLE II - DEFINITIONS

All initially capitalized terms not defined herein shall have the meanings set forth in the MASTER DECLARATION FOR HAMMOCKS CAPE HAZE, recorded among the Public Records of Charlotte County, Florida, and any amendments or modifications thereof (the "Declaration"). "Member" shall mean and refer to those persons entitled to membership in the Association as provided in the Declaration.

ARTICLE III - MEETINGS OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the Members shall be held within one (1) year from the date of incorporation of the Association, and each subsequent regular annual meeting of the Members shall be held during the same month of each year thereafter, on such day and at such time as may be directed by the Board of Directors from time to time. If the day for the annual meeting of the Members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Members may be called at any time by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote twenty-five percent (25%) of all Voting Interests.

Section 3. Notice of Meeting. Written notice of each meeting of the Members shall be given by, or at the direction of the Secretary of the Association or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each Member entitled to vote thereat, addressed to the Members' address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of Members entitled to cast, or of proxies entitled to cast, thirty percent (30%) of the Voting Interests shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the Members entitled to vote at such meeting shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented by proxy.

Section 5. Proxies. At all meetings of Members, Voting Interests may be voted in person or by proxy. All proxies shall be in writing and filed with the Secretary of the Association. Every proxy shall be revocable and shall automatically cease as to any Residential Dwelling upon conveyance by the Member owning such Residential Dwelling.

Section 6. Place. All Members meetings shall be held within the State of Florida as may be directed by the Board of Directors.

ARTICLE IV - BOARD OF DIRECTORS

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors, which so long as Class B membership exists, shall consist of three (3) directors. Directors shall be members of the Association; provided, however, that so long as Class B membership shall exist, Directors need not be Members of the Association. The Members, by majority vote of the Voting Interests (in person or by proxy) at a duly noticed annual or special meeting at which a quorum is present, may increase the number of Directors to any odd number up to nine (9); however, there shall never be less than five (5) Directors.

Section 2. Term of Office. The initial Board of Directors designated in the Articles of Incorporation shall serve until Class B membership has ceased and been converted to Class A membership, and until the first annual meeting thereafter, at which time the members shall elect five (5) directors. Directors elected at the first such annual membership meeting shall serve on the Board as determined by the number of votes cast for each elected Director as follows: (i) the two (2) Directors receiving the highest number of votes shall serve on the Board for two (2) years and (ii) the remaining three (3) Directors receiving the lowest number of votes shall serve on the Board for one (1) year each. Subsequently elected directors shall be elected for a term of one (1) year. A Director shall continue in office until his successor shall be elected and qualified, unless he sooner dies, resigns, or is removed, or otherwise disqualified to serve. Provided, that, so long as there is a Class B member, Declarant shall have the right to name Directors.

Section 3. Removal. Any Director may be removed from the Board, with or without cause, by a majority vote of the Voting Interests (in person or by proxy) at a duly noticed meeting of the Members in which a quorum is present. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Members of the Board and shall serve for the unexpired term of his predecessor, provided that so long as there is a Class B membership Declarant shall have the right to name successor Directors.

Section 4. Compensation. No Director shall receive compensation for any service he may render to the Association. However, any Director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors. Any action so approved shall have the effect as though taken at a meeting of the Directors.

ARTICLE V - NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual

meeting. The Nominating Committee shall consist of a Chairman, who shall be a Member of the Board of Directors, and two (2) or more Members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the Members, to serve from the close of such annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot unless unanimously waived by the Voting Interests (in person or by proxy). At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI - MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held as the Board may from time to time establish at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meeting. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two (2) Directors, after not less than three (3) days notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII - POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) declare the office of a member of the Board of Directors to be vacant in the event such Member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(b) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by twenty-five percent (25%) of the Voting Interests;

(b) supervise all officers, agents and employees of this Association, and to see that their duties are properly performed;

(c) as more fully provided in the Declaration, to:

(1) fix the amount of the Annual Assessment against each Residential Dwelling at least thirty (30) days in advance of each Annual Assessment period;

(2) send written notice of such Annual Assessment to every Owner subject thereto at least thirty (30) days in advance of each Annual Assessment period; and

(3) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same.

(d) issue, or cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability and hazard insurance on property owned by the Association; and

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

ARTICLE VIII - OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Association shall be a President and Vice-President, who shall at all times be members of the Board of Directors, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. So long as Class B membership exists, officers need not be Members of the Association. The Secretary and Treasurer may, in the discretion of the Board, be combined to one office called Secretary/Treasurer.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such

notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one (1) of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

(a) President: The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes and may affix the corporate seal as may be required on any document.

(b) Vice President: The Vice-President shall act in the place and stead of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

(c) Secretary: The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; keep the corporate seal of the Association and affix it, if the President does not, on all papers requiring said seal; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

(d) Treasurer: The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of accounts, cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the Members.

ARTICLE IX - COMMITTEES

The Board of Directors may appoint an Architectural Review Committee, as provided in the Declaration, and a Nominating Committee as provided in these Bylaws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out purposes of the Association.

ARTICLE X - BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

ARTICLE XI - ASSESSMENTS

~~As more fully provided in the Declaration, each Member is obligated to pay to the~~ Association Annual Assessments, Special Assessments, Individual Assessments, Special Use Fees and Neighborhood Assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of eighteen percent (18%) per annum, and there shall also be charged as an administrative late fee an amount not to exceed the greater of \$25.00 or 5% of each installment of the assessment for each delinquent installment that the payment is late, and the Association may bring an action at law against the owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. No owner may waive or otherwise escape liability for the assessments provided for herein by non-usage or abandonment of his Lot.

ARTICLE XII - CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the name of the Association, the year and state of incorporation and the words "Corporation not for profit".

ARTICLE XIII - AMENDMENT

These Bylaws may be amended, from time to time, as follows:

(1) General Restrictions on Amendments. Notwithstanding any other provision herein to the contrary, no amendment to these Bylaws shall affect the rights of Declarant unless such amendment receives the prior written consent of Declarant, as applicable, which may be withheld for any reason whatsoever. If the prior written approval of any governmental entity or agency having jurisdiction is required by applicable law or governmental regulation for any amendment to these Bylaws, then the prior written consent of such entity or agency must also be obtained. No amendment shall be effective until a copy of such amendment shall have been recorded in the Public Records of Charlotte County, Florida.

(2) Amendments Prior to the Expiration of Class B Membership. So long as the Declarant is a Class B member, Declarant shall have the right to amend these Bylaws as it deems appropriate, without the joinder or consent of any person or entity whatsoever. Declarant's right to amend under this Section is to be construed as broadly as possible. In the event that Association shall desire to amend these Bylaws prior to the expiration of the Declarant's Class B membership, Association must first obtain Declarant's prior written consent to any proposed amendment. Thereafter, an amendment identical to that approved by Declarant may be adopted by Association pursuant to the requirements for amendments from and after the expiration of Class B membership. Thereafter, Declarant shall join in such identical amendment so that its consent to the same will be reflected in the Public Records of Charlotte County.

(3) Amendments From and After the Expiration of Class B Membership. From and after the expiration of Class B membership, but subject to the general restrictions on amendments set forth above, these Bylaws may be amended with the approval of (i) sixty-six

and two-thirds percent (66 2/3%) of the Board; and (ii) seventy-five percent (75%) of the votes present (in person or by proxy) at a duly called meeting of the Members in which there is a quorum.

ARTICLE XIV - CONFLICTS

In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

[CERTIFICATION CONTAINED ON THE FOLLOWING PAGE]

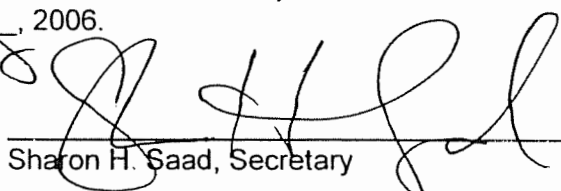
CERTIFICATION

I, Sharon H. Saad, do hereby certify that:

I am the duly elected and acting Secretary of THE HAMMOCKS MASTER ASSOCIATION, INC., a Florida corporation not for profit; and,

The foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof held on the 30 day of Aug, 2006.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 30 day of Aug, 2006.


Sharon H. Saad, Secretary

(CORPORATE SEAL)

S:\JayZ\Clients\Hammocks Cape Haze\Master Association\Master Association\Bylaws\Bylaws.DOC

EXHIBIT "D"

A PARCEL OF LAND LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(O.R. BOOK 801, PAGE 2134)

THE SOUTH 1 / 2 OF LOT 30, GROVE CITY LAND COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AND ALL OF THAT PART OF LOT 29 OF GROVE CITY LAND COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD 775, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

ALSO:

(O.R. BOOK 698, PAGE 1088)

THE SOUTH 1 / 2 OF LOT 31, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST AND RECORDED IN PLAT BOOK 1, PAGE 19, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA.

ALSO:

(O.R. BOOK 614, PAGE 4)

GASPARILLA PINES-TRACT 7

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE N.00°02'07"E., ALONG THE WEST LINE OF SAID SECTION 27, FOR A DISTANCE OF 341.60 FEET FOR A POINT OF BEGINNING; THENCE N.89°56'01"W., ALONG THE SOUTH LINE OF THE N. 1/2 OF TRACTS 30 AND 31, "TEN ACRE FARMS" OF THE GROVE CITY LAND COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA, FOR A DISTANCE OF 1346.58 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE N.00°55'00"E., ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775 FOR A DISTANCE OF 737.84 FEET; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF TRACT 27, PER SAID PLAT OF "TEN ACRE FARMS", 902.54 FEET, MORE OR LESS, TO THE WATERS OF LEMON CREEK; THENCE CONTINUE S.89°56'15"E., 127 FEET, MORE OR LESS TO THE CENTERLINE OF SAID LEMON CREEK; THENCE SOUTHEASTERLY MEANDERING SAID CENTERLINE OF LEMON CREEK 350 FEET, MORE OR LESS, TO A POINT ON THE EAST LINE OF SAID SECTION 28 WHICH LIES N.00°02'07"E., 557 FEET, MORE OR LESS FROM THE POINT OF BEGINNING; THENCE N.00°02'07"E., ALONG SAID EAST LINE OF SECTION 28, FOR A DISTANCE OF 181 FEET, MORE OR LESS, TO A POINT BEING THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 27 EXTENDED EASTERLY AND THE EAST LINE OF SAID SECTION 28; THENCE CONTINUE N.00°02'07"E., ALONG THE EAST LINE OF SECTION 28 FOR A DISTANCE OF 275.89 FEET; THENCE N.67°00'00"E., 217.83 FEET; THENCE S.00°02'07"W. AND PARALLEL WITH THE EAST LINE OF SECTION 28 FOR A DISTANCE OF 1099.09 FEET; THENCE N.89°56'01"W., 200.46 FEET TO THE POINT OF BEGINNING.

ALSO:

(O.R. BOOK 1394, PAGE 1405)

GASPARILLA PINES-TRACT NO. 8

A PARCEL OF LAND LYING AND BEING IN SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF SECTION 27, TWP. 41 S, RGE. 20 E.; THENCE N.00° 02'07"E., ALONG THE WEST LINE OF SAID SECTION 27 FOR A DISTANCE OF 341.61', THENCE S.89°56'01"E., 200.46' TO A POINT ON A CURVE CONCAVE TO THE NORTHEASTERLY WHICH HAS A RADIUS OF 600.00' A CENTRAL ANGLE OF 25°30'00" AND A CHORD BEARING OF S.12°42'53"E.; THENCE SOUTHEASTERLY ALONG ARC OF SAID CURVE 267.04' TO A POINT OF TANGENCY; THENCE S.25°27'53"E. 87.39' TO THE SOUTH LINE OF SAID SECTION 27, THENCE WEST ALONG SAID SECTION LINE 296.59' TO THE POINT OF BEGINNING.

LESS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE N.00°02'07" E, ALONG THE WEST LINE OF SAID SECTION 27, FOR A DISTANCE OF 715.42 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF SAID SECTION 27, N.00°02'08"E., 298.32 FEET; THENCE LEAVING THE WEST LINE OF SAID SECTION 27, N.67°00'00"E., 217.83 FEET; THENCE S.00°02'07"W., 403.39 FEET; THENCE N.90°00'00"W., 46.04 FEET; THENCE S.24°57'47"W., 22.71 FEET; THENCE S.57°17'51"W., 23.39 FEET; THENCE N.86°40'46"W., 31.80 FEET; THENCE N.87°38'49"W., 24.99 FEET; THENCE N.30°22'53"W., 30.94 FEET; THENCE N.38°39'36"W., 34.23 FEET; THENCE N.88°03'38"W., 24.44 FEET; THENCE RETURNING TO THE WEST LINE OF SAID SECTION 27, S.60°34'50"W., 8.00 FEET, TO THE POINT OF BEGINNING, HAVING AN AREA OF 74,091.03 SQUARE FEET, MORE OR LESS.

LESS:

THE HAMMOCKS – PRESERVE CONDOMINIUM – PHASE 1:

(A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANY'S SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 181.60 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 102.48 FEET, FOR A POINT OF BEGINNING; THENCE N.60°04'12"E., 108.00 FEET; THENCE S.29°55'48"E., 103.00 FEET; THENCE S.60°04'12"W., 108.00 FEET; THENCE N.29°55'48"W., 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES, MORE OR LESS

LESS:

THE HAMMOCKS – PRESERVE CONDOMINIUM - PHASE 2:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET, TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 396.89 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 57.58 FEET, FOR A POINT OF BEGINNING; THENCE S.48°36'01"E., 108.00 FEET; THENCE S.41°23'59"W., 103.00 FEET; THENCE N.48°36'01"W., 108.00 FEET, THENCE N.41°23'59"E., 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES, MORE OR LESS.

LESS:

THE HAMMOCKS – PRESERVE CONDOMINIUM - PHASE 3:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 510.66 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 179.94 FEET, FOR A POINT OF BEGINNING; THENCE S.39°16'20"E., 108.00 FEET; THENCE S.50°43'40"W., 103.00 FEET; THENCE N.39°16'20"W., 108.00 FEET; THENCE N.50°43'40"E., 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 4:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 616.77 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 310.06 FEET, FOR A POINT OF BEGINNING; THENCE S.39°46'08"E., 108.00 FEET; THENCE S.50°13'52"W., 103.00 FEET; THENCE N.39°46'08"W., 108.00 FEET; THENCE N.50°13'52"E., 103.00 FEET, TO THE POINT OF BEGINNING

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 5:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE N.89°56'00"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 694.53 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 398.61 FEET, FOR A POINT OF BEGINNING; THENCE WEST, 108.00 FEET; THENCE NORTH, 103.00 FEET; THENCE EAST, 108.00 FEET; THENCE SOUTH, 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS.

THE HAMMOCKS – PRESERVE CONDOMINIUM - PHASE 6:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE N.89°56'00"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 526.53 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 398.61 FEET, FOR A POINT OF BEGINNING; THENCE WEST, 108.00 FEET; THENCE NORTH, 103.00 FEET; THENCE EAST, 108.00 FEET; THENCE SOUTH, 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS.

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 7:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE N.89°56'00"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 910.15 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 499.51 FEET, FOR A POINT OF BEGINNING; THENCE S.42°24'34"E., 103.00 FEET; THENCE S.47°35'26"W., 108.00 FEET; THENCE N.42°24'34"W., 103.00 FEET; THENCE N.47°35'26"E., 108.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS – PRESERVE CONDOMINIUM - PHASE 8:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE N.89°56'00"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 235.68 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 382.94 FEET, FOR A POINT OF BEGINNING; THENCE S.62°00'15"W., 108.00 FEET; THENCE N.27°59'45"W., 103.00 FEET; THENCE N.62°00'15"E., 108.00 FEET; THENCE S.27°59'45"E., 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 9:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE N.89°56'00"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 125.53 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 324.13 FEET, FOR A POINT OF BEGINNING; THENCE N.53°24'50"W., 108.00 FEET; THENCE N.36°35'10"E., 103.00 FEET; THENCE S.53°24'50"E., 108.00 FEET; THENCE S.36°35'10"W., 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 10:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE N.89°56'00"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 115.00 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 212.98 FEET, FOR A POINT OF BEGINNING; THENCE N.00°02'55"E., 108.00 FEET; THENCE S.89°57'05"E., 103.00 FEET; THENCE S.00°02'55"W., 108.00 FEET; THENCE N.89°57'05"W., 103.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 11:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE N.89°56'00"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 11.85 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 45.00 FEET, FOR A POINT OF BEGINNING; THENCE N.89°57'05"W., 103.00 FEET; THENCE N.00°02'55"E., 108.00 FEET; THENCE S.89°57'05"E., 103.00 FEET; THENCE S.00°02'55"W., 108.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,124.00 SQUARE FEET, 0.255 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 12:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 597.78 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 35.18 FEET, FOR A POINT OF BEGINNING; THENCE S.39°15'09"E., 138.00 FEET; THENCE S.50°44'51"W., 107.00 FEET; THENCE N.39°15'09"W., 138.00 FEET; THENCE N.50°44'51"E., 107.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 14,766.00 SQUARE FEET, 0.339 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 13:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 752.83 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 182.18 FEET, FOR A POINT OF BEGINNING; THENCE S.39°15'09"E., 138.00 FEET; THENCE S.50°44'51"W., 107.00 FEET; THENCE N.39°15'09"W., 138.00 FEET; THENCE N.50°44'51"E., 107.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 14,766.00 SQUARE FEET, 0.339 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 14:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 932.07 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 303.57 FEET, FOR A POINT OF BEGINNING; THENCE S.58°29'51"E., 138.00 FEET; THENCE S.31°30'09"W., 107.00 FEET; THENCE N.58°29'51"W., 138.00 FEET; THENCE N.31°30'09"E., 107.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 14,766.00 SQUARE FEET, 0.339 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 15:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 1126.68 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 402.60 FEET, FOR A POINT OF BEGINNING; THENCE S.58°29'51"E., 138.00 FEET; THENCE S.31°30'09"W., 107.00 FEET; THENCE N.58°29'51"W., 138.00 FEET; THENCE N.31°30'09"E., 107.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 14,766.00 SQUARE FEET, 0.339 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 16:

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 737.84 FEET TO THE NORTH LINE OF TRACT 27, TEN ACRE FARMS OF THE GROVE CITY LAND COMPANYS SUBDIVISION OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE S.89°56'15"E., ALONG THE NORTH LINE OF SAID TRACT 27, A DISTANCE OF 1315.57 FEET; THENCE LEAVING THE NORTH LINE OF SAID TRACT 27, S.00°03'45"W., 497.95 FEET, FOR A POINT OF BEGINNING; THENCE S.58°29'51"E., 138.00 FEET; THENCE S.31°30'09"W., 107.00 FEET; THENCE N.58°29'51"W., 138.00 FEET; THENCE N.31°30'09"E., 107.00 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 14,766.00 SQUARE FEET, 0.339 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 17:

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE N.89°12'04"E., ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 296.56 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, N.25°27'53"W., 87.39 FEET TO A POINT ON CURVE TO THE RIGHT, HAVING: A RADIUS OF 600.00 FEET, A CHORD BEARING OF N.12°42'53"W., AND CHORD DISTANCE OF 264.84 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 267.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.00°02'07"E., 110.37 FEET; THENCE N.89°57'53"W., 43.76 FEET, FOR A POINT OF BEGINNING; THENCE S.07°25'14"E., 138.00 FEET; THENCE S.82°34'46"W., 107.00 FEET; THENCE N.07°25'14"W., 138.00 FEET; THENCE N.82°34'46"E., 107.00 FEET; TO THE POINT OF BEGINNING.

HAVING AN AREA OF 14,766.00 SQUARE FEET, 0.339 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS - PRESERVE CONDOMINIUM - PHASE 18:

A PARCEL OF LAND ALL LYING AND BEING IN SECTIONS 27 AND 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST; THENCE N.89°12'04"E., ALONG THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 115.64 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 27, N.00°47'56"W., 85.60 FEET, FOR A POINT OF BEGINNING; THENCE N.17°47'50"W., 138.00 FEET; THENCE N.72°12'10"E., 107.00 FEET; THENCE S.17°47'50"E., 138.00 FEET; THENCE S.72°12'10"W., 107.00 FEET; TO THE POINT OF BEGINNING.

HAVING AN AREA OF 14,766.00 SQUARE FEET, 0.339 ACRES MORE OR LESS.

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 1:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, AND ALONG A CURVE TO THE RIGHT, HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 561.44 FEET; THENCE LEAVING SAID EASTERLY R/W OF STATE ROAD NO. 775, S.89°05'00"E., 40.48 FEET FOR A POINT OF BEGINNING; THENCE N.42°46'06"E., 141.33 FEET; THENCE S.47°13'54"E., 84.67 FEET; THENCE S.42°46'06"W., 141.33 FEET; THENCE N.47°13'54"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.27 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 2:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775 AND ALONG A CURVE TO THE RIGHT HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 362.28 FEET; THENCE LEAVING SAID EASTERLY R/W OF STATE ROAD NO. 775, S.89°05'00"E., 45.95 FEET, FOR A POINT OF BEGINNING; THENCE N.00°55'00"E., 141.33 FEET; THENCE S.89°05'00"E., 84.67 FEET; THENCE S.00°55'00"W., 141.33 FEET; THENCE N.89°05'00"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 3:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775 AND ALONG A CURVE TO THE RIGHT HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 204.74 FEET; THENCE LEAVING SAID EASTERLY R/W OF STATE ROAD NO. 775, S.89°05'00"E., 45.95 FEET, FOR A POINT OF BEGINNING; THENCE N.00°55'00"E., 141.33 FEET; THENCE S.89°05'00"E., 84.67 FEET; THENCE S.00°55'00"W., 141.33 FEET; THENCE N.89°05'00"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 4:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1207.71 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 46.18 FEET, FOR A POINT OF BEGINNING; THENCE N.44°30'30"W., 141.33 FEET; THENCE N.45°29'30"E., 84.67 FEET; THENCE S.44°30'30"E., 141.33 FEET; THENCE S.45°29'30"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 5:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1351.30 FEET TO THE EASTERLY R/W OF STATE ROAD NO. 775 (100' R/W); THENCE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775 AND ALONG A CURVE TO THE RIGHT HAVING: A RADIUS OF 1095.91 FEET, A CHORD BEARING OF N.00°31'51"E., AND CHORD DISTANCE OF 14.76, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 14.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID EASTERLY R/W OF STATE ROAD NO. 775, N.00°55'00"E., 426.66 FEET; THENCE LEAVING SAID EASTERLY R/W OF STATE ROAD NO. 775, S.89°05'00"E., 200.76 FEET FOR A POINT OF BEGINNING; THENCE N.36°59'41"E., 141.33 FEET; THENCE S.53°00'19"E., 84.67 FEET; THENCE S.36°59'41"W., 141.33 FEET; THENCE N.53°00'19"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 6:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 1148.90 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 244.91 FEET, FOR A POINT OF BEGINNING; THENCE N.00°52'19"E., 141.33 FEET; THENCE S.89°07'41"E., 84.67 FEET; THENCE S.00°52'19"W., 141.33 FEET; THENCE N.89°07'41"W., 84.67 FEET; TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 7:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 995.12 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 93.75 FEET, FOR A POINT OF BEGINNING; THENCE N.53°00'19"W., 141.33 FEET; THENCE N.36°59'41"E., 84.67 FEET; THENCE S.53°00'19"E., 141.33 FEET; THENCE S.36°59'41"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 8

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 796.13 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 96.00 FEET, FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 141.33 FEET; THENCE N.00°04'00"E., 84.67 FEET; THENCE S.89°56'00"E., 141.33 FEET; THENCE S.00°04'00"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 9:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 639.29 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 96.00 FEET, FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 141.33 FEET; THENCE N.00°04'00"E., 84.67 FEET; THENCE S.89°56'00"E., 141.33 FEET; THENCE S.00°04'00"W., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 10:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 551.12 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 183.01 FEET, FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 84.67 FEET; THENCE N.00°04'00"E., 141.33 FEET; THENCE S.89°56'00"E., 84.67 FEET; THENCE S.00°04'00"W., 141.33 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 11:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 396.07 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 34.00 FEET, FOR A POINT OF BEGINNING; THENCE N.89°56'00"W., 84.67 FEET; THENCE N.00°04'00"E., 141.33 FEET; THENCE S.89°56'00"E., 84.67 FEET, THENCE S.00°04'00"W., 141.33 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES

LESS:

THE HAMMOCKS – VILLAS CONDOMINIUM - PHASE 12:

A PARCEL OF LAND ALL LYING AND BEING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 41 SOUTH, RANGE 20 EAST, ALSO BEING THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 41 SOUTH, RANGE 20 EAST, THENCE ALONG THE SOUTH LINE OF SAID SECTION 28, N.89°56'00"W., 355.62 FEET; THENCE LEAVING THE SOUTH LINE OF SAID SECTION 28, N.00°04'00"E., 313.59 FEET, FOR A POINT OF BEGINNING; THENCE S.17°18'47"W., 141.33 FEET; THENCE N.72°41'13"W., 84.67 FEET; THENCE N.17°18'47"E., 141.33 FEET; THENCE S.72°41'13"E., 84.67 FEET, TO THE POINT OF BEGINNING.

HAVING AN AREA OF 11,966.41 SQUARE FEET, 0.275 ACRES



Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899

(352) 796-7211 or 1-800-423-1476 (FL only)

SUNCOM 628-4150 TDD only 1-800-231-6103 (FL only)

On the Internet at: WaterMatters.org

An Equal
Opportunity
Employer

Bartow Service Office

170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)
SUNCOM 572-6200

Lecanto Service Office

3600 West Sovereign Path
Suite 226
Lecanto, Florida 34461-8070
(352) 527-8131
SUNCOM 867-3271

Sarasota Service Office

6750 Fruitville Road
Sarasota, Florida 34240-9711
(941) 377-3722 or
1-800-320-3503 (FL only)
SUNCOM 531-6900

Tampa Service Office

7601 Highway 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-6797 (FL only)
SUNCOM 578-2070

September 16, 2004

Watson L. Maynor II
Chair, Pinellas

Held B. McCree
Vice Chair, Hillsborough

Judith C. Whitehead
Secretary, Hernando

Almaden G. "Jerry" Rice
Treasurer, Pasco

Edward W. Chance
Monroe

Thomas G. Deane
Sarasota

Maggie M. Dominguez
Hillsborough

Ronald E. Dragan
Pinellas

Ronald C. Johnson
Polk

Janet D. Kovach
Hillsborough

Patsy C. Synnos
DeSoto

David L. Moore
Executive Director

Gene A. Heath
Assistant Executive Director

William S. Bilenky
General Counsel

Mr. Randolph S. Merrill, Manager
Mangrove Pointe on Lemon Creek, LLC
c/o Boykin Barnett Companies
1408 North Westshore Boulevard, Suite 116
Tampa, FL 33607

Subject: **Final Agency Action Transmittal Letter**
ERP General Construction
Permit No.: 44027044.000
Project Name: Mangrove Pointe on Lemon Creek
County: Charlotte
Sec/Twp/Rge: 27,28/41S/20E

Dear Mr. Merrill:

This letter constitutes notice of Final Agency Action for **approval** of the permit referenced above. Final approval is contingent upon no objection to the District's action being received by the District within the time frames described below.

You or any person whose substantial interests are affected by the District's action regarding a permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statute (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action, (2) state all material facts disputed by the person requesting the hearing or state that there are no disputed facts, and (3) otherwise comply with Chapter 28-106, F.A.C. Copies of Sections 28-106.201 and 28-106.301, F.A.C. are enclosed for your reference. A request for hearing must be filed with (received by) the Agency Clerk of the District at the District's Brooksville address within 21 days of receipt of this notice. Receipt is deemed to be the fifth day after the date on which this notice is deposited in the United States mail. Failure to file a request for hearing within this time period shall constitute a waiver of any right you or such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

Enclosed is a "Noticing Packet" that provides information regarding the District Rule 40D-1.1010, F.A.C., which addresses the notification of persons whose substantial interests may be affected by the District's action in this matter. The packet contains guidelines on how to provide notice of the District's action, and a notice that you may use.

The enclosed approved construction plans are part of the permit, and construction must be in accordance with these plans.

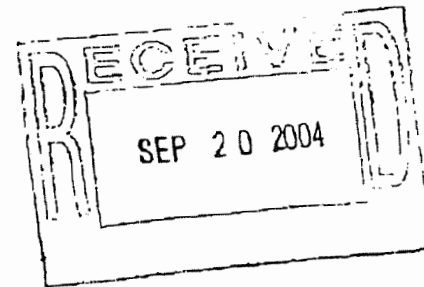


Exhibit "E"

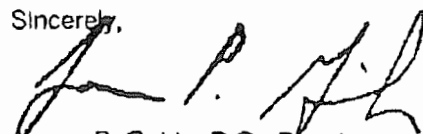
Permit No.: 44027044.000

Page 2

September 16, 2004

If you have questions concerning the permit, please contact Daryl R. Flatt, P.E., at the Sarasota Service Office, extension 6508.

Sincerely,



James P. Gulda, P.G., Director
Sarasota Regulation Department

JPG:DRF.bxm

Enclosures: Approved Permit w/Conditions Attached
 Approved Construction Drawings
 Statement of Completion
 Notice of Authorization to Commence Construction
 Noticing Packet (42.00-039)
 Sections 28-106.201 and 28-106.301, F.A.C.
cc/enc: File of Record 44027044.000
 Joseph S. Menen, P.E., Charlotte Engineering & Surveying, Inc.