

4-87-00105

APPLICATIONS
AND
NOTICES



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

August 26, 1987

AULEY ROWELL
Chairman
Shady Grove, Florida

JOHN M. FINLAYSON
Vice Chairman
Ashville, Florida

JONATHAN WERSHOW
Secretary/Treasurer
Alachua, Florida

E. S. CHANDLER, JR.
Jasper, Florida

SEYMOUR CHOTINER
Live Oak, Florida

MITZI C. HENDRICK
Mayo, Florida

LYNETTA USHER GRINER
Fanning Springs, Florida

SAM THOMPSON
Lake City, Florida

DR. EARL M. STARNES
Alachua, Florida

DONALD O. MORGAN
Executive Director
Lake City, Florida

Mr. Terry Clayton
Post Office Box 2299
Lake City, Florida 32056

MODIFICATION--SURFACEWATER MANAGEMENT PERMIT NUMBER 4-87-00105, ICHETUCKNEE PINES SUBDIVISION

Mr. Clayton, staff received an application to modify the above referenced surfacewater management permit on August 13, 1987. The proposed modification has been found to meet the minimum standards established by chapter 40B-4, Florida Administrative Code, and the conditions of your permit.

Therefore, a new permit will not be issued for this project. Please retain this letter as your record of approval. If you have any questions, please contact the surfacewater staff at 904/362-6909.

ALICE RANKEILLOR - WATER RESOURCE ENGINEER

AR/acj

xc: Peter Hahn, P.E. Live Oak, Florida



**SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT**

May 29, 1987

AULEY ROWELL
Chairman
Shady Grove, Florida

JOHN M. FINLAYSON
Vice Chairman
Ashville, Florida

JONATHAN WERSHOW
Secretary/Treasurer
Alachua, Florida

E. S. CHANDLER, JR.
Jasper, Florida

SEYMOUR CHOTINER
Live Oak, Florida

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Mayo, Florida

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Fanning Springs, Florida

SAM THOMPSON
Lake City, Florida

DR. EARL M. STARNES
Alachua, Florida

DONALD O. MORGAN
Executive Director
Lake City, Florida

Mr. Terry Clayton
Post Office Box 2299
Lake City, Florida 32056

SURFACEWATER MANAGEMENT PERMIT NUMBER 4-87-00105

Mr. Clayton, enclosed is surfacewater management permit number 4-87-00105 for the construction of a surfacewater management system for Itchetucknee Pines Subdivision.

If you have any questions, please call me at 904/362-6909.

Annette L. Burnham

ANNETTE L. BURNHAM - OFFICE MANAGER--PERMITTING

ALB/acj

Enclosure

xc: Suwannee Valley Engineering, Live Oak, Florida



SURFACEWATER MANAGEMENT SYSTEM PERMIT

**SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT**
ROUTE 3, BOX 64
LIVE OAK, FLORIDA 32060
TELEPHONE (904) 362-6909
(904) 362-1001

PERMITTEE:
ITCHETUCKNEE PINES SUBDIVISION
POST OFFICE BOX 2299
LAKE CITY, FL 32056

PERMIT NO.: 4-87-00105
DATE ISSUED: 5/29/1987
COUNTY: Columbia

*0.6 mi. W. of SR 47 & N. side
of CR#238*

PROJECT: ITCHETUCKNEE PINES SUBDIVISION

APPROVED OPERATION AND MAINTENANCE ENTITY:
TERRY CLAYTON
ITCHETUCKNEE PINES SUBDIVISION
POST OFFICE BOX 2299
LAKE CITY, FL 32056

This permit is issued under the provisions of chapter 373, Florida Statutes, and chapter 40B-4, Florida Administrative Code. This permit authorizes the permittee to perform the work necessary to construct, operate, and maintain the surfacewater management system shown on the application and approved drawings, plans, calculations, designs, and other documents included in the application which are attached hereto and made part hereof by reference.

THE PERMITTED ACTIVITY IS SPECIFICALLY DESCRIBED AS FOLLOWS:

Construction and operation of a surfacewater management system serving 4.87 acres of impervious surface on a total project area of 398.5 acres. The proposed system will be comprised entirely of grassed swale facility discharging to a roadway ditch bottom with no storage.

STANDARD LIMITING CONDITIONS MADE PART OF THIS PERMIT ARE AS FOLLOWS:

1. The permittee shall perform all construction authorized in a manner so as to minimize flooding, adverse impacts to fish, wildlife, natural environmental values, and water quality. The permittee shall institute necessary measures during construction including riprap, reinforcement, or compaction of any fill materials placed around newly installed structures, to minimize erosion, turbidity, nutrient loading, and sedimentation in the receiving waters.
2. The operational and maintenance phase of this permit will not become effective until the permittee provides the district an as-built certification that all facilities have been constructed in accordance with the design permitted by the district. The certification shall clearly state that either no design changes were made or the certification shall include as built designs, drawings, plans and calculations which clearly identify any changes. The as-built certification shall be submitted within 30 days after the completion of construction of the system.



**SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT**
ROUTE 3, BOX 64
LIVE OAK, FLORIDA 32060
TELEPHONE (904) 362-6909
(904) 362-1001

3. The as-built certification required above shall be made by an engineer.
4. The authorization to construct or alter the surfacewater management system described in this permit shall expire on 5/29/1988. Permittee is responsible for the perpetual operation and maintenance of the system.
5. The permittee shall request release or transfer of the permit, as may be appropriate, to the responsible entity approved by the district for operation and maintenance. The request shall include a specific date for such release or transfer which is no less than 30 days from the date of such request. The district may inspect the system and, as necessary, require remedial measures as a condition of transfer of the permit or release for operation of the system.
6. This permit does not convey to the permittee any property right nor any rights or privileges other than those specified in the permit and chapter 40B-1, Florida Administrative Code; nor does it relieve the responsibility of the permittee to obtain all other clearances, permits, or authorizations required by any unit of local, state, or federal government.
7. The permittee shall hold and save the district harmless from any and all damages, claims, or liabilities which may arise by reason of the construction, operation, maintenance, alteration, abandonment, or development in a work of the district which is authorized by the permit.
8. This permit is issued based on the information submitted by the applicant which reasonably demonstrates that adverse off-site water resource impacts will not be caused by the permitted activity. It is the responsibility of the permittee to insure that such adverse impacts do not in fact occur either during or after construction.
9. Off-site discharges during and after construction shall be made only through the facilities authorized by this permit.



**SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT**

ROUTE 3, BOX 64
LIVE OAK, FLORIDA 32060
TELEPHONE (904) 362-8909
(904) 362-1001

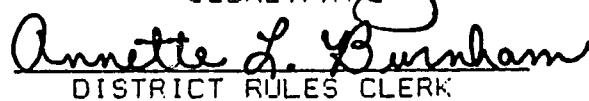
SPECIAL LIMITING CONDITIONS MADE PART OF THIS PERMIT ARE AS FOLLOWS:

1. The surfacewater management system shall be constructed prior to or concurrent with the development that the system is intended to serve and the system shall be completed within 30 days of substantial completion of the development which the system is intended to serve.

SUWANNEE RIVER WATER MANAGEMENT
DISTRICT, BY ITS GOVERNING BOARD

By


SECRETARY


DISTRICT RULES CLERK


DATE

SEAL



APPLICATION FOR
GENERAL SURFACEWATER
MANAGEMENT PERMIT

FORM 40B-4-2

(page 1)

SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT

ROUTE 3, BOX 64
LIVE OAK, FLORIDA 32060
TELEPHONE (904) 362-6909
(904) 362-1001

General instructions: Please provide complete information for the items on this application. For those items which do not apply to the proposed project, please indicate with "N/A". The opposite side of this application lists criteria which must be met in order to qualify for a general permit. When the proposed work does not qualify for a general permit, an individual or conceptual approval permit must be requested. Applicants should consult the listing of information on the opposite side of this application and indicate the appropriate attachment or reference number in the space provided. If specific information listed on the opposite side of this application is not supplied with the application, please indicate with "N/A" in the space provided.

Please check one:

APPLICATION FOR:

(X) CONSTRUCTION/OPERATION PERMIT

() MODIFICATION TO EXISTING PERMIT

(EXISTING PERMIT NUMBER _____)

Owner of the land on which the surfacewater management system will be constructed, operated, or modified:

NAME: ITCHETUCKNEE PINES SUBDIVISION

Signature of Owner or Agent

APPLICANT (if different than owner): TERRY CLAYTON/PATTIEN CORP.

ADDRESS: P.O. BOX 2299 LAKE CITY FLORIDA 32056
Street or Route City State Zip Code

TELEPHONE: Home () (or) Work (904) 755-4606

Person who prepared the project plans and specifications:

NAME: SUWANNEE VALLEY ENGINEERING

ADDRESS: P.O. BOX 1388 LIVE OAK, FLORIDA 32060
Street or Route City State Zip Code

TELEPHONE: (904) 362-7750 (or) ()

General project information:

PROJECT NAME:

PROJECT LOCATION: LAKE CITY COLUMBIA 16 6-S 16E

City County Section Township Range

PROJECT SIZE: Total contiguous land area owned or controlled 398.5 (Acres)

Total project area (if different than total land area) same (Acres)

GENERAL PURPOSE OF THE PROPOSED WORK:

SURFACE WATER SYSTEM COMPRISED ENTIRELY OF GRASSED SWALES

CURRENT ZONING OR LAND USE CLASSIFICATION: AGRICULTURE

PROPOSED LAND USE (if different than current): SAME

RECEIVING WATER BODY (if any):

ANTICIPATED BEGINNING DATE: 5-15-87 ANTICIPATED COMPLETION DATE: 8-15-87

SURFACEWATER MANAGEMENT
INFORMATIONAL SHEET FOR PROCESSING
APPLICATIONS

Please make sure the following information is on each application to insure accuracy and proper processing.

4-87-00105

	YES	NO	COMMENT/INIT
1. Applicant's Address	✓		
2. Applicant's Phone Number	✓		
3. Project Name	✓		
4. County	✓		
5. TRS	✓		
6. Acreage	398.5	398.5	
7. BEG/END Dates	✓		
8. Receiving Waters	✓ ditch		
9. O & M Letter	✓		
10. Subdivision	✓		
Number of lots	72 72		
Number of acres	398.5	398.5	
11. Impervious acres	4.87	4.87	
12. Noticed to Ind/City	✓		5.5.87 ag (5/19/87)
13. Issue Permit	✓		5.29.87 ag
14. Date Received	4-30-87		

"Itchetucknee Pines Subdivision"



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

April 20, 1989

LYNETTA USHER GRINER
Chairman
Fanning Springs, Florida

TOM SAWYER
Vice Chairman
Lake City, Florida

SAM THOMPSON
Secretary/Treasurer
Lake City, Florida

ROBERT MORRIS
Ashville, Florida

KEVIN CAMPBELL
Perry, Florida

DONNY McALLISTER
Live Oak, Florida

M. HOWELL WARING
Madison, Florida

SUZANNE COLSON
Suwannee, Florida

JOHN D. CARVER
Archer, Florida

DONALD O. MORGAN
Executive Director
Lake City, Florida

Mr. Terry Clayton
Patten Corporation
Gulf-Atlantic
Post Office Box 2299
Lake City, Florida 32056

SURFACEWATER MANAGEMENT PERMTS 4-87-00105--ICHETUCKNEE
PINES; 4-87-00205--CLAYLAND OAKS; 4-88-00029--ICHETUCKNEE
FOREST; 4-88-00038--NEWBERN ACRES; AND 4-88-00233--
ROLLING OAKS--HOMEOWNERS' ASSOCIATION DOCUMENTS

Mr. Clayton, District counsel has completed review of the
homeowners' association documents for the above
referenced subdivision and has made requests for
amendments to the documents. Attached are copies of Mr.
Haley's comments and draft language which address the
recommended changes.

This letter constitutes a request for additional
information pursuant to chapter 40B-4, Florida
Administrative Code, and chapters 120 and 373, Florida
Statutes. To avoid any further delay in the transfer of
operation and maintenance phase of the permits, please
submit the amended documents by May 22, 1989.

If you have any questions, please contact me at
904/362-1001.

Annette L. Burnham

ANNETTE L. BURNHAM - DISTRICT CLERK

ab

Enclosure

BRANNON, BROWN, HALEY, ROBINSON & COLE, P. A.

ATTORNEYS AT LAW

10 NORTH COLUMBIA STREET

POST OFFICE BOX 1029

LAKE CITY, FLORIDA 32056-1029

TELEPHONE (904) 752-3213

CLARENCE E. BROWN
WILLIAM J. HALEY
THOMAS W. BROWN
BRUCE W. ROBINSON
RONALD H. COLE
JANICE F. BAKER
BRUCE G. DUNCAN

TELECOPY
AREA CODE 904
755-4524

April 13, 1989

W. BRANTLEY BRANNON
(1907-1988)

Ms. Annette Burnham
Suwannee River Water
Management District
Route 3, Box 64
Live Oak, Florida 32060

Re: Spring Run Owners Association, Inc.
Newberry Acres Owners Association, Inc.
Rolling Oaks Owners Association, Inc.
Clayland Oaks Owners Association, Inc.
Ichetucknee Forest Owners Association, Inc.

Dear Annette:

We have reviewed the Articles of Incorporation, By-Laws, Maintenance Agreement and Declaration & Restrictive Covenants as to the above.

After reviewing the rules of the Suwannee River Water Management District, properly adopted by the District, we find that the documents need to be amended to include the following:

1. Articles of Incorporation:

(a) The right to maintain, repair, replace operate, and care for all lakes, ditches, canals, retention areas, drainage or other surface water management works which are owned by the Association.

(b) Prior to relinquishing the control to the Association, the Association must notify the District in writing that all terms and conditions placed on the Developer by permits or authorizations have been satisfied in full and that the transfer is proposed to occur on a specific date.

(c) The Articles may not be amended, as the same pertains to surface water management, without prior approval from the Suwannee River Water Management District.

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APR 17 1989

SUWANNEE RIVER WATER
MGMT. DISTRICT

(d) Upon dissolution of the Association all property interest in surface water management system must be dedicated to an appropriate unit of government or otherwise transferred to another appropriate entity which dedication or approval must be authorized by the Suwannee River Water Management District.

2. By-Laws

(a) All lot owners must be members of the Association.

(b) The By-Laws of the corporation may not be amended, as the same relate to surface water management, without the prior written approval of the District.

3. Declaration

(a) The lot owners must be a member of the Association.

(b) The Declaration, as the same pertains to the surface water management may not be amended without the District's approval.

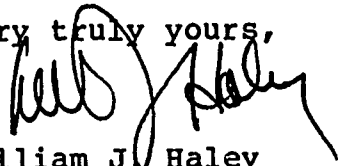
(c) The Declaration should cover in greater detail the surface water management.

(d) The Association on Spring must be tied in with the Declaration on Ichetucknee Pines.

If you have any questions, please feel free to give us a call.

Thank you for your courtesies.

Very truly yours,


William J. Haley
For the Firm

WJH:lcw



**SUWANNEE
RIVER
WATER
MANAGEMENT
DISTRICT**

April 4, 1989

LYNETTA USHER GRINER
Chairman
Fanning Springs, Florida

TOM SAWYER
Vice Chairman
Lake City, Florida

SAM THOMPSON
Secretary/Treasurer
Lake City, Florida

ROBERT MORRIS
Ashville, Florida

KEVIN CAMPBELL
Perry, Florida

DONNY McCALLISTER
Live Oak, Florida

M. HOWELL WARING
Madison, Florida

SUZANNE COLSON
Suwannee, Florida

JOHN D. CARVER
Archer, Florida

DONALD O. MORGAN
Executive Director
Lake City, Florida

Mr. William Haley
Brannon, Brown, Haley, Robinson & Cole, P.A.
Post Office Box 1029
Lake City, Florida 32056-1029

SURFACEWATER MANAGEMENT PERMITS 4-87-00105--ICHETUCKNEE
PINES; 4-87-00205--CLAYLAND OAKS; 4-88-00029--ICHETUCKNEE
FOREST; 4-88-00038--NEWBERN ACRES; AND 4-88-00233--
ROLLING OAKS--HOMEOWNERS ASSOCIATION DOCUMENTS

Mr. Haley, enclosed are copies of the declarations of
restrictions and covenants and signed requests for
transfer for the above referenced subdivisions as
submitted by Mr. Clayton. Please review the enclosed
documents for approval.

If you have any questions, please contact me at
904/362-1001.

Annette L. Burnham

ANNETTE L. BURNHAM - DISTRICT CLERK

ab

Enclosure

ROUTE 3, BOX 64

LIVE OAK, FLORIDA 32060

TELEPHONE (904) 362-1001



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

March 27, 1989

DR. EARL M. STARNES
Chairman
Alachua, Florida

JONATHAN WERSHOW
Vice Chairman
Alachua, Florida

LYNETTA USHER GRINER
Secretary/Treasurer
Fanning Springs, Florida

ROBERT MORRIS
Ashville, Florida

KEVIN CAMPBELL
Perry, Florida

MITZI C. HENDRICK
Mayo, Florida

SAM THOMPSON
Lake City, Florida

J. D. GRIFFIS
Raiford, Florida

DONNY McCALLISTER
Live Oak, Florida

DONALD O. MORGAN
Executive Director
Lake City, Florida

Mr. William Haley
Brannon, Brown, Haley, Robinson & Cole, P.A.
Post Office Box 1029
Lake City, Florida 32056-1029

SURFACEWATER MANAGEMENT PERMITS 4-87-00105--ICHETUCKNEE
PINES; 4-87-00205--CLAYLAND OAKS; 4-88-00029--ICHETUCKNEE
FOREST; 4-88-00038--NEWBERN ACRES; AND 4-88-00233--
ROLLING OAKS--HOMEOWNERS ASSOCIATION DOCUMENTS

Mr. Haley, enclosed are copies of the homeowners
association documents for the above referenced
subdivisions as submitted by Mr. Clayton.

As indicated in my letter to Mr. Clayton, I have
requested copies of the declarations of restrictions and
covenants and signed requests for transfer. As soon as
these documents are submitted, I will forward them to you
Please review the enclosed documents for approval.

If you have any questions, please contact me at
904/362-1001.

Annette L. Burnham

ANNETTE L. BURNHAM - DISTRICT CLERK

ab

Enclosure

ROUTE 3, BOX 64

LIVE OAK, FLORIDA 32060

TELEPHONE (904) 362-1001



New York Stock Exchange: PAT
P.O. Box 2299 • Lake City, FL 32056
904-755-4606

March 30, 1989

Annette L. Burnham
District Clerk
Suwannee River Water Management District
Rt. 3 Box 64
Live Oak, Florida 32060

RE: Surfacewater Management Permits 4-87-00105-Ichetucknee
Pines; 4-87-00205-Clayland Oaks; 4-88-00029-Ichetucknee
Forest; 4-88-00038-Newbern Acres; and 4-88-00233-Rolling
Oaks-Transfer of Operation and Maintenance Responsibilities.

Dear Ms. Burnham:

Enclosed, please find signed request for transfer forms as well
as the Declarations of Restrictive Covenants for the following
subdivisions:

Ichetucknee Pines (Spring Run)
Clayland Oaks
Ichetucknee Forest
Newbern Acres (Unrestricted Subdivision-No Restrictive
Covenants)
Rolling Oaks

If anything further is needed, please contact me.

I am,

Sincerely yours,

Terry Clayton
Terry Clayton
Vice President

TC/mr

cc: Peter Hahn

Enclosures

SRWMD DISTRIBUTION SCHEDULE	
Original:	4-87-00105
Copies:	Annette B.
	4-87-00205, 4-88-00029
	4-88-00038, 4-88-00233
Action File Due	

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MAR 30 1989

SUWANNEE RIVER WATER
MGMT. DISTRICT

Located at Highway 41 South • Route 10, Box 319 • Lake City, Florida 32055

Columbia County Planning Board

PHONE (904) 755-4100

P. O. BOX 1529

LAKE CITY, FLORIDA 32056-1529

April 15, 1987

Suwannee River Water Management District
Route 3, Box 64
Live Oak, Fl. 32060
Att: Steve Wilson

Dear Mr. Wilson:

Ichetucknee Pines Subdivision is consistent with our local
Land Use and Zoning. The Preliminary Plat for this subdivision
was approved by the Columbia County Board of County Commissioners
on April 2, 1987.

For any questions regarding this development please feel free to
contact me at 755-4100 ext. 208.

Sincerely,

Nelson Bedenbaugh

Nelson Bedenbaugh
Planning Coordinator

xc:file
NB:kt

4-87-00105

BOARD MEETS 2nd WEDNESDAY AT 7:30 P.M.

284,780.00 S.S. 1734
Rev. 9

Prepared By:

Ralph T. Skelton, Jr.
Post Office Box 190
Brunswick, Georgia 31521

WARRANTY DEED

THIS INDENTURE, made and entered into on this 7th day of April, 1987, by and between BRUNSWICK PULP & PAPER COMPANY, a Delaware corporation having an office and place of business in the County of Glynn, State of Georgia, as Grantor, and PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation, Post Office Box 2229, Lake City, Florida 32056, as Grantee;

WITNESSETH: That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to said Grantee, and Grantee's successors and assigns forever, the following described real property, situated, lying and being in Columbia County, Florida, to-wit:

The West Half (W 1/2) and the West Half of the Northeast Quarter (W 1/2 of the NE 1/4) of Section 16, in Township 6 South, Range 16 East, Less the property conveyed to Elro Coleman and wife, Myra H. Coleman by deed recorded in Official Records Book 210 at page 95.

The real property above described is conveyed by the Grantor and accepted by the Grantee subject to the following:

1. Taxes for the year 1987 and subsequent years;
2. Roadway rights of way and easements, public utility easements, oil, gas, and mineral reservations and restrictions filed upon the public records of Columbia County, Florida.
3. Riparian rights incidental to said real property;
4. The rights of the United States, the State of Florida, the County of Columbia, and the public to any portion of said real property lying below the high water mark of any rivers, or to any portion of any navigable creeks, streams or rivers.
5. Any environmental regulations established by any federal, state or local agency regulating the use of any of said real property.

DOCUMENTARY STAMP 1.92
INTANGIBLE TAX — 0 —
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY

ida,
ion
ark

67-04288

4288

197 APR 10 11:12 AM '62

U.S. DEPT OF JUSTICE

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, the said Grantor, acting by and through its duly authorized officer, has executed this deed under seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Helean Shawn Stallard
Notary Public, Glynn
County, Georgia

BRUNSWICK PULP & PAPER COMPANY

BY: J. J. McCloud (SEAL)

Its Vice President

(CORPORATE SEAL)

My commission expires: 7-7-90

STATE OF GEORGIA

COUNTY OF Glynn

The foregoing instrument was acknowledged before me this 11th day of April, 1987, by J. J. McCloud, as Vice President on behalf of Brunswick Pulp & Paper Company.

Helean Shawn Stallard
Notary Public, State of Georgia
My commission expires: 7-7-90

OFFICIAL RECORDS

BK 0619 PG 0820

SAP:dbb
3-87-2052
5/26/87

This Instrument Prepared By:
S. AUSTIN PEELE
BARBY PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

ICHETUCKNEE PINES

RECEIVED

MAR 30 1989

THIS DECLARATION dated this 8th day of June, 1987, made by PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation, qualified to do business in the State of Florida (herein "Developer").

SWANNEE RIVER WATER
MGMT. DISTRICT

WITNESSETH:

WHEREAS, Developer is the owner of fee simple title to all of the lots located in ICHETUCKNEE PINES, a subdivision according to plat thereof recorded in Plat Book 5, pages 94-94A, public records, Columbia County, Florida (herein "Subdivision"), and desires to place restrictions and protective covenants as hereafter described upon the Subdivision.

NOW, THEREFORE, Developer declares that each lot in the Subdivision shall be owned, used, transferred, conveyed, and occupied subject to the covenants and restrictions herein set forth (herein "Protective Covenants") as follows:

1. RESIDENTIAL USE: The lots shall be used for residential purposes only, and no business or commercial building may be erected on any lot and no business may be conducted thereon. No billboards or advertising signs shall be erected on any lot, except signs as may be reasonably required for sale purposes.
2. SIZE OF DWELLING AND MOBILE HOMES: No permanent dwelling shall be permitted on any lot which has less than eight hundred (800) square feet of living space exclusive of open porches, garages or carports. Mobile homes shall be allowed provided they are not more than five (5) years old when placed on a lot, and provided each mobile home shall contain not less than six hundred (600) square feet of livable area. All mobile homes must be underskirted, set up and maintained in a neat and orderly fashion.
3. SETBACKS: All buildings (including mobile homes) will be set back at least fifty (50) feet from the front lot line; twenty-five (25) feet from the rear lot line; and twenty-five (25) feet from the interior side lot lines. If a residential building is erected on more than one (1) lot, the setback restrictions referred to herein shall apply only to the extreme side lines of the combined lots.
4. NUMBER OF DWELLINGS: No more than two (2) residential dwellings (including mobile homes) shall be allowed on each lot. Detached utility buildings, garages, pump houses or storage buildings located on a lot shall conform to the setback lines in paragraph 3 hereof.
5. TRAVEL TRAILERS: No travel trailer, camper or tent shall be used as a permanent dwelling on any lot, except that Developer may give written consent to a travel trailer, camper or tent being used as a temporary dwelling while a permanent dwelling or mobile home is under construction.
6. LIVESTOCK: No lot shall be used for commercial livestock breeding or raising. Household pets are permitted, provided they are not used for commercial breeding purposes and are kept under the control of the occupant at all times. Horses, cattle and fowl may occupy a lot in small numbers for the personal use and enjoyment of the occupant. No swine shall be permitted to occupy any portion of a lot. Permitted livestock shall not be obnoxious, offensive or cause odors which shall constitute a nuisance.
7. NUISANCE: No lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, improper or unlawful use shall be made of the property, and each owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.
8. PROPERTY MAINTENANCE: All lots and improvements thereon shall, at all times, be maintained in a clean and neat condition. No lot shall be used for a

87-06389

1987 JUN -8 PM 3:55

FILED AND RECORDED IN PUBLIC RECORDS OF COLUMBIA COUNTY, FLA.

OK 0624
OFFICE
junk yard, dumping ground, or for the accumulation of garbage or other refuse, foul smelling matter, or other uses which would be detrimental to the comfort, health and safety of the inhabitants of the surrounding area. All vacant lots shall be kept free of any accumulation of brush, weeds, trash and other material which would constitute a fire hazard or render the lot unsightly. If the owner fails to remove any trash, junk or otherwise maintain his property after thirty (30) days written notice from Developer (or any successor to Developer), Developer (or such successor) shall have the right to remove any such trash or clean up the lot at the expense of the owner.

9. TERM: These Protective Covenants run with the title to lots all in the Subdivision, and are binding upon Developer and all persons claiming by, through or under Developer until January 1, 2007, at which time they shall be automatically extended for successive periods of ten (10) years unless, by a majority of the then owners of the lots, agree to change, modify or rescind them. Any change, modification or amendment shall be in writing.

10. VIOLATION: The violation of these Protective Covenants shall grant Developer or any owner, in addition to all other remedies, the right to bring legal action to enjoin such violation or compel compliance with the terms hereof. All costs of such litigation, including a reasonable attorney's fees to the prevailing party's attorney, shall be paid by the owner found to be in violation.

11. AMENDMENT, RELEASE, AND WAIVER: This declaration may be amended at any time to change, alter or rescind any of the Protective Covenants by written amendment executed by the then owners of not less than two-thirds (2/3) of the lots; provided, that no amendment shall be effective without Developer's written consent, if Developer is then an owner of a lot. So long as Developer is the owner of any lot, Developer reserves the exclusive right, without the consent of any other owner, to release, in writing, any of the Protective Covenants, or grant a waiver, in writing, of a violation thereof.

12. INVALIDATION: Invalidation of any one of the restrictions in this declaration, by judgment or court order, shall not affect any of the other restrictions, which shall remain in full force and effect.

13. EFFECTIVE DATE: This declaration shall become effective upon its recording in the public records of Columbia County, Florida.

IN WITNESS WHEREOF, this instrument has been executed by Developer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

PATTEN CORPORATION SOUTH-ATLANTIC

By:

Jeffrey L. Forbes
Vice President

(CORPORATE SEAL)

Robert L. Braxton
Terry Clifton
Witnesses

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 8th day of June, 1987, by JEFFREY L. FORBES, as Vice President of PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation, on behalf of said corporation.

(NOTARIAL
SEAL)

Robert L. Braxton
Notary Public, State of Florida

My Commission Expires: Notary Public, State of Florida
My Commission Expires April 25, 1991
Bonded Thru Troy Fain Insurance Inc.

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

SPRING RUN

AND

SPRING RUN PHASE II

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

OK 0626 PG0121
OFFICIAL RECORDS

This Declaration dated this 16th day of June, 1987, made by PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation, qualified to do business in the State of Florida (herein "Developer").

WITNESSETH:

WHEREAS, Developer is the fee simple owner of lands in Columbia County, Florida as described in Exhibit "A" attached hereto, which Developer is developing as a private, unrecorded, residential development known as "Spring Run" and "Spring Run Phase II" (herein "Development"); and Developer desires to place restrictions and protective covenants as hereafter described upon the Development.

NOW, THEREFORE, Developer declares that each and every lot in the Development shall be owned, used, transferred, conveyed, and occupied subject to the covenants and restrictions herein set forth (herein "Protective Covenants") as follows:

1. RESIDENTIAL USE: The lots shall be used for residential purposes only, and no business or commercial building may be erected on any lot and no business may be conducted thereon. No billboards or advertising signs shall be erected on any lot, except such signs as may be reasonably required for sale purposes.

2. SIZE OF DWELLING AND MOBILE HOMES: No permanent dwelling shall be permitted on any lot which has less than eight hundred (800) square feet of living space exclusive of open porches, garages or carports. Mobile homes shall be allowed provided they are not more than five (5) years old when placed on a lot, and provided each mobile home shall contain not less than six hundred (600) square feet of livable area. All mobile homes must be underskirted, set up and maintained in a neat and orderly fashion.

3. SETBACKS: All buildings (including mobile homes) will be set back at least fifty (50) feet from the front lot line; twenty-five (25) feet from the rear lot line; and twenty-five (25) feet from the interior side lot lines. If a residential building is erected on more than one (1) lot, the setback restrictions referred to herein shall apply only to the extreme side lines of the combined lots.

4. NUMBER OF DWELLINGS: No more than two (2) residential dwellings (including mobile homes) shall be allowed on each lot. Detached utility buildings, garages, pump houses or storage buildings located on a lot shall conform to the setback lines in paragraph 3 hereof.

5. TRAVEL TRAILERS: No travel trailer, camper or tent shall be used as a permanent dwelling on any lot, except that Developer may give written consent to a travel trailer, camper or tent being used as a temporary dwelling while a permanent dwelling or mobile home is under construction.

6. LIVESTOCK: No lot shall be used for commercial livestock breeding or raising. Household pets are permitted, provided they are not used for commercial breeding purposes and are kept under the control of the occupant at all times. Horses, cattle and fowl may occupy a lot in small numbers for the personal use and enjoyment of the occupant. No swine shall be permitted to occupy any portion of a lot. Permitted livestock shall not be obnoxious, offensive or cause odors which shall constitute a nuisance.

7. NUISANCE: No lot shall be maintained nor shall any activity be carried on upon any lot, which is an annoyance or nuisance. No immoral, indecent or

7-06904
JUN 23 1987
AM 8:51
CLERK OF COURTS
COLUMBIA COUNTY, FLORIDA

unlawful use shall be made of the property, and each owner shall comply with all valid laws, zoning ordinances and regulations of all governmental agencies having jurisdiction thereof.

8. PROPERTY MAINTENANCE: All lots and improvements thereon shall, at all times, be maintained in a clean and neat condition. No lot shall be used for a junk yard, dumping ground, or for the accumulation of garbage or other refuse, foul smelling matter, or other uses which would be detrimental to the comfort, health and safety of the inhabitants of the surrounding area. All vacant lots shall be kept free of any accumulation of brush, weeds, trash and other material which would constitute a fire hazard or render the lot unsightly. If the owner fails to remove any trash, junk or otherwise maintain his property after thirty (30) days written notice from Developer (or any successor to Developer), Developer (or such successor) shall have the right to remove any such trash or clean up the lot at the expense of the owner.

9. TERM: These Protective Covenants run with the title to lots all in the Subdivision, and are binding upon Developer and all persons claiming by, through or under Developer until January 1, 2007, at which time they shall be automatically extended for successive periods of ten (10) years unless, by a majority of the then owners of the lots, agree to change, modify or rescind them. Any change, modification or amendment shall be in writing.

10. VIOLATION: The violation of these Protective Covenants shall grant Developer or any owner, in addition to all other remedies, the right to bring legal action to enjoin such violation or compel compliance with the terms hereof. All costs of such litigation, including a reasonable attorney's fees to the prevailing party's attorney, shall be paid by the owner found to be in violation.

11. AMENDMENT, RELEASE, AND WAIVER: This declaration may be amended at any time to change, alter or rescind any of the Protective Covenants by written amendment executed by the then owners of not less than two-thirds (2/3) of the lots; provided, that no amendment shall be effective without Developer's written consent, if Developer is then an owner of a lot. So long as Developer is the owner of any lot, Developer reserves the exclusive right, without the consent of any other owner, to release, in writing, any of the Protective Covenants, or grant a waiver, in writing, of a violation thereof.

12. DEFINITION OF LOT AND SURVEY: The term "lot" as used herein shall mean a single parcel of land in the Development as shown on surveys of the Development prepared by Bennett R. Wattles & Associates, Inc., Registered Land Surveyors and dated May 5, 1987 and June 9, 1987, copies of which are maintained in the office of Developer.

13. OWNERS ASSOCIATION: Developer has caused to be organized under the laws of the State of Florida a non-profit corporation known as "Spring Run Owners Association, Inc." (herein "Owners Association"). Developer reserves the right to transfer to Owners Association title to private roads located within the Development (which are included within the property described on Exhibit "A" attached hereto) for the purpose of maintenance, repair and upkeep of said roads. Upon conveyance of title to said roads, Owners Association shall succeed to the rights and obligations of Developer with respect to the repair, maintenance and upkeep of said roads, and shall maintain the same as private roads for the benefit of Developer and other owners of lots within the Development.

14. INVALIDATION: Invalidation of any one of the restrictions in this declaration, by judgment or court order, shall not affect any of the other restrictions, which shall remain in full force and effect.

15. EFFECTIVE DATE: This declaration shall become effective upon its recording in the public records of Columbia County, Florida.

0626 PG0122
OFFICIAL RECORDS

IN WITNESS WHEREOF, this instrument has been executed by Developer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

PATTEN CORPORATION SOUTH-ATLANTIC

Robert L. Loran
Witnesses

By:

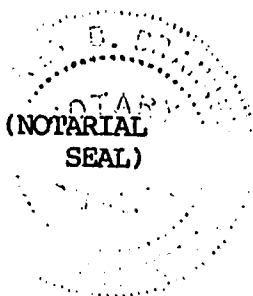
Jeffrey L. Forbes
Vice President

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of June, 1987, by JEFFRY L. FORBES, as Vice President of PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation, on behalf of said corporation.



Robert L. Loran
Notary Public, State of Florida

My Commission Expires: 1

Notary Public, State of Florida
My Commission Expires April 25, 1991
Bonded thru Troy Fair - Insurance Inc.

OK 0626 P80123
OFFICIAL RECORDS

EXHIBIT "A"

TO

DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS

FOR

SPRING RUN AND SPRING RUN PHASE II

A part of the W 1/2 and the W 1/2 of the NE 1/4 of Section 16, Township 6 South, Range 16 East, more particularly described as follows:

Commence at the Northwest corner of said Section 16 and run N 88°11'19" E, 25.00 feet to the East right-of-way line of Lazy Oak Road (a 50 foot wide county maintained dirt road as now established); thence continue along the North line of Section 16, N 88°11'19" E, 815.61 feet to the POINT OF BEGINNING; thence continue N 88°11'19" E, 1802.50 feet; thence N 88°11'42" E, 1332.58 feet to its intersection with the Easterly line of the W 1/2 of the NE 1/4 of Section 16; thence run along the East line of the W 1/2 of the NE 1/4 of Section 16, S 00°44'12" E, 2649.27 feet to its intersection with the Southerly line of the NE 1/4 of Section 16; thence run along the South line of the NE 1/4 of Section 16, S 88°04'28" W, 1328.87 feet to its intersection with the Easterly line of the W 1/2 of Section 16; thence run along the East line of the W 1/2 of Section 16, S 00°30'01" E, 2643.93 feet to its intersection with the Southerly line of Section 16; thence along the South line of said Section 16, S 88°16'39" W, 758.79 feet; thence N 00°28'58" W, 787.16 feet to its intersection with the Southerly right-of-way line of a 60 foot wide road right-of-way; thence along the Southerly right-of-way line, N 63°19'26" W, 455.45 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of S 71°40'34" W, 35.36 feet; thence Southerly along the arc of said curve 39.27 feet to the Point of Tangency; thence S 26°40'34" W, 792.49 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of S 17°47'48" E, 35.03 feet; thence Southerly along the arc of said curve 38.81 feet to the Point of Tangency; thence N 62°16'10" W, 110.02 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of N 72°12'12" E, 35.68 feet; thence Northerly along the arc of said curve 39.73 feet to the Point of Tangency; thence N 26°40'34" E, 815.46 feet; thence N 63°19'26" W, 650.60 feet; thence N 00°28'58" W, 1895.03 feet to its intersection with the Southerly right-of-way line of a 60 foot wide road right-of-way; thence S 88°11'19" W, 795.48 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of S 43°29'00" W, 35.17 feet; thence Southerly along the arc of said curve 39.01 feet to the Point of Tangency; thence N 01°13'19" W, 84.66 feet; thence N 00°19'38" W, 25.74 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of S 46°04'10" E, 35.81 feet; thence Southerly along the arc of said curve 39.92 feet to the Point of Tangency; thence N 88°11'19" E, 795.34 feet; thence N 00°28'58" W, 1984.62 feet to the POINT OF BEGINNING, containing 277.15 acres more or less.

The above described property being known as "SPRING RUN".

BK 0626 PG 124
OFFICIAL RECORDS

ALSO

Commence at the Northwest corner of said Section 16 and run N 88°11'19" E, 25.00 feet to the East right-of-way line of Lazy Oak Road (a 50 foot County maintained dirt road as now existing) and the POINT OF BEGINNING; thence continue N 88°11'19" E, 815.61 feet; thence S 00°28'58" E, 1984.62 feet; thence S 88°11'19" W, 795.34 feet to the Point of Curvature of a curve concave to the right and having a radius of 25.00 feet and a chord bearing and distance of N 46°04'10" W, 35.81 feet; thence Northerly along the arc of said curve 39.92 feet to the Point of Tangency of said curve, said point also being on said East right-of-way line of Lazy Oak Road; thence N 00°19'38" W along said East right-of-way line 1959.09 feet to the POINT OF BEGINNING, containing 37.26 acres, more or less.

The above described property being known as "SPRING RUN PHASE II".

BK 0626 PG 0125
OFFICIAL RECORDS



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

March 24, 1989

DR. EARL M. STARNES
Chairman
Alachua, Florida

JONATHAN WERSHOW
Vice Chairman
Alachua, Florida

LYNETTA USHER GRINER
Secretary/Treasurer
Fanning Springs, Florida

ROBERT MORRIS
Ashville, Florida

KEVIN CAMPBELL
Perry, Florida

MITZI C. HENDRICK
Mayo, Florida

SAM THOMPSON
Lake City, Florida

J. D. GRIFFIS
Raiford, Florida

DONNY McCALLISTER
Live Oak, Florida

DONALD O. MORGAN
Executive Director
Lake City, Florida

Mr. Terry Clayton
Patten Corporation
Gulf-Atlantic
Post Office Box 2299
Lake City, Florida 32056

SURFACEWATER MANAGEMENT PERMITS 4-87-00105--ICHETUCKNEE PINES; 4-87-00205--CLAYLAND OAKS; 4-88-00029--ICHETUCKNEE FOREST; 4-88-00038--NEWBERN ACRES; AND 4-88-00233--ROLLING OAKS--TRANSFER OF OPERATION AND MAINTENANCE RESPONSIBILITIES

Mr. Clayton, staff has reviewed the homeowners association documents which you submitted for the referenced subdivisions and have submitted them to district counsel for approval. Please note that copies of the declarations of restrictions and covenants for these subdivisions are also required in addition to signed request for transfer forms. Enclosed are copies the request for transfer forms. Please submit the declarations and the signed forms.

This letter and the attachments constitute a request for additional information pursuant to ss.40B-4.1080, 40B-4.2020, and 40B-4.3030, Florida Administrative Code, and chapters 120 and 373, Florida Statutes. In order to expedite the transfers of the operation and maintenance responsibilities, please submit the requested information by April 14, 1989.

If you have any questions, please contact me at 904/362-1001.

Annette L. Burnham

ANNETTE L. BURNHAM - DISTRICT CLERK

ab

Enclosure

cc: Peter Hahn, P.E., Live Oak, Florida
William Haley, Lake City, Florida

P 711 760 147

ROUTE 3, BOX 64

LIVE OAK, FLORIDA 32060

TELEPHONE (904) 362-1001



New York Stock Exchange: PAT
P.O. Box 2299 • Lake City, FL 32056
904-755-4606

March 10, 1989

RECEIVED
MAR 13 1989

SUWANNEE RIVER WATER
MGMT. DISTRICT

Mr. Dave Fisk
Assistant Executive Director
Suwannee River Water Management District
Rt. 3 Box 64
Live Oak, Florida 32060

RE: Property Owners Association Documents

Dear Dave:

As instructed by Peter Hahn, I am enclosing all Property Owners Association documents in the following developments:

Ichetucknee Pines (Spring Run)
Clayland Oaks
Newbern Acres
Ichetucknee Forest
Rolling Oaks

We would like to get the maintenance transferred from Patten Corporation and/or Patten Corporation Gulf-Atlantic to the Property Owners Association as expeditiously as possible.

As I understand, this information is what you need. If anything additional is necessary, please notify myself or Peter Hahn.

I am,

Sincerely yours,


Terry Clayton
Vice President

TC/mr

cc: Peter Hahn

Enclosure

Located at Highway 41 South • Route 10, Box 319 • Lake City, Florida 32055

State of Florida

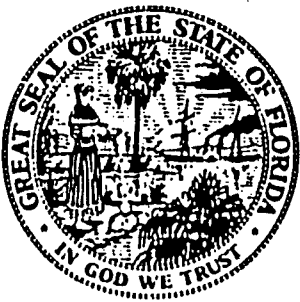


Department of State

I certify that the attached is a true and correct copy of the Articles of Incorporation of SPRING RUN OWNERS ASSOCIATION, INC., a corporation organized under the Laws of the State of Florida, filed on June 2, 1987, as shown by the records of this office.

The document number of this corporation is N20944.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
3rd day of June, 1987.



CR2E022 (10-85)

George Firestone
Secretary of State

SAP:dbb
3-87-2220
5/15/87

ARTICLES OF INCORPORATION
OF
SPRING RUN OWNERS ASSOCIATION, INC.
(a non-profit corporation)

FILED
1981 JUN -2 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, desiring to form a corporation not for profit under the laws of the State of Florida, hereby adopts the following Articles of Incorporation:

ARTICLE I - NAME

The name of the corporation is SPRING RUN OWNERS ASSOCIATION, INC.

ARTICLE II - TERM OF EXISTENCE

The period of the duration of the corporation is perpetual, unless dissolved according to law.

ARTICLE III - PURPOSE

The purposes for which this corporation is organized are the following:

(A) To acquire title to certain real property in Columbia County, Florida to be used as private roads ("Road System") serving a private real estate development known as "Spring Run" (the "Development").

(B) To provide for the perpetual maintenance, repair and upkeep to the Road System for the benefit of the several property owners of the Development.

(C) To provide such other services and common maintenance, care and upkeep of the Development as may be from time to time determined by vote of a majority of the property owners for the benefit of the Development.

ARTICLE IV - POWERS

In carrying out its purposes, the corporation shall have all corporate powers now or hereafter provided by the laws of the State of Florida, including, but not limited to:

(A) The purchase, ownership, maintenance, control, sale, lease, mortgaging, encumbering or otherwise dealing with real and personal property of every type, kind and nature.

(B) The employment, direction and discharge of personnel necessary to carry out the purposes herein stated.

(C) To do any and all things necessary, incidental, or desirable to accomplish any and all of the purposes and objectives for which the corporation is organized, either alone or in association with other corporations, firms or individuals and to carry on any lawful activity necessary or incidental to the accomplishment of the purposes and objectives of the corporation.

(D) To make and collect assessments against property

owners in the Development and use the proceeds thereof in the exercise of its powers and duties, including, but not limited to the defraying of costs and expenses of carrying out its purposes.

(E) To maintain, repair, replace and operate property owned by it, purchase insurance thereon, and to make and adopt reasonable regulations respecting the use and appearance of the Road System and other property owned or controlled by the corporation, and to enforce by all legal means the provisions of these articles of incorporation and any by-laws or regulations adopted pursuant hereto.

The foregoing enumeration of powers shall in no way be construed to limit or restrict in any manner the powers of the corporation as may be otherwise provided or granted by law.

ARTICLE V - MEMBERSHIP

Membership in the corporation shall consist of those persons who from time to time own property in the Development, and who shall pay annual dues and are otherwise in good standing pursuant to the by-laws.

ARTICLE VI - REGISTERED OFFICE AND AGENT

The initial registered office of the corporation is Route 10, Box 319, Lake City, Florida 32055. The name of its initial Registered Agent at such address is JEFFRY L. FORBES.

ARTICLE VII - BOARD OF DIRECTORS

The corporation shall have a Board of Directors which shall consist of not less than three (3) nor more than nine (9) persons. The number of persons constituting the initial Board of Directors of the corporation shall consist of three (3) and the names and addresses of the persons who shall serve as initial members are:

NAMES

JEFFRY L. FORBES

LISA M. FORBES

JOSEPH T. CLAYTON, JR.

ADDRESSES

Route 10, Box 319
Lake City, Florida 32055

Route 10, Box 319
Lake City, Florida 32055

Post Office Box 89
Live Oak, Florida 32060

ARTICLE VIII - ORGANIZATIONAL FORM

The corporation is organized upon a non-stock basis.

ARTICLE IX - DISPOSITION OF ASSETS UPON DISSOLUTION

No part of the income of the corporation shall be distributable to its members, directors or officers either during the existence of the corporation or upon its dissolution; provided, however, that upon dissolution the assets of the corporation shall be transferred to a successor entity or to the then property owners in the Development in such manner as to assure that the Road System shall be used for the benefit of the several pro-

perty owners in the Development.

FILED
1987 JUN -2 PM 4:18
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE X - NAME AND ADDRESS OF INCORPORATOR

The name and address of the incorporator is:

NAMES

Patten Corporation
South-Atlantic,
a Virginia corporation
qualified to do business
in the State of Florida

ADDRESSES

Route 10, Box 319
Lake City, Florida 32055

IN WITNESS WHEREOF, the undersigned incorporator has caused these Articles of Incorporation to be executed, in duplicate, by its duly authorized undersigned officer this 26th day of May, 1987.

PATTEN CORPORATION SOUTH-ATLANTIC

By: Jeffrey L. Forbes Vice President

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing Articles of Incorporation were acknowledged before me by JEFFRY L. FORBES, as Vice President of Patten Corporation South-Atlantic, a Virginia corporation qualified to do business in the State of Florida on behalf of said corporation, the incorporator named in the foregoing Articles of Incorporation, this 26th day of May, 1987.

Phyllis E. Beil
Notary Public, State of Florida

(NOTARIAL
SEAL)

My Commission Expires: May 3, 1991
NOTARY PUBLIC, STATE OF FLORIDA
BONDED THRU NOTARY PUBLIC UNDERWRITER

CERTIFICATE OF MEMBERSHIP
SPRING RUN OWNERS ASSOCIATION, INC.
(a non-profit Florida corporation)

THIS IS TO CERTIFY that _____ is
a member of SPRING RUN OWNERS ASSOCIATION, INC., a Florida non-
profit corporation ("Association") by virtue of the ownership of
the following described property:

and that such membership shall continue for so long as ownership
of such property is vested in the above named member, subject
to the requirements of the Articles of Incorporation and By-laws
of the Association and the payment by the above named member of
all annual dues, membership fees and assessments as from time to
time established by the Board of Directors of the Association.

IN WITNESS WHEREOF, the Association has caused this cer-
tificate to be executed and delivered this _____ day of
_____, 19____, by its duly authorized under-
signed officers.

President

Secretary

(CORPORATE SEAL)

MINUTES OF ORGANIZATIONAL MEETING
OF BOARD OF DIRECTORS OF
SPRING RUN OWNERS ASSOCIATION, INC.
(a non-profit Florida corporation)

The organizational meeting of the Board of Directors of Spring Run Owners Association, Inc., a non-profit Florida corporation, was held at Route 10, Box 319, Lake City, Florida 32055 on June 15, 1987, at 10:00 A.M.

Present were Jeffry L. Forbes; Lisa M. Forbes and Joseph T. Clayton, Jr., constituting all of persons named as members of the Board of Directors of the corporation pursuant to its Articles of Incorporation, and who, by signing this minutes, waive all notice of call of the meeting.

Mr. Forbes presided as chairman, and Mr. Clayton served as secretary of the meeting.

Upon motions being duly made and carried, the following action was taken:

1. A certified copy of the Articles of Incorporation of the corporation, certified by the Secretary of the State of Florida, was ordered filed with and made a part of the minutes of the meeting.
2. By-laws for the corporation were reviewed and duly adopted and ordered attached to and made a part of the minutes of the meeting.

3. The following officers were duly nominated and elected:

President:	Jeffry L. Forbes
Vice President:	Lisa M. Forbes
Secretary/Treasurer:	Joseph T. Clayton, Jr.

4. Jeffry L. Forbes was duly confirmed as the registered agent of the corporation.

5. The resolution attached to these minutes designating NCNB National Bank of Florida as the bank in which funds of the corporation are to be deposited, and authorizing any of the officers of the corporation to sign checks drawn against the corporation's account therein was duly adopted.

6. All expenses of organization of the corporation were duly authorized to be paid, including attorney fees; filing fees and costs. Receipt was acknowledged of the sum of \$ 100.00 contributed to the corporation by Patten Corporation South-Atlantic as its incorporator to be used for initial costs and expenses of the corporation.

7. The Board of Directors agreed to accept conveyance from Patten Corporation South-Atlantic of certain lands consisting of roads and road rights-of-way from Patten Corporation South-Atlantic to be used in connection with roads for the development known and to be known as Spring Run and Spring Run Phase II. A copy of the description of said property is attached to these minutes as Exhibit "A".

8. The form of seal of the corporation shown in the margin

hereof was duly adopted as the seal of the corporation.

9. The officers of the corporation were duly authorized to execute and deliver such certificates evidencing membership in the corporation as may be from time to time requested by persons purchasing property in Spring Run and Spring Run Phase II evidencing such membership, and in such form as may be determined by the officers of the corporation. Any such membership certificates shall be signed by either the president or vice-president and attested by the secretary.

There being no further business, the meeting was upon motion duly made, second and carried and adjourned.



SECRETARY

APPROVED:



CHAIRMAN



JEFFRY L. FORBES, Director



LISA M. FORBES, Director



JOSEPH T. CLAYTON, Director

BY-LAWS OF
SPRING RUN OWNERS ASSOCIATION, INC.
(a non-profit Florida corporation)

ARTICLE I - NAME

The name of this corporation is SPRING RUN OWNERS ASSOCIATION, INC. Its principal office shall be located in Lake City, Columbia County, Florida. The initial office shall be at Route 10, Box 319, Lake City, Florida 32055.

ARTICLE II - MEMBERSHIP

1. Membership in the corporation shall be limited to those persons, firms or corporations who are owners of lots in a private, unrecorded, residential development located in Columbia County, Florida, known as Spring Run and Spring Run Phase II, as described in Exhibit "A" attached hereto, and the owners of Lot 1, Block A; Lot 5, Block B, and Lot 1, Block C, ICHETUCKNEE PINES, a subdivision according to plat thereof, recorded in Plat Book 5, pages 94-94A, public records of Columbia County, Florida (herein the "development").

2. Each lot within the development shall be entitled to one vote, whether owned by a single owner or more than one person, as tenants by the entireties, tenants in common, joint tenants with right of survivorship, or any other form of joint ownership. A member shall be entitled to cast one vote for each lot in the

CERTIFICATION OF BY-LAWS

I, JOSEPH T. CLAYTON, JR., HEREBY CERTIFY that I am the duly elected and qualified secretary and keeper of the records and corporate seal of SPRING RUN OWNERS ASSOCIATION, INC., a non-profit Florida corporation, and that the following is a true and correct copy of the by-laws of said corporation adopted at the organizational meeting of the Board of Directors held on June 15, 1987, in Lake City, Florida:

development owned by such member.

3. No stock certificates shall be issued by the corporation; however, the corporation shall maintain a register for recording the names and addresses of each member and may issue a certificate as reasonably requested from time to time by a member, evidencing such membership and the number of votes then held by such member.

ARTICLE III - MEETINGS OF MEMBERS

1. Annual membership meetings shall be held on the second Monday in January of each year, commencing in January, 1988, at Lake City, Florida, or such other place in the State of Florida as shall be specified in a written notice to all members. Special meetings of the members may be held at such time and place as may be specified in a notice thereof, called at any time by the President or by a majority of the Board of Directors. Special meetings shall also be called by the President upon request of a majority of the members.

2. The Secretary shall mail or deliver written notices of all meetings to members at least ten (10) days before the date of the meeting. All notices shall be mailed by regular mail or served to the address of the member as it appears on the books of the corporation.

3. A quorum for the transaction of business at any regular or special meeting shall be a majority of the members represented

in person or by proxy, but the owners present at any meeting, although less than a quorum, may adjourn the meeting to a future time. The vote of a majority of the members present and voting when a quorum is present shall decide any question, unless these by-laws or the articles of incorporation provide otherwise, in which event the votes required by these by-laws or the articles of incorporation shall control.

4. The books of the corporation shall be closed for a period of ten (10) days immediately preceding any meeting of the members and only those members properly registered on the books of the corporation before that time shall be entitled to vote at such meeting.

ARTICLE IV - BOARD OF DIRECTORS

1. The property, business and affairs of the corporation shall be managed by a board of not less than three (3), nor more than nine (9) directors. Directors shall be elected annually by the members at the annual meeting. The number of directors shall be set at the annual meeting of members, shall be elected by plurality vote of the members, and shall hold office until the next annual meeting of members, or until their successors have been elected and qualified. If a vacancy occurs in the Board of Directors at any time between annual meetings, the remaining directors shall elect a person to serve the unexpired term of the director who has resigned.

2. The annual meeting of the Board of Directors shall be held at Lake City, Florida, or such other place as may be designated or agreed upon, immediately following the adjournment of the annual meeting of the members, without notice. If a quorum is not present, the meeting may be adjourned until a later date, in which event, written notice of the adjourned meeting shall be mailed or delivered to each director by the Secretary at least ten (10) days before the time fixed for the meeting.

3. Special meetings of the Board of Directors may be held at such place as may be designated in a written notice thereof as called by the President or a majority of the members of the Board of Directors. Notice of any special meeting shall be mailed or personally delivered to each director by the Secretary at least five (5) days before the time fixed for the meeting. By unanimous consent, the directors may waive notice of a special meeting and hold the same without notice at any time or place. All notices of special meetings shall state the purpose of the meeting. The directors may establish a schedule of regular meetings to be held at the offices of the corporation and no notice shall be required of such regular meetings.

4. A quorum for the transaction of business at any meeting of the Board of Directors shall consist of a majority of the members of the board, but a majority of those present at any meeting shall have the power to adjourn the meeting to a future time.

5. The directors shall elect the officers of the corporation at the annual directors meeting and an officer may be removed at any time by a two-thirds vote of all directors. A director may be removed by affirmative vote of a majority of the members. The Board of Directors have authority to fix the salaries, if any, of all officers, agents and employees of the corporation.

ARTICLE V - OFFICERS

1. The officers of this corporation shall be a President, a Vice President, a Secretary and a Treasurer. In addition, such Assistant Secretaries or Assistant Treasurers may be appointed by the Board of Directors to serve at the pleasure of the board. All other officers shall be elected for a term of one (1) year and shall hold office until their successors are duly elected and qualified.

2. All officers must be members or an employee of a corporate member, except the Secretary or Assistant Secretary. The offices of Secretary and Treasurer may be held by one person. However, no one shall act as both President and Secretary.

3. The President shall be the chief executive officer and preside at all meetings and shall have executive powers and general supervision over the affairs of the corporation and other officers.

The Vice President shall perform all of the duties of the

President in his absence, and such other duties as may be delegated to him by the Board of Directors.

The Secretary shall issue notices of all meetings and keep minutes of those meetings; shall have charge of all corporate books, records and papers; shall be custodian of the corporate seal; and shall perform all other duties incident to his office.

The Treasurer shall be custodian of all monies and other assets of the corporation and shall, if required by the Board of Directors, give bond in such sum and with such sureties as the directors require. The Treasurer shall keep regular books of accounts and submit them, together with all vouchers, receipts, records and other papers, to the directors for their examination and approval as often as may be required, and shall perform all other duties incident to his office.

An Assistant Secretary or Assistant Treasurer shall have such duties as may be assigned to them by the Board of Directors from time to time.

4. Any vacancy in the office of President, Vice President, Treasurer or Secretary shall be filled by the Board of Directors. The successor shall hold office for the balance of the unexpired term.

ARTICLE VI - FINANCES AND DUES

1. The funds of the corporation shall be deposited in a bank doing business in Columbia County, Florida and shall be withdrawn only upon check or order of one of the officers and countersigned by another officer. For accounting purposes, the corporation shall operate upon a calendar year.

2. The Board of Directors shall have authority to establish from time to time the annual membership dues and assessments to each member for the purposes and in the manner hereafter stated.

3. The books and records of the corporation shall be open for inspection by members, shall be kept and maintained at the offices of the corporation, and may be inspected upon reasonable notice during reasonable business hours.

ARTICLE VII - ASSESSMENTS AND ENFORCEMENT

1. The Board of Directors from time to time shall determine the sums of money needed for the operation of the corporation and shall have the authority to assess each member for the upkeep and maintenance of the corporate property, operating costs and other operating expenses of the corporation.

2. All assessments shall be payable annually in advance, unless the Board of Directors determines that such assessments may be paid in quarterly, or other convenient installments.

3. If an assessment, membership fee, or any other sum or charge required to be paid by a member, is not so paid within

thirty (30) days from its due date, the corporation shall send a second notice in writing, giving notice of the non-payment, the amount thereof and the intent of the corporation to record a lien in the manner hereafter provided, upon the property owned by the member in the development for the non-payment of such assessment.

If the assessment remains unpaid for a period of fifteen (15) days after the mailing of such second notice, the corporation shall have authority to execute a notice of lien and record the same in the public records of Columbia County, Florida, giving notice of the property upon which such assessment is unpaid, the amount thereof, and such amount, together with interest at the highest lawful rate, shall constitute a lien upon the property in the development owned by such member until such time as the same is paid in full. The corporation shall have the authority to bring such legal proceedings as may be permitted by the laws of the State of Florida, to enforce such lien, by foreclosure or otherwise, and in the event of such legal action, the member shall be liable for all costs and expenses, including a reasonable attorney's fee incurred by the corporation in enforcing its rights hereunder.

4. If the Board of Directors of the corporation shall fail to take action to file, perfect or enforce the lien rights provided for herein, for a period of thirty (30) days after written demand by any member to the Board of Directors to do so, then

such member shall have the right to bring action to file, perfect or enforce such lien and shall be entitled to recover all costs and expenses incurred in connection therewith, including reasonable attorney's fees to such member's attorney.

5. The lien granted hereby shall be superior to the rights of the member or any person in possession of the property in the development upon which it is imposed, who is claiming under such member.

ARTICLE VIII - PURPOSE

1. The principal purpose for which the corporation is organized is to maintain the streets, roads, drainage areas and other common areas owned by the corporation and serving the several lots within the development. Notwithstanding any other provisions of these by-laws to the contrary, the corporation and each member are subject to the provisions of Declaration of Restrictions and Protective Covenants for Spring Run and Spring Run Phase II dated June 16, 1987, and recorded in Official Record Book 626, Page 121, public records of Columbia County, Florida, which are incorporated herein by reference.

2. If a member shall violate said restrictions and as a result the corporation is required to take action to enforce the same, the corporation shall have a lien upon the property owned by such member within the development for the purpose of enforcing its rights to recover attorney's fees, court costs and

other expenses incurred in connection with such enforcement in the same manner as the corporation has a lien for unpaid assessments as herein otherwise provided.

ARTICLE IX - OTHER AGREEMENTS

Each member has, at or prior to becoming a member of the corporation, executed and delivered a road maintenance agreement between such member and PATTEN CORPORATION SOUTH-ATLANTIC ("Developer") and the terms, conditions and covenants of such road maintenance agreement are hereby incorporated by reference herein. Any other provisions of these by-laws to the contrary notwithstanding, the provisions of such road maintenance agreement shall be binding upon each member and Developer in accordance with the terms and conditions thereof.

ARTICLE X - AMENDMENTS

The by-laws or articles of incorporation of the corporation may be altered, amended or repealed at any regular or special meeting of the members by a three-fourths vote of all members. Notice must be given of the general nature of the proposed amendment.

In addition, the by-laws may be altered, amended or repealed at any regular or special meeting of the Board of Directors at any time, upon a three-fourths vote of the members of the Board of Directors.

EXHIBIT "A"

A part of the West $\frac{1}{2}$ of Section 16, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 16, Township 6 South, Range 16 East, Columbia County, Florida and run North $88^{\circ}11'19''$ East to its intersection with the East line of Lazy Oak Road (a county maintained dirt road); thence South $00^{\circ}19'30''$ East along said East line of Lazy Oak Road 1959.09 feet to the Point of Beginning, said point also being the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}04'10''$ East, 35.81 feet; thence along the arc of said curve 39.93 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East 1540.91 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence Northerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve, said point also to be known as reference Point "A"; thence North $00^{\circ}28'58''$ West 730.53 feet to the Point of Curvature of a curve concave to the right, having a radius of 583.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 120.00 feet to the Point of Curvature of a curve concave to the left, having a radius of 523.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of a reverse curve, said curve being concave to the right and having a radius of 583.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 166.38 feet to the Point of Curvature of a curve, said curve being concave to the left and having a radius of 25.00 feet and a chord bearing and distance of North $16^{\circ}35'06''$ West 13.87 feet; thence Northerly along the arc of said curve 14.05 feet to the Point of a reverse curve concave to the right having a radius of 40.00 feet and a chord bearing and distance of North $89^{\circ}31'02''$ East 67.69 feet; thence Northerly, Easterly and Southerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $15^{\circ}37'10''$ West 13.87 feet; thence Southerly along the arc of said curve 14.05 feet to the Point of tangency of said curve; thence South $00^{\circ}28'58''$ East 166.38 feet to the Point of Curvature of a curve concave to the left, having a radius of 523.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 186.15 feet; thence Southerly along the arc of said curve 187.14 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 583.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 207.48 feet; thence Southerly along the arc of said curve 208.59 feet to the Point of tangency of said curve; thence South $00^{\circ}28'58''$ East 3.71 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Easterly along the arc of said curve 39.85 feet to the Point of tangency of said curve; thence North $88^{\circ}11'19''$ East, 2009.07 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}05'11''$ East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 40.00 feet and a chord bearing and distance of South $01^{\circ}48'41''$ East 67.69 feet; thence Easterly, Southerly and Westerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $75^{\circ}42'34''$ West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of tangency of said curve; thence South $88^{\circ}11'19''$ West, 471.62 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of

Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1122.53 feet to the Point of Curvature of a curve concave to the right, having a radius of 85.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 118.81 feet; thence Westerly along the arc of said curve 131.55 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West 1502.52 feet to the Point of curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1219.97 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Easterly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East, 757.30 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}05'11''$ East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 40.00 feet and a chord bearing and distance of South $01^{\circ}48'41''$ East 67.69 feet; thence Easterly, Southerly and Westerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $75^{\circ}42'34''$ West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West, 759.86 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 271.94 feet to the Point of Curvature of a curve concave to the right, having a radius of 940.80 feet and a chord bearing and distance of South $13^{\circ}05'48''$ West 441.79 feet; thence Southerly along the arc of said curve 445.95 feet to the Point of Tangency of said curve; thence South $26^{\circ}40'34''$ West, 120.49 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $18^{\circ}19'26''$ East 35.36 feet; thence Easterly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence South $63^{\circ}19'26''$ East, 855.00 feet to the Point of Curvature of a curve concave to the right, having a radius of 50.00 feet and a chord bearing and distance of South $57^{\circ}46'01''$ West 85.63 feet; thence Easterly, Southerly and Westerly along the arc of said curve 211.34 feet to the Point of a Reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $32^{\circ}13'59''$ West 25.82 feet; thence Westerly along the arc of said curve 27.13 feet to the Point of Tangency of said curve; thence North $63^{\circ}19'26''$ West, 788.67 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $71^{\circ}40'34''$ West 35.36 feet; thence Southerly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence South $26^{\circ}40'34''$ West, 817.49 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $17^{\circ}47'48''$ East 35.03 feet; thence Easterly along the arc of said curve 38.81 feet to its intersection with the northerly right-of-way line of State Road No. 238 (an 80.00 foot right-of-way as now established); thence North $62^{\circ}16'10''$ West along said Northerly right-of-way line a distance of 110.00 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}12'12''$ East 35.68 feet; thence Northerly along the arc of said curve 39.73 feet to the Point of Tangency

of said curve; thence North $26^{\circ}40'34''$ East, 1020.95 feet to the Point of Curvature of a curve concave to the left, having a radius of 880.80 feet and a chord bearing and distance of North $13^{\circ}05'48''$ East 413.61 feet; thence Northerly along the arc of said curve 417.51 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West, 1599.39 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Westerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West, 1539.89 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}29'00''$ West 35.17 feet; thence Southerly along the arc of said curve 39.01 feet to its intersection with the Easterly right-of-way line of said Lazy Oak Road; thence North $01^{\circ}13'19''$ West along said Easterly right-of-way line, 84.67 feet; thence North $00^{\circ}19'38''$ West still along said Easterly right-of-way line, 25.74 feet to the Point of Beginning.

Together with the following described right-of-way:

Commence at said reference Point "A" and run North $89^{\circ}31'02''$ East to the Point of Tangency of a curve and the Point of Beginning; thence North $00^{\circ}28'58''$ West, 727.98 feet to the Point of Curvature of a curve concave to the right, having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of a reverse curve, said curve being to the Point of Curvature of a curve concave to the left, having a radius of 583.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West, 6.26 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence Easterly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East, 1429.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Southerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1119.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Westerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West, 1499.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Northerly along the arc of said curve 39.85 feet to the Point of Tangency and the Point of Beginning.

Containing 19.08 acres, more or less.

I FURTHER CERTIFY that the foregoing by-laws were duly and regularly adopted, and are now in full force and effect.

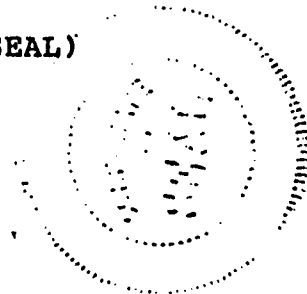
I FURTHER CERTIFY that the Board of Directors of said corporation has, and at the time of the adoption of said by-laws had, the full power and lawful authority to adopt the same, and that the seal affixed hereto is the true and correct seal of said corporation.

IN WITNESS WHEREOF, I have signed this certificate and affixed the seal of the corporation hereto this 24th day of July, 1987.



SECRETARY

(CORPORATE SEAL)



V SAP:dbb
3-87-2220
7/22/87

This Instrument Prepared By:
S. AUSTIN PEELE
DARBY, PEELE, BOWDOIN, MANASCO & PAYNE
Attorneys at Law
327 North Hernando Street
Lake City, Florida 32055

BK 0628 PG 0553
OFFICIAL RECORDS

WARRANTY DEED

THIS WARRANTY DEED made this 23rd day of July, 1987, by
PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation,
qualified to do business in the State of Florida (herein
"Grantor") to SPRING RUN OWNERS ASSOCIATION, INC., a Florida non-
profit corporation, whose post office address is Route 10, Box
319, Lake City, Florida 32055 (herein "Grantee"):

W I T N E S S E T H:

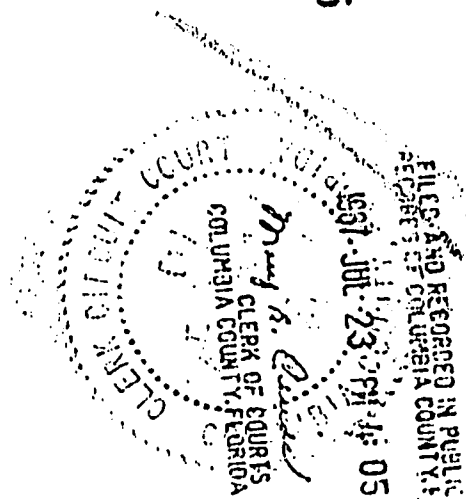
That the Grantor, for and in consideration of the sum of TEN
AND NO/100 (\$10.00) DOLLARS and other valuable considerations,
receipt whereof is hereby acknowledged, hereby grants, bargains,
sells, aliens, remises, releases, conveys and confirms unto the
Grantee, all that certain land situate in Columbia County,
Florida as more particularly described on Exhibit "A" attached
hereto.

TOGETHER WITH all the tenements, hereditaments and appur-
tenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the
Grantor is lawfully seized of said land in fee simple; that the
Grantor has good right and lawful authority to sell and convey
said land; that the Grantor hereby fully warrants the title to
said land and will defend the same against the lawful claims of
all persons whomsoever; and that said land is free of all
encumbrances, except taxes accruing subsequent to December 31,
1986.

DOCUMENTARY STAMP 554
INTANGIBLE TAX 0
MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTY
BY [Signature] D.C.



IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Q. Melaka Roberson

Kim Moody
Witnesses

PATTEN CORPORATION SOUTH-ATLANTIC

By:

Jeffery L. Forbes
Vice President

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 23rd day of July, 1987, by JEFFRY L. FORBES, as Vice President of PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation, on behalf of said corporation.



Dhyllis E. Beil
Notary Public, State of Florida

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: MAY 3, 1991.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

EX 0628 PG0554
OFFICIAL RECORDS

EXHIBIT "A" ATTACHED TO WARRANTY
DEED DATED JULY 23rd, 1987 FROM
PATTEN CORPORATION SOUTH-ATLANTIC
TO SPRING RUN OWNERS ASSOCIATION,
INC.

BK 0628 PG 0555
OFFICIAL RECORDS

A part of the West $\frac{1}{2}$ of Section 16, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 16, Township 6 South, Range 16 East, Columbia County, Florida and run North $88^{\circ}11'19''$ East to its intersection with the East line of Lazy Oak Road (a county maintained dirt road); thence South $00^{\circ}19'38''$ East along said East line of Lazy Oak Road 1959.09 feet to the Point of Beginning, said point also being the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}04'10''$ East, 35.81 feet; thence along the arc of said curve 39.93 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East 1540.91 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence Northerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve, said point also to be known as reference Point "A"; thence North $00^{\circ}28'58''$ West 730.53 feet to the Point of Curvature of a curve concave to the right, having a radius of 583.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 120.00 feet to the Point of Curvature of a curve concave to the left, having a radius of 523.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of a reverse curve, said curve being concave to the right and having a radius of 583.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 166.38 feet to the Point of Curvature of a curve, said curve being concave to the left and having a radius of 25.00 feet and a chord bearing and distance of North $16^{\circ}35'06''$ West 13.87 feet; thence Northerly along the arc of said curve 14.05 feet to the Point of a reverse curve concave to the right having a radius of 40.00 feet and a chord bearing and distance of North $89^{\circ}31'02''$ East 67.69 feet; thence Northerly, Easterly and Southerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $15^{\circ}37'10''$ West 13.87 feet; thence Southerly along the arc of said curve 14.05 feet to the Point of tangency of said curve; thence South $00^{\circ}28'58''$ East 166.38 feet to the Point of Curvature of a curve concave to the left, having a radius of 523.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 186.15 feet; thence Southerly along the arc of said curve 187.14 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 583.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 207.48 feet; thence Southerly along the arc of said curve 208.59 feet to the Point of tangency of said curve; thence South $00^{\circ}28'58''$ East 3.71 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Easterly along the arc of said curve 39.85 feet to the Point of tangency of said curve; thence North $88^{\circ}11'19''$ East, 2009.07 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}05'11''$ East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 40.00 feet and a chord bearing and distance of South $01^{\circ}48'41''$ East 67.69 feet; thence Easterly, Southerly and Westerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $75^{\circ}42'34''$ West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of tangency of said curve; thence South $88^{\circ}11'19''$ West, 471.62 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of

Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1122.53 feet to the Point of Curvature of a curve concave to the right, having a radius of 85.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 118.81 feet; thence Westerly along the arc of said curve 131.55 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West 1502.52 feet to the Point of curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1219.97 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Easterly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East, 757.30 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}05'11''$ East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 40.00 feet and a chord bearing and distance of South $01^{\circ}48'41''$ East 67.69 feet; thence Easterly, Southerly and Westerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $75^{\circ}42'34''$ West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West, 759.86 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 271.94 feet to the Point of Curvature of a curve concave to the right, having a radius of 940.80 feet and a chord bearing and distance of South $13^{\circ}05'48''$ West 441.79 feet; thence Southerly along the arc of said curve 445.95 feet to the Point of Tangency of said curve; thence South $26^{\circ}40'34''$ West, 120.49 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $18^{\circ}19'26''$ East 35.36 feet; thence Easterly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence South $63^{\circ}19'26''$ East, 855.00 feet to the Point of Curvature of a curve concave to the right, having a radius of 50.00 feet and a chord bearing and distance of South $57^{\circ}46'01''$ West 85.63 feet; thence Easterly, Southerly and Westerly along the arc of said curve 211.34 feet to the Point of a Reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $32^{\circ}13'59''$ West 25.82 feet; thence Westerly along the arc of said curve 27.13 feet to the Point of Tangency of said curve; thence North $63^{\circ}19'26''$ West, 788.67 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $71^{\circ}40'34''$ West 35.36 feet; thence Southerly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence South $26^{\circ}40'34''$ West, 817.49 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $17^{\circ}47'48''$ East 35.03 feet; thence Easterly along the arc of said curve 38.81 feet to its intersection with the Northerly right-of-way line of State Road No. 238 (an 80.00 foot right-of-way as now established); thence North $62^{\circ}16'10''$ West along said Northerly right-of-way line a distance of 110.00 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}12'12''$ East 35.68 feet; thence Northerly along the arc of said curve 39.73 feet to the Point of Tangency

of said curve; thence North $26^{\circ}40'34''$ East, 1020.95 feet to the Point of Curvature of a curve concave to the left, having a radius of 880.80 feet and a chord bearing and distance of North $13^{\circ}05'48''$ East 413.61 feet; thence Northerly along the arc of said curve 417.51 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West, 1599.39 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Westerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West, 1539.89 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}29'00''$ West 35.17 feet; thence Southerly along the arc of said curve 39.01 feet to its intersection with the Easterly right-of-way line of said Lazy Oak Road; thence North $01^{\circ}13'19''$ West along said Easterly right-of-way line, 84.67 feet; thence North $00^{\circ}19'38''$ West still along said Easterly right-of-way line, 25.74 feet to the Point of Beginning.

Together with the following described right-of-way:

Commence at said reference Point "A" and run North $89^{\circ}31'02''$ East to the Point of Tangency of a curve and the Point of Beginning; thence North $00^{\circ}28'58''$ West, 727.98 feet to the Point of Curvature of a curve concave to the right, having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of a reverse curve, said curve being to the Point of Curvature of a curve concave to the left, having a radius of 583.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West, 6.26 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence Easterly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East, 1429.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Southerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1119.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Westerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West, 1499.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Northerly along the arc of said curve 39.85 feet to the Point of Tangency and the Point of Beginning.

Containing 19.08 acres, more or less.

This Quit-Claim Deed, Executed this 12th day of August
 SPRING RUN OWNERS ASSOCIATION, INC.

a corporation existing under the laws of Florida, and having its principal place of
 business at Route 10, Box 319, Lake City, Florida 32055
 first party, to PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation

whose postoffice address is Route 10, Box 319, Lake City, Florida 32055

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00
 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-
 lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which
 the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being
 in the County of Columbia State of Florida, to wit:

See Exhibit "A" attached hereto and by
 reference made a part hereof.

DOCUMENTARY STAMP

INTANGIBLE TAX

MARY B. CHILDS, CLERK OF
COURTS, COLUMBIA COUNTYBY M.B. D.C.

Eulyn C. Justice

To Have and to Hold

the same together with all and singular the appurtenances thereto
 belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-
 soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said
 second party forever.

In Witness Whereof

the said first party has caused these pres-
 ents to be executed in its name, and its corporate seal to be hereunto affixed,
 by its proper officers thereunto duly authorized, the day and year first above
 written.

(CORPORATE SEAL)

~~WITNESSES:~~

Signed, sealed and delivered in the presence of:

STATE OF FLORIDA
 COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
 personally appeared **Jeffrey L. Forbes**

well known to me to be the Vice President

of the corporation named as first party
 in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
 under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of August, A. D. 1987.

This Instrument prepared by:

Address

Laurel S. Hayler
 Notary Public, State of Florida
 My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES MARCH 27, 1988

THOMAS A. CHILDS
 CLERK OF COURTS
 COLUMBIA COUNTY, FLORIDA

87-08746

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FILED AND RECORDED IN PUBLIC
 RECORDS OF COLUMBIA COUNTY, FL

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 OFFICIAL RECORDS

EX 0630 PG 403
OFFICIAL RECORDS

EXHIBIT "A" ATTACHED TO WARRANTY
DEED DATED AUGUST 12, 1987 FROM
SPRING RUN HOMEOWNERS ASSOCIATION,
INC. TO PATTEN CORPORATION SOUTH-
ATLANTIC

part of the West $\frac{1}{2}$ of Section 16, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 16, Township 6 South, Range 16 East, Columbia County, Florida and run North $88^{\circ}11'19''$ East to its intersection with the East line of Lazy Oak Road (a county maintained dirt road); thence South $00^{\circ}19'30''$ East along said East line of Lazy Oak Road 1959.09 feet to the Point of Beginning, said point also being the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}04'10''$ East, 35.81 feet; thence along the arc of said curve 39.93 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East 540.91 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence northerly along the arc of said curve 30.69 feet to the Point of Tangency of said curve, said point also to be known as reference Point "A"; thence North $00^{\circ}28'58''$ West 730.53 feet to the Point of Curvature of a curve concave to the right, having a radius of 583.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 107.14 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 120.00 feet to the Point of Curvature of a curve concave to the left, having a radius of 523.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 186.15 feet; thence Northerly along the arc of said curve 107.14 feet to the Point of a reverse curve, said curve being concave to the right and having a radius of 583.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 166.38 feet to the Point of Curvature of a curve, said curve being concave to the left and having a radius of 25.00 feet and a chord bearing and distance of North $16^{\circ}35'06''$ West 13.87 feet; thence northerly along the arc of said curve 14.05 feet to the Point of a reverse curve concave to the right having a radius of 40.00 feet and a chord bearing and distance of North $09^{\circ}31'02''$ East 67.69 feet; thence Northerly, Easterly and Southerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $15^{\circ}37'10''$ West 13.87 feet; thence Southerly along the arc of said curve 14.05 feet to the Point of tangency of said curve; thence South $00^{\circ}28'58''$ East 166.38 feet to the Point of Curvature of a curve concave to the left, having a radius of 523.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 186.15 feet; thence Southerly along the arc of said curve 107.14 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 583.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 207.48 feet; thence southerly along the arc of said curve 208.59 feet to the Point of tangency of said curve; thence South $00^{\circ}28'58''$ East 3.71 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Easterly along the arc of said curve 39.85 feet to the Point of tangency of said curve; thence North $88^{\circ}11'19''$ East, 2009.07 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}05'11''$ East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 40.00 feet and a chord bearing and distance of South $01^{\circ}48'41''$ East 67.69 feet; thence Easterly, Southerly and Westerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $75^{\circ}42'34''$ West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of tangency of said curve; thence South $88^{\circ}11'19''$ West, 471.62 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ East 34.94 feet; thence Southerly along the arc of said curve 30.69 feet to the Point of

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Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1122.53 feet to the Point of Curvature of a curve concave to the right, having a radius of 35.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 118.81 feet; thence Westerly along the arc of said curve 131.55 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West 1502.52 feet to the Point of curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 219.97 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $6^{\circ}08'50''$ East 35.76 feet; thence Easterly along the arc of said curve 9.85 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East, 757.30 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}05'11''$ East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a reverse curve, said curve being concave to the right, having a radius of 40.00 feet and a chord bearing and distance of South $01^{\circ}48'41''$ East 67.69 feet; thence Easterly, Southerly and Westerly along the arc of said curve 170.63 feet to the Point of a reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $75^{\circ}42'34''$ West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West, 759.86 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 271.94 feet to the Point of Curvature of a curve concave to the right, having a radius of 40.80 feet and a chord bearing and distance of South $13^{\circ}05'48''$ West 41.79 feet; thence Southerly along the arc of said curve 445.95 feet to the Point of Tangency of said curve; thence South $26^{\circ}40'34''$ West, 120.49 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $18^{\circ}19'26''$ East 35.36 feet; thence Easterly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence South $63^{\circ}19'26''$ East, 855.00 feet to the Point of Curvature of a curve concave to the right, having a radius of 50.00 feet and a chord bearing and distance of South $57^{\circ}46'01''$ East 85.63 feet; thence Easterly, Southerly and Westerly along the arc of said curve 211.34 feet to the Point of a Reverse curve, said curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $32^{\circ}13'59''$ West 25.82 feet; thence Westerly along the arc of said curve 27.13 feet to the Point of Tangency of said curve; thence North $63^{\circ}19'26''$ West, 788.67 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $71^{\circ}40'34''$ West 35.36 feet; thence Southerly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence South $26^{\circ}40'34''$ West, 817.49 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $17^{\circ}47'48''$ East 35.03 feet; thence Easterly along the arc of said curve 38.81 feet to its intersection with the northerly right-of-way line of State Road No. 238 (an 80.00 foot right-of-way as now established); thence North $62^{\circ}16'10''$ West along said Northerly right-of-way line a distance of 110.00 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}12'12''$ East 35.68 feet; thence Northerly along the arc of said curve 39.73 feet to the Point of Tangency

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of said curve; thence North $26^{\circ}40'34''$ East, 1020.95 feet to the Point of Curvature of a curve concave to the left, having a radius of 880.80 feet and a chord bearing and distance of North $13^{\circ}05'48''$ East 413.61 feet; thence Northerly along the arc of said curve 417.51 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West, 1599.39 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Westerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $08^{\circ}11'19''$ West, 1539.89 feet to the Point of Curvature of a curve concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}29'00''$ West 34.94 feet; thence Southerly along the arc of said curve 39.01 feet to its intersection with the Easterly right-of-way line of said Lazy Oak Road; thence North $01^{\circ}13'19''$ West along said Easterly right-of-way line, 84.67 feet; thence North $00^{\circ}19'38''$ West still along said Easterly right-of-way line, 25.74 feet to the Point of Beginning.

together with the following described right-of-way:

Commence at said reference Point "A" and run North $89^{\circ}31'02''$ East to the Point of Tangency of a curve and the Point of Beginning; thence North $00^{\circ}28'58''$ West, 727.98 feet to the Point of Curvature of a curve concave to the right, having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of a reverse curve, said curve being to the Point of Curvature of a curve concave to the left, having a radius of 503.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West, 6.26 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence Easterly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East, 1429.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Southerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East, 1119.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Westerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $08^{\circ}11'19''$ West, 1499.97 feet to the Point of Curvature of a curve concave to the right, having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Northerly along the arc of said curve 39.85 feet to the Point of Tangency and the Point of Beginning.

containing 19.08 acres, more or less.

This Warranty Deed Made and executed the 12th day of August 1987 by
PATTEN CORPORATION SOUTH-ATLANTIC, a Virginia corporation,
a corporation existing under the laws of Virginia, and having its principal place of
business at Route 10, Box 319, Lake City, Florida 32055
hereinafter called the grantor, to
SPRING RUN OWNERS ASSOCIATION, INC.

whose postoffice address is Route 10, Box 319, Lake City, Florida 32055

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Columbia County, Florida, viz:

See Exhibit "A" attached hereto and by reference made a part hereof.

N.B.: This deed is executed and delivered to correct an error contained in the legal description of a prior deed from Patten Corporation South-Atlantic to Spring Run Owners Association, dated July 23, 1987, recorded July 23, 1987, Official Records Book 628, pages 553-557, public records, Columbia County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 1986.

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: _____

PATTEN CORPORATION SOUTH-ATLANTIC

Signed, sealed and delivered in the presence of:

By _____
JEFFREY L. FORBES

STATE OF FLORIDA
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **Jeffrey L. Forbes**

well known to me to be the Vice President of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 12th day of August, A. D. 1987.

This Instrument prepared by:
Address

Notary Public
State of Florida
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MARCH 27, 1988

ATTACHED TO WARRANTY DEED DATED
AUGUST 12, 1987 FROM PATTEN
CORPORATION SOUTH-ATLANTIC TO
SPRING RUN OWNERS ASSOCIATION, INC.

EX 0630 PG 4-07
OFFICIAL RECORDS

ROAD RIGHT-OF-WAY DESCRIPTION

A part of the West 1/2 of Section 16, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 16, Township 6 South, Range 16 East, Columbia County, Florida and run North $88^{\circ}11'19''$ East 25 feet to its intersection with the East line of Lazy Oak Road (a county maintained dirt road); thence South $00^{\circ}19'38''$ East along said East line of Lazy Oak Road 1959.09 feet to the Point of Beginning, said point also being the Point of Curvature of a curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}04'10''$ East, 35.81 feet; thence along the arc of said curve 39.92 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East, 1540.91 feet to the Point of Curvature of a curve being concave to the left, having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence Northerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve, said point also to be known as reference Point "A"; thence North $00^{\circ}28'58''$ West 730.53 feet to the Point of Curvature of a curve concave to the right, having a radius of 583.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of a Reverse Curve said curve being concave to the left having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 120.00 feet to the Point of Curvature of a curve being concave to the left having a radius of 523.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of a Reverse Curve said curve being concave to the right and having a radius of 583.52 feet and a chord bearing and distance of North $10^{\circ}43'25''$ West 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 166.38 feet to the Point of Curvature of a curve being concave to the left and having a radius of 25.00 feet and a chord bearing and distance of North $16^{\circ}35'06''$ West 13.87 feet; thence Northerly along the arc of said curve 14.05 feet to the Point of a Reverse Curve concave to the right having a radius of 40.00 feet and a chord bearing and distance of North $89^{\circ}31'02''$ East 67.69 feet; thence Northerly, Easterly and Southerly along the arc of said curve 170.63 feet to Point of a Reverse Curve said curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South $15^{\circ}37'10''$ West 13.87 feet; thence Southerly along the arc of said curve 14.05 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East 166.38 feet to the Point of Curvature of a curve being concave to the left having a radius of 523.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 186.15 feet; thence Southerly along the arc of said curve 187.14 feet to the Point of a Reverse Curve said curve being concave to the right having a radius of 583.52 feet and a chord bearing and distance of South $10^{\circ}43'25''$ East 207.48 feet; thence Southerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East 3.71 feet to the Point of Curvature of a curve being concave to the left having a radius of

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RECORDS OF COLUMBIA COUNTY, FLA.

87280-28

EX 0630 PG 4 OF 8
OFFICIAL RECORD

25.00 feet and a chord bearing and distance of South 46°08'50" East 35.76 feet; thence Easterly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence North 88°11'19" East 2009.07 feet to the Point of Curvature of a curve concave to the left having a radius of 25.00 feet and a chord bearing and distance of North 72°05'11" East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a Reverse Curve said curve being concave to the right having a radius of 40.00 feet and a chord bearing and distance of South 01°48'41" East 67.69 feet; thence Easterly, Southerly and Westerly along the arc of said curve 170.63 feet to the Point of Reverse Curve said curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of North 75°42'34" West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of Tangency of said curve; thence South 88°11'19" West, 471.62 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South 43°51'10" West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South 00°28'58" East 1122.53 feet to the Point of Curvature being concave to the right having a radius of 85.00 feet and a chord bearing and distance of South 43°51'10" West 118.81 feet; thence Westerly along the arc of said curve 131.55 feet to the Point of Tangency of said curve; thence South 88°11'19" West 1502.52 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South 43°51'10" West 34.94 feet; thence Southerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South 00°28'58" East 1222.53 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South 44°49'01" East 34.94 feet; thence Easterly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South 89°09'15" East 759.86 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of North 74°44'38" East 13.87 feet; thence Easterly along the arc of said curve 14.05 feet to the Point of a Reverse Curve said curve being concave to the right having a radius of 40.00 feet and a chord bearing and distance of South 60°15'23" East 70.04 feet; thence Easterly, Southerly and Westerly along the arc of said curve 85.31 feet to the Point of a Reverse Curve said curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of North 73°03'08" West 13.87 feet; thence Westerly along the arc of said curve 14.05 feet to the Point of Tangency of said curve; thence North 89°09'15" West 757.31 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South 45°10'54" West 35.76 feet; thence Southerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South 00°28'58" East 269.39 feet to the Point of Curvature of a curve being concave to the right having a radius of 940.80 feet and a chord bearing and distance of South 13°05'48" West 441.79 feet; thence Southerly along the arc of said curve 445.95 feet to the Point of Tangency of said curve; thence South 26°40'34" West 120.49 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South 18°19'26" East 35.36 feet; thence Easterly along the arc of said curve 39.87 feet to the Point of Tangency of said curve; thence South 63°19'26" East 855.00 feet to the Point of Curvature of a curve being concave to the right having a radius of 50.00 feet and a chord bearing and distance of South 57°46'01" West 85.63 feet; thence Easterly, Southerly and Westerly along the arc of said curve 211.34 feet to the Point of a Reverse Curve said curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of North 32°13'59" West 25.82 feet; thence Westerly along the arc of said curve 27.13 feet to the Point of Tangency of said curve; thence North 63°19'26" West,

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788.67 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South $71^{\circ}40'34''$ West 35.36 feet; thence Southerly along the arc of said curve 39.27 feet to the Point of Tangency of said curve; thence South $26^{\circ}40'34''$ West 817.49 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South $17^{\circ}47'48''$ East 35.03 feet; thence Easterly along the arc of said curve 38.81 feet to its intersection with the Northerly right-of-way line of State Road No. 238 (an 80.00 foot right-of-way as now established); thence North $62^{\circ}16'10''$ West along said Northerly right-of-way line a distance of 110.00 feet to the Point of Curvature of a curve concave to the left having a radius of 25.00 feet and a chord bearing and distance of North $72^{\circ}12'12''$ East 35.68 feet; thence Northerly along the arc of said curve 39.73 feet to the Point of Tangency of said curve; thence North $26^{\circ}40'34''$ East 1020.95 feet to the Point of Curvature of a curve being concave to the left having a radius of 880.80 feet and a chord bearing and distance of North $13^{\circ}05'48''$ East 413.61 feet; thence Northerly along the arc of said curve 417.51 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 1599.39 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Westerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West 1539.89 feet to the Point of Curvature of a curve being concave to the left having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}29'00''$ West 35.17 feet; thence Southerly along the arc of said curve 39.01 feet to its intersection with the Easterly right-of-way line of Lazy Oak Road; thence North $01^{\circ}13'19''$ West along the Easterly right-of-way line, 84.67 feet; thence continue North $00^{\circ}19'38''$ West along said Easterly right-of-way line, 25.74 feet to the Point of Beginning.

Together with the following described right-of-way;

Commence at said reference Point "A" and run North $89^{\circ}31'02''$ East to the Point of Tangency of a curve and the Point of Beginning; thence North $00^{\circ}28'58''$ West 727.98 feet to the Point of Curvature of a curve being concave to the right having a radius of 523.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 186.15 feet; thence Northerly along the arc of said curve 187.14 feet to the Point of a Reverse Curve said curve being the Point of Curvature of a curve concave to the left having a radius of 583.52 feet and a chord bearing and distance of North $09^{\circ}45'29''$ East 207.48 feet; thence Northerly along the arc of said curve 208.59 feet to the Point of Tangency of said curve; thence North $00^{\circ}28'58''$ West 6.26 feet to the Point of Curvature of a curve being concave to the right having a radius of 25.00 feet and a chord bearing and distance of North $43^{\circ}51'10''$ East 34.94 feet; thence Easterly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence North $88^{\circ}11'19''$ East 1429.97 feet to the Point of Curvature of a curve being concave to the right having a radius of 25.00 feet and a chord bearing and distance of South $46^{\circ}08'50''$ East 35.76 feet; thence Southerly along the arc of said curve 39.85 feet to the Point of Tangency of said curve; thence South $00^{\circ}28'58''$ East 1119.97 feet to the Point of Curvature of a curve being concave to the right having a radius of 25.00 feet and a chord bearing and distance of South $43^{\circ}51'10''$ West 34.94 feet; thence Westerly along the arc of said curve 38.69 feet to the Point of Tangency of said curve; thence South $88^{\circ}11'19''$ West 1499.97 feet to the Point of Curvature of a curve being concave to the right having a radius of 25.00 feet and a chord bearing and distance of North $46^{\circ}08'50''$ West 35.76 feet; thence Northerly along the arc of said curve 39.85 feet to the Point of Tangency and the Point of Beginning.

Containing 19.08 acres more or less.

ROAD MAINTENANCE AGREEMENT

THIS AGREEMENT, made and this _____ day of _____, 19____, between PATTEN CORPORATION SOUTH-ATLANTIC, whose mailing address is Post Office Box 2299, Lake City, Florida 32056 ("Seller") and _____, whose mailing address is _____, ("Purchaser").

1. Purchaser has this date purchased from Seller, either Lot _____, Block _____, Ichetucknee Pines, a subdivision according to plat thereof recorded in Plat Book 5, pages 94-94A, public records, Columbia County, Florida, or Tract _____, as shown on survey prepared by Bennett R. Wattles & Assoc., Inc., Registered Land Surveyors and dated _____, 1987, (which together with one adjoining parcel in a private development known as "Spring Run Phase II" and four adjoining lots located within Ichetucknee Pines collectively are called "the Development"), and Seller has granted to Purchaser a perpetual non-exclusive easement for ingress and egress over certain private roads ("Road System") which is part of the Development.
2. Purchaser has paid to Seller the sum of \$_____ as Purchaser's initial membership fee as a member of a non-profit corporation organized under the laws of the State of Florida (at Seller's expense), known as "Spring Run Owners Association" (the "Association") which shall be responsible for maintenance of the Road System as hereafter provided.
3. Purchaser has agreed with respect to maintenance of the Road System as follows:
 - (a) Purchaser will contribute \$100.00 annually on January 1 of each year, commencing January 1, 1988 as Purchaser's annual fee for membership in the Association, and as a contribution by Purchaser to the maintenance of the Road System.
 - (b) Purchaser acknowledges that, except as provided in paragraph 4 hereof, all maintenance and upkeep of the Road System shall be the responsibility of Purchaser and all other owners of parcels within the Development, acting through the Association, and that Purchaser's pro rata share of the costs of maintenance and upkeep is equal to 1.887% thereof.
4. Seller will maintain the Road System at Seller's sole expense until Seller has sold 75% of the parcels within the Development, after which maintenance of the Road System shall be the responsibility of the Association. Until Seller has transferred responsibility for maintenance of the Road System to the Association, Seller shall have complete control of maintenance and upkeep of the Road System, and Seller's responsibility shall be limited to maintaining the roads in their present condition.
5. The Association has been organized in such manner that each owner of a parcel will have one (1) vote per parcel. Purchaser shall be a member of the Association so long as Purchaser is the owner of the property and pays the annual membership fees and annual maintenance contribution.
6. Purchaser has been informed that the annual maintenance contribution of \$100.00 as provided in paragraph 1 hereof may not be increased without the approval of seventy-five (75%) percent of the owners of the lots in the Development.
7. Notwithstanding any other provisions of this agreement, Purchaser shall be responsible for repair of damage to the Road System resulting from the willful or negligent acts of Purchaser, his agents, servants or employees. Purchaser shall make such repairs at Purchaser's expense within a reasonable time, not to exceed thirty (30) days after written notice has been sent to Purchaser by Seller or the Association.

8. Purchaser acknowledges that the Road System is private, and Purchaser is obligated to maintain his proportionate part of the costs of repairs and maintenance of the Road System. Purchaser further acknowledges that Association shall have the right to enforce the obligation of Purchaser to make contributions to the maintenance of the Road System by placing a lien upon the property, as well as any other legal rights of action against Purchaser for non-payment of such maintenance costs. In the event of such legal action (whether by Seller, or the Association), the prevailing party shall be entitled to recover from the non-prevailing party all costs and expenses of such litigation including a reasonable attorney fee to the prevailing party's attorney.

9. Purchaser acknowledges that Seller intends to assign all rights under this agreement to the Association upon the sale by Seller of all parcels within the Development, and to transfer title to the Road System to the Association.

10. This agreement contains the entire understanding of the parties and may be modified only by a written instrument executed by both parties, and shall be binding upon the respective heirs, successors and assigns of the parties.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

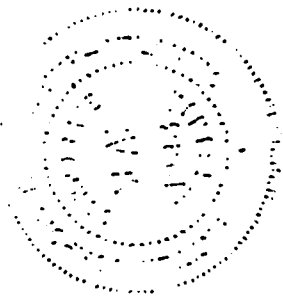
Signed, sealed and delivered
in the presence of:

PATTEN CORPORATION SOUTH-ATLANTIC

By:

Authorized Signatory

(CORPORATE SEAL)



Terry Clayton
Q. V. Melnick & Peterson
Witnesses as to Seller

Signed, sealed and delivered
in the presence of:

_____ (SEAL)

_____ (SEAL)

Witnesses as to Purchaser

MAINTENANCE AGREEMENT

THIS AGREEMENT made this 30th day of October, 1987, by and between SPRING RUN OWNERS ASSOCIATION, INC., a non-profit Florida corporation, ("Owner"), whose mailing address is P.O. Box 2299, Lake City, Florida 32056 and D & L CUSTOM SERVICES, ("Contractor"), whose mailing address is Rt. 12, Box 259 B, Lake City, Florida 32055.

W I T N E S S E T H:

WHEREAS, Owner is the owner of lands in Columbia County, Florida as more specifically described on Schedule "A" attached hereto, which form a part of Spring Run and Spring Run Phase II, a private, unrecorded, residential subdivision ("Development"); and Ichetucknee Pines, a subdivision according to the plat thereof recorded in Plat Book 5, pages 94-94A, public records, Columbia County, Florida.

WHEREAS, the property described in Schedule "A" is that portion of the Development which will be used for private roads, drainage easements and other areas ("Road Area") used in common by owners in the Development; and Owner and Contractor have agreed that Contractor will provide maintenance services for the Road Area, in consideration of the payments to be made to Contractor as herein described.

NOW, THEREFORE, in consideration of the premises, as well as other good and valuable considerations, the parties agree as follows:

1. Contractor shall, during the term of this agreement, provided all routine grading; mowing; repairs of potholes; opening and maintaining of drainage ditches; (typically once per quarter) and if necessary, the replacing of limerock as may be required to maintain the Road Area, except in cases of washouts caused by natural disasters.

2. The term of this agreement shall be for a period of five (5) years from the date hereof, and may be extended thereafter by mutual agreement in writing. The agreement may be terminated by Owner, for cause, if Contractor fails to maintain the Road Area

in the manner herein specified upon fifteen (15) days prior written notice to Contractor.

3. Owner shall pay to Contractor the sum of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS per quarter payable upon completion of work performed as per the terms of this agreement.

4. Contractor has sole responsibility for the supervision and direction of all employees of Contractor, all sub-contractors employed by Contractor and any other persons, firms, corporations, or agents whomsoever engaged by Contractor for the performance of the work hereunder; provided that Contractor may not assign this contract without the prior consent of Owner.

5. Contractor shall, and does hereby indemnify, and hold Owner harmless from any and all liability whatsoever arising out of the performance by Contractor of this agreement, including injury to persons or property arising from the negligence or willful misconduct of Contractor, its agents, servants, employees or officers. Contractor shall at all times maintain public liability insurance with minimum limits of \$500,000.00 property damage; \$500,000.00 personal injury to any one individual; and \$500,000.00 total limits for injuries to all persons, and shall name Owner as an additional insured thereunder. Contractor shall furnish Owner a certificate of such insurance and proof that the premiums in connection therewith have been paid.

6. Contractor shall be deemed to be an independent contractor, and this agreement shall in no way be construed to establish a principal-agent, employer-employee, or joint venture relationship between the parties.

7. Contractor shall provide the appropriate work on a regular quarterly basis, beginning three (3) months from the date of execution of this agreement, provided that Owner shall have the right to give Contractor notice of any emergency repairs needed as a result of weather conditions or other natural disasters. Owner must provide Contractor with a minimum ten (10) day notice for routine work described in paragraph 1 except in cases for emergency repairs.

8. This agreement shall be binding upon and inure to the

benefit of the parties, their respective successors and assigns, and shall inure to the benefit of the several owners of lands within the Development for whose benefit the Road Area will be maintained.

9. In the event of a default by Contractor hereunder, and such default is not cured within fifteen (15) days from written notice thereof, Owner shall have the right to terminate this agreement without further liability, and to pursue any other remedy permitted by the laws of the State of Florida for such default. In any litigation arising pursuant to this contract, the prevailing party in such litigation shall be entitled to recover all costs and expenses, including a reasonable attorney's fee to the prevailing party's attorney.

10. This contract shall be construed and enforced in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Signed, sealed and delivered
in the presence of:

J. Melaku Roberson

Kim Parkhurst

Witnesses as to Owner

SPRING RUN OWNERS ASSOCIATION, INC.

BY:

Jeffrey L. Fels
President

Attest:

Joseph T. Chisholm
Secretary

(CORPORATE SEAL)

Signed, sealed and delivered
in the presence of:

Kirgiris H. Bishop

Meyna M. Williams
Witnesses as to Contractor

BY:

Linda H. Wood
President

Attest:

Donald H. Wood
Secretary

(CORPORATE SEAL)

MAINTENANCE AGREEMENT

THIS AGREEMENT made this 30th day of October, 1987, by and between SPRING RUN OWNERS ASSOCIATION, INC., a non-profit Florida corporation, ("Owner"), whose mailing address is P.O. Box 2299, Lake City, Florida 32056 and D & L CUSTOM SERVICES, ("Contractor"), whose mailing address is Rt. 12, Box 259 B, Lake City, Florida 32055.

W I T N E S S E T H:

WHEREAS, Owner is the owner of lands in Columbia County, Florida as more specifically described on Schedule "A" attached hereto, which form a part of Spring Run and Spring Run Phase II, a private, unrecorded, residential subdivision ("Development"); and Ichetucknee Pines, a subdivision according to the plat thereof recorded in Plat Book 5, pages 94-94A, public records, Columbia County, Florida.

WHEREAS, the property described in Schedule "A" is that portion of the Development which will be used for private roads, drainage easements and other areas ("Road Area") used in common by owners in the Development; and Owner and Contractor have agreed that Contractor will provide maintenance services for the Road Area, in consideration of the payments to be made to Contractor as herein described.

NOW, THEREFORE, in consideration of the premises, as well as other good and valuable considerations, the parties agree as follows:

1. Contractor shall, during the term of this agreement, provided all routine grading; mowing; repairs of potholes; opening and maintaining of drainage ditches; (typically once per quarter) and if necessary, the replacing of limerock as may be required to maintain the Road Area, except in cases of washouts caused by natural disasters.

2. The term of this agreement shall be for a period of five (5) years from the date hereof, and may be extended thereafter by mutual agreement in writing. The agreement may be terminated by Owner, for cause, if Contractor fails to maintain the Road Area

in the manner herein specified upon fifteen (15) days prior written notice to Contractor.

3. Owner shall pay to Contractor the sum of ONE THOUSAND AND NO/100 (\$1,000.00) DOLLARS per quarter payable upon completion of work performed as per the terms of this agreement.

4. Contractor has sole responsibility for the supervision and direction of all employees of Contractor, all sub-contractors employed by Contractor and any other persons, firms, corporations, or agents whomsoever engaged by Contractor for the performance of the work hereunder; provided that Contractor may not assign this contract without the prior consent of Owner.

5. Contractor shall, and does hereby indemnify, and hold Owner harmless from any and all liability whatsoever arising out of the performance by Contractor of this agreement, including injury to persons or property arising from the negligence or willful misconduct of Contractor, its agents, servants, employees or officers. Contractor shall at all times maintain public liability insurance with minimum limits of \$500,000.00 property damage; \$500,000.00 personal injury to any one individual; and \$500,000.00 total limits for injuries to all persons, and shall name Owner as an additional insured thereunder. Contractor shall furnish Owner a certificate of such insurance and proof that the premiums in connection therewith have been paid.

6. Contractor shall be deemed to be an independent contractor, and this agreement shall in no way be construed to establish a principal-agent, employer-employee, or joint venture relationship between the parties.

7. Contractor shall provide the appropriate work on a regular quarterly basis, beginning three (3) months from the date of execution of this agreement, provided that Owner shall have the right to give Contractor notice of any emergency repairs needed as a result of weather conditions or other natural disasters. Owner must provide Contractor with a minimum ten (10) day notice for routine work described in paragraph 1 except in cases for emergency repairs.

8. This agreement shall be binding upon and inure to the

benefit of the parties, their respective successors and assigns, and shall inure to the benefit of the several owners of lands within the Development for whose benefit the Road Area will be maintained.

9. In the event of a default by Contractor hereunder, and such default is not cured within fifteen (15) days from written notice thereof, Owner shall have the right to terminate this agreement without further liability, and to pursue any other remedy permitted by the laws of the State of Florida for such default. In any litigation arising pursuant to this contract, the prevailing party in such litigation shall be entitled to recover all costs and expenses, including a reasonable attorney's fee to the prevailing party's attorney.

10. This contract shall be construed and enforced in accordance with the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this agreement the day and year first above written.

Signed, sealed and delivered
in the presence of:

J. Melaku Roberson
Kim Parkhurst
Witnesses as to Owner

SPRING RUN OWNERS ASSOCIATION, INC.

BY: Jeffrey L. Fels
President

Attest: Joseph T. Chisholm
Secretary

(CORPORATE SEAL)

Signed, sealed and delivered
in the presence of:

Virginia H. Bishop
Myrna M. Williams
Witnesses as to Contractor

BY: Linda H. Wood
President

Attest: Donald H. Wood
Secretary

(CORPORATE SEAL)



SUWANNEE RIVER WATER MANAGEMENT DISTRICT

May 19, 1987

AULEY ROWELL
Chairman
Shady Grove, Florida

JOHN M. FINLAYSON
Vice Chairman
Ashville, Florida

JONATHAN WERSHOW
Secretary/Treasurer
Alachua, Florida

E. S. CHANDLER, JR.
Jasper, Florida

SEYMOUR CHOTINER
Live Oak, Florida

MITZI C. HENDRICK
Mayo, Florida

LYNETTA USHER GRINER
Fanning Springs, Florida

SAM THOMPSON
Lake City, Florida

DR. EARL M. STARNES
Alachua, Florida

DONALD O. MORGAN
Executive Director
Lake City, Florida

Mr. Terry Clayton
Patten Development Corporation
South Atlantic
Post Office Box 2299
Lake City, Florida 32056

ITCHETUCKNEE PINES AND SPRING RUN--PHASE II SUBDIVISIONS

Mr. Clayton, the Itchetucknee Pines Subdivision--Lots 1-3, Block "A"; Lots 1-4, Block "B"; and, Lots 1-9 Block "C", and the Spring Run Subdivision, Phase II--Lots 1-7, as shown on the plans supplied to the district, do not require district surfacewater management permits. All of the lots in the subdivisions have access on public roads--State Road 238 and Lazy Oak Road.

The remaining acreage identified on the plans as "Spring Run Subdivision"--Lots 1-49, including the two "unplatted lands" easements which cross the Itchetucknee Pines and Spring Run--Phase II Subdivisions, will require a district surfacewater management permit. The required permit applications for the "Spring Run Subdivision" are currently in the process of technical review by staff.

If you have any questions, please call the district's permitting staff at 904/362-6909.

[Signature]
DAVID W. FISK - ASSISTANT EXECUTIVE DIRECTOR

DWF/acj

*Alice, your
Engl!*

#105



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT, CORPS OF ENGINEERS
P. O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

REPLY TO
ATTENTION OF
Regulatory Division
Field Monitoring Branch
S7NP880030

MAY 19 1987

RECEIVED
MAY 21 1987

SUNWANNEE RIVER WATER
MGMT. DISTRICT

Mr. Terry Clayton, Jr.
c/o Patten Corporation
Post Office Box 2299
Lake City, Florida 32056-2299

Dear Mr. Clayton:

Reference is made to our May 18, 1987 onsite inspection of the proposed Ichetucknee Pines Subdivision at Section 16, Township 06 South, Range 16 East, Columbia County, Florida.

The project as proposed will not require a Department of the Army permit in accordance with Section 10 of the Rivers and Harbors Act of 1899 as it is not located within navigable waters of the United States. Furthermore, a permit will not be required in accordance with Section 404 of the Clean Water Act as it will not involve the discharge of dredged or fill material into waters of the United States. Providing the work is done in accordance with the enclosed drawings, Department of the Army authorization will not be required.

Please be advised that this determination reflects current policy and regulations and is valid for a period no longer than two years from the date of this letter. If after the two year period, this determination has not been specifically revalidated by the Corps of Engineers, it shall automatically expire. This letter does not obviate the requirement to obtain any other Federal, State, or local permits which may be necessary for your project.

Thank you for your cooperation with our permit program.

Sincerely,

Ronald H. Silver
Chief, Field Monitoring Branch

Enclosure
bcc:
DER, Jacksonville
✓SRWMD (4-87-00105)



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT, CORPS OF ENGINEERS
P. O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

#105

REPLY TO
ATTENTION OF
Regulatory Division
Field Monitoring Branch

MAY 08 1987

Itchetucknee Pines Subdivision
Post Office Box 2299
Lake City, Florida 32056-2299

Gentlemen:

Reference is made to your application to the Suwannee River Water Management District regarding your proposed subdivision at Section 16, Township 06 South, Range 16 East, Columbia County, Florida.

A preliminary review by this office indicates that the parcel may be subject to permitting requirements of the Department of the Army pursuant to section 404 of the Clean Water Act for discharge of dredge or fill material into wetlands or waters of the United States. Enclosed is an application booklet with application form and instructions. You are requested to complete the enclosed application and submit it to this office within two weeks of the date of this letter.

If you should have any questions concerning this matter, please contact the undersigned at (904) 791-1679.

Sincerely,

Ronald M. Silver
Chief, Field Monitoring Branch

Enclosure

bcc:
DER, Jacksonville
✓SRWMD

RECEIVED
MAY 11 1987

SUWANNEE RIVER WATER
MGMT. DISTRICT

FROM: Suwannee River
Water Management District
Route 3, Box 64
Live Oak, FL 32060

DATA-MALER
TRANSMITTAL

NOTICE OF APPLICATION

On 4/30/1987 the Suwannee River Water Management District received a permit application for the following surfacewater management system:

Application: 4-87-00105 ITCHETUCKNEE PINES SUBDIVISION P O BOX 2299
LAKE CITY, FL 32056

A permit application to construct and operate a surfacewater management system on approximately 398.50 acres of land in township 06 south, Range 16 east, section 16, Columbia County, Florida.

Comments or objections may be filed with the district until 5/19/1987. If no comments or objections are received, the district may issue this permit any time after 5/19/1987.

TO: JOHN D KERCE
BUILDING INSPECTOR
P O DRAWER 1529
LAKE CITY, FL 32055

FROM: Suwannee River
Water Management District
Route 3, Box 64
Live Oak, FL 32060

DATA-MAILER
TRANSMITTAL

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TO: MARY CHILDS
CLERK OF COURT
P O BOX 1965
LAKE CITY, FL 32055

FROM: Suwannee River
Water Management District
Route 3, Box 64
Live Oak, FL 32060

DATA-MAILER
TRANSMITTAL

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TO: NELSON BEDENBAUGH
BUILDING DEPARTMENT
P O BOX 1529
LAKE CITY, FL 32055

FROM: Suwannee River
Water Management District
Route 3, Box 64
Live Oak, FL 32060

DATA-MAILER
TRANSMITTAL

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PERRY OLDENBERG
TO: 620 SOUTH MERIDIAN ST
TALLAHASSEE, FL 32301

FROM: Suwannee River
Water Management District
Route 3, Box 64
Live Oak, FL 32060

DATA-MALER
TRANSMITTAL

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RONALD SILVER
TO: P O BOX 4970
JACKSONVILLE, FL 32232

HAND DELIVERED
DATE 4-30-87



P.O. Box 2299 • Lake City, Florida 32056
904-755-4606

April 30, 1987

Suwannee River Water Management District
Route 3, Box 64
Live Oak, FL 32060

RE: Spring Run, a development located in Section 16, Township 6 South,
Range 16 East, Columbia County, Florida

Gentlemen:

This refers to the application of Patten Corporation South-Atlantic ("Patten") for a surface water management permit regarding the above development.

All roads within the development, which are to be kept and maintained as private roads, will be initially maintained by, and at the expense of Patten, until such time as 75% of the total number of lots within the development have been sold to third parties. At that time, the maintenance of the roads will be the responsibility of the homeowners association of which each property owner will be a member.

The homeowners association will be organized by Patten, at its expense, as a non-profit Florida corporation, and each purchaser will become a member thereof at the time of purchase. Each purchaser-member will execute a binding agreement to pay to the homeowners association annual assessments necessary to maintain the roads within the development. Patten will continue to pay its proportionate part of such maintenance costs until all lots are sold.

Thank you.

Very truly yours,


Jeffrey L. Forbes
Vice-President

JLF/mr

Located at Highway 41 South • Rt. 10, Box 319 • Lake City, Florida 32055



P.O. Box 2299 • Lake City, Florida 32056
904-755-4606

April 30, 1987

Suwannee River Water Management District
Route 3, Box 64
Live Oak, FL 32060

Subject: Ichetucknee Pines, Ichetucknee Pines Phase 2, Spring Run
Subdivisions, Suwannee County, Florida

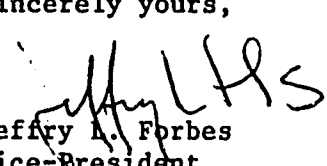
Gentlemen:

Please except this letter as authorization that all permit applications and/or correspondence relative to this project should be directed to Jeffry L. Forbes, Vice President, Patten Corporation South-Atlantic or Terry Clayton, Acquisition Manager, Patten Corporation South-Atlantic.

If anything further is needed, please do not hesitate to contact me.

I am,

Sincerely yours,


Jeffry L. Forbes
Vice-President

JLF/mr

Located at Highway 41 South • Rt. 10, Box 319 • Lake City, Florida 32055



STATE OF FLORIDA
DEPARTMENT OF

HEALTH & REHABILITATIVE SERVICES

COLUMBIA COUNTY HEALTH DEPARTMENT ♦ DISTRICT 3

COURTHOUSE ♦ LAKE CITY, FLORIDA 32055

Bob Martinez, Governor

Derenda

April 20, 1987

Nelson Bedenbaugh
County Planner
Columbia County
Lake City, FL

Re: Preliminary Evaluation, Ichetucknee
Pines Subdivision, 16-6-16E, Columbia
County, FL

Dear Nelson:

This office has completed a preliminary evaluation on the above described subdivision. The proposed subdivision meets the requirements of Chapter 10D-6, Florida Administrative Code, as to lot size, for the installation of individual sewage disposal system and private drinking water wells. The majority of the subdivision consists of moderately drained soils. Each lot will be evaluated individually, once application for individual sewage disposal systems have been made.

Approved.

Sincerely,

K McCall

Ken McCall
Environmental Health Supervisor

KM/pm

cc: Steve Wilson, SRWMD
File

RECEIVED
APR 21 1987

**SUWANNEE RIVER WATER
MGMT. DISTRICT**