

THIS DOCUMENT PREPARED BY
AND RETURN TO:
Kenneth M. Clayton, Esq.
CLAYTON & MCCULLOH
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Maitland, Florida 32751

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**CERTIFICATE OF EXECUTION AND APPROVAL OF REVITALIZED DECLARATION
OF COVENANTS AND OTHER GOVERNING DOCUMENTS FOR PRITCHARD ISLAND
HOMEOWNER'S ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, as President and Secretary of Pritchard Island Homeowner's Association, Inc., (hereinafter "Association"), pursuant to the Florida Statutes, hereby certify that the REVITALIZED SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, REVITALIZED ARTICLES OF INCORPORATION OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., REVITALIZED AMENDED AND RESTATED BY-LAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. and REVITALIZED RULES AND REGULATIONS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. (hereinafter collectively referred to as the "Revitalized Documents"), the list of Owners with the Parcel information identified as EXHIBIT "A" and the graphic depictions of such Parcels (i.e., the Plats of the affected lands) identified as EXHIBIT "B", more specifically the Plat(s) of Pritchard Island, as described in Plat Book 12, Pages 150, Public Records of Citrus County, Florida, is identified as EXHIBIT "B.1", the Plat of Pritchard Island Plat Book 13, Pages 1-2, of the Public Records of Citrus County, Florida, which is identified as EXHIBIT "B.2", such Plat Number was corrected by that certain Affidavit recorded in O.R. Book 686, Page 324, of the Public Records of Citrus County, Florida is identified as EXHIBIT "B.3", and same was re-recorded in O.R. Book 686, Page 1339, of the Public Records of Citrus County, Florida, except that portion of land which is described therein as undeveloped which was later replatted as Pritchard Island First Addition, recorded on Plat Book 17 Pages 22-23, of the Public Records of Citrus County, Florida (which the Association wishes to be excluded from this Covenant Revitalization) which is identified as EXHIBIT "B.4", and the Replat of Pritchard Island, Building "B", recorded in Plat Book 15 Pages 108-111, of the Public Records of Citrus County, Florida, which replats Building "B" located within the Plat of Pritchard Island, is identified as EXHIBIT "B.5. The attached Exhibits are by reference herein made part of the Covenant Revitalization for Pritchard Island Homeowners Association, Inc. The attached Exhibits are by reference herein made part of the Covenant Revitalization for Pritchard Island Homeowners Association, Inc.

This revitalization is sought pursuant to Florida Statutes §§720.403-720.407 (2023) all which are attached hereto and by reference made a part hereof, were duly adopted in accordance with Florida

Statute §720.405(6), and are hereby to be recorded in the Public Records of Citrus County, Florida, in accordance with Florida Statute §720.407.

The purpose of the above-referenced Revitalized Documents is to revive the following documents of the Association: the SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded, in Public Records Book 1388, at Page 1291 of the Public Records of Citrus County, Florida on October 10, 2000; the AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS O.R. Book 1025, Page 1998 of the Public Records of Citrus County, Florida on March 23, 1994; CERTIFICATE WITH AMENDMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in O.R. Book 1167, Page 105, of the Public Records of Citrus County, Florida on January 20, 1997; CERTIFICATE AS TO AMENDMENTS TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND BYLAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. recorded in O.R. Book 1246, Page 1273, of the Public Records of Citrus County, Florida on June 2, 1998; the AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, recorded in O.R. Book 921, Page 2217, of the Public Records of Citrus County, Florida on January 5, 1992, and; the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS recorded in O.R. Book 687, Page 929, of the Public Records of Citrus County, Florida on December 19, 1985; The ARTICLES OF INCORPORATION OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. , filed with the Secretary of State on November 21, 1985, recorded as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions in O.R. Book 687, Page 0953 of the Public Records of Citrus County, Florida, on December 19, 1985, re-recorded as Exhibit "C" to Amended And Restated Declaration Of Covenants, Conditions And Restrictions recorded in O.R. Book 1025, Page 2039, of the Public Records of Citrus County, Florida on March 23, 1994, and re-recorded as Exhibit "D" to the Second Amended And Restated Declaration Of Covenants, Conditions And Restrictions recorded in O.R. Book 1388, Page 1332, of the Public Records Citrus County, Florida on October 16, 2000; the BY-LAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. recorded as Exhibit "D" to Declaration Of Covenants, Conditions And Restrictions in O.R. Book 687, Page 0958 of the Public Records of Citrus County, Florida on December 19, 1985; the AMENDED AND RESTATED BY-LAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC recorded as Exhibit "D" to Amended And Restated Declaration Of Covenants, Conditions And Restrictions in O.R. Book 1025, Page 2046 of the Public Records of Citrus County, Florida on March 23, 1994 and re-recorded as Exhibit "E" to the Second Amended And Restated Declaration Of Covenants, Conditions And Restrictions recorded in O.R. Book 1388, Page 1337 of the Public Records of Citrus County, Florida, on October 16, 2000; the RULES AND REGULATIONS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. recorded as Exhibit "E" to Declaration Of Covenants, Conditions And Restrictions, recorded in O.R. Book 687, Page 0967, of the Public Records of Citrus County, Florida on December 19, 1985, the AMENDED AND RESTATED RULES AND REGULATIONS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., recorded as Exhibit "E" to Amended And Restated Declaration Of Covenants, Conditions And Restrictions in O.R. Book 1025, Page 2055, of the Public Records of Citrus County, Florida on March 23, 1994, and; the previously unrecorded THE RULES AND REGULATIONS adopted on August 2005. Nonetheless, the provisions in the Revitalized Documents shall be affective and shall govern the Association hereto forward.

Pursuant to Florida Statute §720.405(6), an agreement to the above-mentioned Revitalized Documents was executed in writing by a majority of the affected parcel owners. Additionally, pursuant to Florida Statute §720.406, these Revitalized Documents were approved by the Department of Commerce, which said approval dated October 18, 2024 is attached hereto and by reference made a part hereof.

The Association is a not-for-profit corporation created pursuant to the laws of the State of Florida.

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IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name,
this 1st day of November, 2024.

Signed, sealed and delivered
in the presence of:

Pritchard Island Homeowners Association,
Inc.

Sonia Valencia
(Sign - Witness 1)

BY: Tommy A McCombs
(Sign) Tommy McCombs, President for
Pritchard Island Homeowners Association,
Inc.

SONIA VALENCIA
(Print - Witness 1)

872 Pritchard Island
(Address)

Inverness FL 34450
(City, State and Zip Code)

Ashley Langley
(Sign - Witness 2)

Ashley Langley
(Print - Witness 2)

4411 EARLINGTON ST.
(Address)

Inverness FL 34453
(City, State and Zip Code)

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing was acknowledged before me by means of physical presence or online
notarization, on this 1st day of November, 2024, by Tommy McCombs, as
President for Pritchard Island Homeowners Association, Inc., a Florida not for profit corporation
and as a Member of Pritchard Island Document Revival Organizing Committee, on behalf of the
corporation. He is personally known to me or has produced _____ as
identification.



(Seal)
WENDY SMITH
Commission # HH 191098
Expires October 26, 2025
Bonded Thru Budget Notary Services

NOTARY
Wendy Smith (Sign)
Wendy Smith (Print)

IN WITNESS WHEREOF, the Association has caused these presents to be executed in its name, this 1st day of November, 2024.

Sonia Valencia
(Sign - Witness 1)

SONIA VALENCIA
(Print - Witness 1)

872 Pritchard Is Rd
(Address)

Inverness FL 34450
(City, State and Zip Code)

Ashley Langley
(Sign - Witness 2)

Ashley Langley
(Print - Witness 2)

1115 S. Brookfield dr
(Address)

Leandro FL 34461
(City, State and Zip Code)

STATE OF FLORIDA
COUNTY OF Citrus

The foregoing was acknowledged before me by means of physical presence or online notarization, on this 1st day of November, 2024, by Sonia Valencia, as Secretary for Pritchard Island Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. (She is personally known to me) or has produced _____ as identification.

NOTARY



(SEAL)
WENDY SMITH
Commission # HH 191098
Expires October 26, 2025
Bonded Thru Budget Notary Services

Wendy Smith (Sign)

Wendy Smith (Print)

REVITALIZED SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS:

That this Revitalized SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (hereinafter the “Revitalized Declaration”) is made and entered into this 1st day of November, 2024, by PRITCHARD ISLAND HOMEOWNER’S ASSOCIATION, INC., a Florida non-profit corporation (hereinafter the “Association”), and the owners of properties within the Plat(s) of Pritchard Island, as described in Plat Book 13, Pages 1-2, of the Public Records of Citrus County, Florida, which Plat Book Number and Pages were corrected by that certain Affidavit recorded in O.R. Book 686, Page 324, of the Public Records of Citrus County, Florida, and re-recorded in O.R. Book 686, Page 1339, of the Public Records of Citrus County, Florida, except that portion of land which is described therein as undeveloped which was later replatted as Pritchard Island First Addition, recorded on Plat Book 17 Pages 22-23, of the Public Records of Citrus County, Florida (which the Association wishes to be excluded from this Covenant Revitalization), and the Replat of Pritchard Island, Building "B", recorded in Plat Book 15 Pages 108-111, of the Public Records of Citrus County, Florida, which replats Building “B” located within the Plat of Pritchard Island. This Revitalized Declaration is a revival of the SECOND AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, entered into on October 10, 2000, by J.W. Morton and Rose Eshelman, hereinafter collectively referred to as “Developer”, and recorded on October 10, 2000, in Official Records Book 1388, at Page 1291, et. seq., of the Public Records of Citrus County, Florida, as retyped below. This revival is sought pursuant to Florida Statutes §720.403-720.407 (2023).

The properties joined into this Revitalized Declaration shall be as provided by the following chart, in accordance with Florida Statutes:

Parcel Owner(s)	Property Address	Legal Description	Parcel ID Number
Pritchard Island Homeowner’s Association, Inc.	0 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	PRITCHARD ISLAND ALL COMMON AREAS S & N OF RD R/W FURTHER TITLE IN OR BK 1330 PG 758 ---AND--- PRITCHARD ISLAND PB12 PG 150 BLDG A UNITS 3 & 6, BLDG I UNITS 3 & 6, BLDG J	20E19S080060 00A0
Pritchard Island Homeowner’s Association, Inc.	869 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	COM AT USGLO MEANDER COR OF SEC 8&9-19-20 AS SURVEYED BY ARTHUR W BROWN US CADASTRAL ENGIN 5/4/25 SET ON N SHORE OF PRITCHARD’S ISLAND, TH S 0 DEG 10M 31S E AL SEC LN BETW SEC	20E19S080060 00A1
WATTS, ROBERT; WATTS, MONICA	802 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450 810 PRITCHARD ISLAND	Units 1 and 2, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public	20E19S080060000A0 0010

	RD, INVERNESS, FLORIDA 34450	Records of Citrus County, Florida	
KEIPER, JULIANNE	812 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 4, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000A0 0040
SCHIRMER, DAVE C.; SCHIRMER, MARY K.	814 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 5, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000A0 0050
CARMEN L. WESSLER and MICHAEL C. WESSLER as trustees of the MICHAEL C WESSLER AND CARMEN L WESSLER REVOCABLE TRUST AGREEMENT DATED SEPTEMBER 29, 2016	816 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNITS 7 and 8, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000A0 0070
HALLE MYRON A. III, HALLE HOLLY S.;	818 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0010
BRIAN C. CLARK and DEANNE CLARK AS CO-TRUSTEE(S) OF THE CLARK FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 7TH DAY NOVEMBER 2006; VAN HOUTEN, MARILEE	820 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0020
GHAZI-TEHRANI, FARAMARZ H; SHAYAN, FAHIMEH	822 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0030
JAMES F. NOLAN, JR as trustee of the JAMES NOLAN REVOCABLE LIVING TRUST DATED 7TH DAY OF MAY 2024	824 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0040
HOWARD, GEORGE	826 PRITCHARD ISLAND	Unit 5, Building B of Pritchard	20E19S080060 000B0

S.; HOWARD, VICTORIA B.	RD, INVERNESS, FLORIDA 34450	Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	0050
LEHOCKY, MARK E.; LEHOCKY, RICHARD S.	828 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0060
SOUTHEY, NICHOLA D.	830 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0070
PHILLIPS, GERALD; PHILLIPS, MILISSA	832 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0080
MONSOUR, NEAL J.	834 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0010
MCCOMBS, TOMMY A; MCCOMBS, HARRIET R	836 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0020
KING, JEFFREY A.	838 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0030
CAICEDO, HERNANDO; CAICEDO, MARTHA LILIANA	840 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0040
SURETTE, NANCY M.; SURETTE, JAMES S.	842 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0050
SHAYAN, FAHIMEH; GHAZI TEHRANI,	844 PRITCHARD ISLAND RD, INVERNESS,	Unit 6, Building C of Pritchard Island, according to the plat thereof	20E19S080060 000C0 0060

FARAMARZ H.	FLORIDA 34450	as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	
SMITH, PHILIP W.; SMITH, VICKI A.	846 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0070
COOK JESSIE V. III	848 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0080
PRYOR, MICHAEL D.; PRYOR, SUSAN M.	850 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0010
COOK, LORA C.	852 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0020
STEPHEN SANTAFE TRUST	854 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0030
LIPSKI, MARK	856 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0040
HELLMERS, MAXINE	858 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0050
FUGATT, BOBBY E.	860 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0060
RUSSELL JOSEPH NOVOTNY, TRUSTEE OF THE	862 PRITCHARD ISLAND R, INVERNESS	Unit 7, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page	20E19S080060 000D0 0070

RUSSELL J. NOVONTNY TRUST DATED MAY 10, 2012 AND KAY ELLEN SWEARINGEN AS TRUSTEE OF THE KAY ELLEN SWEARINGEN TRUST DATED MARCH 16, 1994 AND MARCH 10, 2012		150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	
PLEACHER, BETTY J.	864 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0080
868 PRITCHARD ISLAND ROAD INC	868 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0010
IMRIE, LUANN; WARD, THOMAS J. MATHIEU	870 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0020
VALENCIA, SONIA	872 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0030
KEMP, PHILIP ALAN	874 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0040
JOHN G. HAWKINS as trustee of the JOHN G. HAWKINS TRUST AGREEMENT DATED JULY 26 2001 AND RESTATED APRIL 28, 2016	876 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0050
KENNETH ALLEN CRIBBS as trustee of THE KENNETH ALLEN CRIBBS TRUST UTA dated MARCH 7, 2024	878 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000E0 0060
PICHARDO, EDGAR	880 PRITCHARD ISLAND	Unit 7, Building E of Pritchard	20E19S080060 000E0

	RD, INVERNESS, FLORIDA 34450	Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	0070
PICHARDO EDGAR	882 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000E0 0080
BRITTON, JESSE RAY; BRITTON, JESSICA WARD	884 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0010
MIGDAD, QASIM; MIGDAD, SAMIRA	886 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0020
HANCE, DEANNA LANIER	888 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0030
MARCUS IAVARONI and CAROLINE IAVARONI as Trustees of the MARCUS AND CAROLINE IAVARONI FAMILY TRUST DATED FEBRUARY 11, 2009	890 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0040
MILLER, ALICE W.	892 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0050
JAMES F. NOLAN JR as Trustee of the JAMES NOLAN REVOCABLE LIVING TRUST DATED 7TH DAY OF MAY 2024	894 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0060
ALKAN, SERHAN	896 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0070

SOWELL, PAULA JANE	898 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0080
GENDRON, CHRISTINE R.	902 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0010
DELAMAR, ROBERT E.; DELAMAR, GENA B.	904 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0020
KOSTIS, CHRISTINE L.	906 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0030
JANICE SIMPSON-FOUNTAIN as trustee of the JANICE SIMPSON LIVING TRUST DATED JUNE 19, 2007	908 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0040
WHISMAN, III, JAMES W.; WHISMAN, LETTIE KIRKPATRICK	910 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0050
PANKALLA, SEAN	912 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0060
KLISH, MYRON M.; KLISH, GERALDINE M.	914 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0070
ORESzcZYN, STEPHEN A.; ORESzcZYN, MAUREEN A.	916 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0080
VON STADEN, TARA	920 PRITCHARD ISLAND	Unit 2, Building H of Pritchard	20E19S080060 000H0

	RD, INVERNESS, FLORIDA 34450	Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	0020
NARDI, MARIA T.	922 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0030
ELZINGA, KAREN RENEE	924 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0040
SUTTER, DANA	926 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0050
KILLEEN, GEORGE J.	928 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0060
PIERCE, THOMAS C.	930 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0070
DONATELLO, GEORGE A.	932 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0080
ROBERT J. MASSURA BEVERLY A. MASSURA as trustees of the MASSURA LIVING TRUST DATED SEPTEMBER 27, 2021	934 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and Unit 2, Building I of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000I0 0010
GREINER, JEFFREY M.; GREINER, BARBARA A.	940 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4 and a portion of Unit 3, Building I of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000I0 0040

MARSHALL, CHARLES R.	942 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5 and a portion of Unit 6, Building I of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000I0 0050
GRUBMAN DAVIND E.; BURTON, LISA A.	946 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Lots 7 and 8, Building I of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000I0 0070
OLGA NORA BENITEZ as trustee of the OLGA NORA BENITEZ TRUST DATED DECEMBER 15, 2020	950 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and 2, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000J0 0010
MOURER, MICHAEL DEWEY; MOURER, VICKI LEE BOODY	956 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4 and a portion of Unit 3, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida. Commence at the intersection of the "Control Line" for Building "J" and the Easterly right of way line of Pritchard Island Road according to the map or plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, inclusive, Public Records of Citrus County, Florida; thence N. 81 degrees 00 minutes 54 seconds E. and along said "Control Line" a distance of 40 feet to the Westernmost corner of Unit 4 of said Building "J", said point also being the Point of Beginning; thence with a 90 degree angle left go a distance of 26.33 feet to the outermost corner of said Unit 4; thence with a 90 degree angle right go a distance of 66.50 feet; thence with a 90 degree angle right go a distance of 26.33 feet, said point also being the Northern most corner of Unit 4; thence with a 90 degree angle right go a distance of 66.50 feet to the Point of Beginning.	20E19S080060 000J0 0040
TERRY, SUSAN JANE; MALE, FRANK H.	958 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page	20E19S080060 000J0 0050

		150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	
GRUNWALD, RICHARD J.; EVENSON, SUZANNE	962 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7 and 8, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000J0 0070
TOTTY, ANN BRUCE	966 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and Unit 2, Building K of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000K0 0010
LARSON, DIANNE	972 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	The North ½ of Lot 3, Lot 4 and Lot 5 and the South ½ of Lot 6, all in Block K of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000K0 0040
LAVIGNE, GINETTE; LAVIGNE, MICHAEL	978 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450 LOT 7	Lot 7 & 8, Block K of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000K0 0070
ERTL PROPERTIES, INC.	982 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and Unit 2, Building L of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000L0 0010
SHEEHAN, JAMES A.	986 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 4 AND A PORTION OF UNIT 3, BUILDING L, PRITCHARD ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND AS AMENDED IN CITRUS COUNTY ZONING BOARD OF ADJUSTMENT RESOLUTION NO. 00-SE-03 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: UNIT 4: COMMENCE AT THE CONTROL LINE FOR BUILDING L AND THE NORTHEASTERLY RIGHT-	20E19S080060 000L0 0040

		<p>OF-WAY LINE OF PRITCHARD ISLAND ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 58°04' 07" EAST AND ALONG SAID CONTROL LINE A DISTANCE OF 135 FEET TO THE SOUTHERNMOST CORNER OF UNIT 5 OF SAID BUILDING L, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH A 90 DEGREE ANGLE LEFT GO A DISTANCE OF 26.33 FEET; THENCE WITH A 90 DEGREE ANGLE RIGHT GO A DISTANCE OF 66.50 FEET; THENCE WITH A 90 DEGREE ANGLE RIGHT GO A DISTANCE OF 26.33 FEET, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF UNIT 5, BUILDING L; THENCE WITH A 90 DEGREE ANGLE RIGHT GO A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING.</p>	
<p>ROSSITER, THOMAS MAHLON; ROSSITER, SUE CAMERON</p>	<p>990 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450</p>	<p>Unit 5, Building L of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.</p> <p>Begin at the Southernmost corner of Unit 6, Building L, PRITCHARD ISLAND, according to the map or plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence North 31 degrees 55 minutes 53 seconds West along the Southwesterly line of said Unit 6 a distance of 8.34 feet; thence North 58 degrees 18 minutes 20 seconds East 46.84 feet; thence South 31 degrees 55 minutes 53 seconds East 8.34 feet to the Northernmost corner of Unit 5 of said Building L, thence South 58 degrees 18 minutes</p>	<p>20E19S080060 000L00050</p>

		20 seconds West 46.84 feet to the Point of Beginning.	
JOHNSTON JR, LARRY JOE; JOHNSTON, SHEILA ELIZABETH	994 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450 LOT 7	Units 7 & 8, Building L of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000L0 0070
WILLEY, DENNIS G.	1002 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Units 1 and 2, Building M of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000M0 0010
DAHLINGER, RICHARD	1008 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 4 AND A PORTION OF UNIT 3, BUILDING M, PRITCHARD ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND AS AMENDED IN CITRUS COUNTY ZONING BOARD OF ADJUSTMENT RESOLUTION NO. OO-SE-03 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CONTROL LINE FOR BUILDING M AND THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHARD ISLAND ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N 38°23'08"E AND ALONG SAID CONTROL UNE A DISTANCE OF 49 FEET TO THE SOUTHERNMOST CORNER OF UNIT 5 OF SAID BUILDING M, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH A 90° ANGLE LEFT GO A DISTANCE OF 26.33 FEET; THENCE WITH A 90° ANGLE RIGHT GO A	20E19S080060 000M0 0040

		DISTANCE OF 66.50 FEET; THENCE WITH A 90° ANGLE RIGHT GO A DISTANCE OF 26.33 FEET, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF UNIT 5, BUILDING M; THENCE WITH A 90° ANGLE LEFT GO A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING.	
SMITH, NANCY L.	1010 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building M of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000M0 0050
HAPP, PAMELA R.; PATTERSON, JAMES D.	1016 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7 and 8, Block M of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000M0 0070
MARLENE H. KORYCKI as trustee of the MARLENE H. KORYCKI LIVING TRUST DATED JUNE 07, 2007 RESTATED June 17, 2010	1018 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Units 1 and 2, Building N, Pritchard Island, according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida and as amended in Citrus County zoning board of adjustment Resolution Number 00-SE-03 being more particularly described as follows: Commence at the control line for Building N and the Easterly right of way line of Pritchard Island road according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence North 64 degrees 43 minutes 36 seconds East and along said control line a distance of 45 feet to the Southernmost corner of Unit 5 of said Building N, said point also being the Point of Beginning; thence with a 90 degrees angle left go a distance of 26.33 feet; thence with a 90 degrees angle right go a distance of 66.50 feet; thence with a 90 degrees angle right go a distance of 2633 feet, said point also being the Easternmost corner of Unit 5,	20E19S080060 000N0 0010

		Building N; thence with a 90 degrees angle left go a distance of 66.50 feet to the Point of Beginning.	
GILPIN, TARA LYNN	1024 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4 and a portion of Unit 3, Building N, Pritchard Island, according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida and as amended in Citrus County zoning board of adjustment Resolution Number 00-SE-03 being more particularly described as follows: Commence at the control line for Building N and the Easterly right of way line of Pritchard Island road according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence North 64 degrees 43 minutes 36 seconds East and along said control line a distance of 45 feet to the Southernmost corner of Unit 5 of said Building N, said point also being the Point of Beginning; thence with a 90 degrees angle left go a distance of 26.33 feet; thence with a 90 degrees angle right go a distance of 66.50 feet; thence with a 90 degrees angle right go a distance of 26.33 feet, said point also being the Easternmost corner of Unit 5, Building N; thence with a 90 degrees angle left go a distance of 66.50 feet to the Point of Beginning.	20E19S080060 000N00040
ZENTZ, JARED MORGAN; ZENTZ, KELLIE JEAN	1026 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5 and a portion of Unit 6, Building N, Pritchard Island, according to the map or plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida and as amended in Citrus County Zoning Board of Adjustment Resolution No. 00-SE-03 being more particularly described as follows: Commence at the control line for Building N and the Easterly right-of-way line of Pritchard Island Road according to the map or plat thereof as recorded in Plat Book 12,	20E19S080060 000N00050

		Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence North 64 degrees 43 minutes 36 seconds East and along said control line a distance of 45 feet to the Westernmost corner of Unit 4 of said Building N, said point also being the Point of Beginning; thence with a 90 degree angle right go a distance of 26.33 feet; thence with a 90 degree angle left go a distance of 66.50 feet; thence with a 90 degree angle left go a distance of 26.33 feet, said point also being the Northernmost corner of Unit 4, Building N; thence with a 90 degree angle left go a distance of 66.50 feet to the Point of Beginning.	
SANDRA K. DIXON, trustee of the SANDRA K. DIXON REVOCABLE LIVING TRUST DATED FEBRUARY 27, 2018	1032 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Units 7 and 8, Building N of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000N0 0070

August 2, 2000

**SECOND
 AMENDED AND RESTATED DECLARATION OF COVENANTS,
 CONDITIONS AND RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS, that:

GROS VENTRE ENTERPRISES, INC., a Florida corporation (hereinafter called "Original Developer"), was originally and at the time of execution and recordation thereof, the Owner of all of the land shown on the plat of Pritchard Island, according to the plat thereof, as recorded among the current public records of Citrus County, Florida in Plat Book 12, Page 150, and Plat Book 13, Pages 1 and 2; and

WHEREAS, subsequent to the recording of the aforesaid Plat, Original Developer executed, delivered, and recorded that certain Declaration Of Covenants, Conditions And Restrictions as recorded among the current public records of Citrus County, Florida in Official Records 687, Page 0929 (hereinafter called the "Original Declaration"); and

WHEREAS, Pritchard Island Properties, Inc. "Properties" has now succeeded to the rights of the Original Developer under the Original Declaration and to AmSouth Bank of Florida (AmSouth); and

WHEREAS, AmSouth and Pritchard Island Homeowner's Association, Inc. "PIHA" on February 10, 1994 executed an Amended and Restated Declaration of Covenants and Restrictions

recorded in O.R. Book 1025, Page 1998, public records of Citrus County, Florida; and

WHEREAS, Properties and together with the Association wish to amend and restate the Amended and Restated Declaration of Covenants, Condition and Restrictions so as to carry out the final development of the Original Development and the Additional Land; and,

WHEREAS, the Original Declaration provides in §§13.2.2.2 and 13.4 thereof, that the Original Declaration may be amended provided certain requirements are met; and

WHEREAS, such requirements have been met and Properties and the Association by their execution and delivery hereof, hereby certify as to such; and

WHEREAS, Properties and the Association wish to amend and restate the Original Declaration in its entirety so as to place certain restrictions and other obligations upon the use of all of the Land and are desirous that said restrictions and other obligations shall run with the title to the Land hereby restricted;

NOW, THEREFORE, for and in consideration of the premises and for other good and valuable considerations, it is hereby declared that all of the Land shall be held, sold and conveyed subject to the following easements, covenants, conditions and restrictions, which shall constitute covenants running with the Land and the owner of any parcel or tract of Land or any part or portion thereof shall be deemed by the acquisition thereof to have agreed to all such restrictions and other rights and obligations and to have covenanted to abide by each such covenant, condition and obligation. Each covenant, condition and obligation set forth herein shall be binding upon all parties having any right, title or interest in the Land or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of each owner thereof.

1. DEFINITIONS

1.01. Additional Land - Additional Land shall mean and refer to that parcel of property which is labeled "Additional Land", on Exhibit "B" attached hereto. Said Additional Land lies North of Pritchard Island Road and South of Gospel Island Road. A description of the Additional Land that will be subject to the terms and conditions of this Declaration where applicable is attached hereto as Exhibit "C".

1.1. AmSouth - shall mean and refer to AmSouth Bank Of Florida, Successor By Merger To Mid-State Federal Savings Bank, a corporation existing under the laws of the United States Of America, f/k/a MidState Federal Savings And Loan Association, together with its successors, grantees and assigns.

1.2. Articles - shall mean and refer to the Certificate of incorporation of the Association, as same may be amended from time to time.

1.3. Association - shall mean and refer to Pritchard Island Homeowner's Association, Inc., ("PIHA") a Florida non-profit corporation, together with its successors and assigns.

1.4. Board or Board of Directors - shall mean and refer to the Board of Directors of the Association.

1.5. Building - shall mean and refer to the multi-unit Buildings within which several Original Units are located, all as depicted on the Plat. A Building shall also relate to any structure which is constructed of New Units that are attached and structurally dependent upon one another.

1.6. By-Laws - shall mean and refer to the By-Laws of the Association, as same may be amended from time to time.

1.7. Common Areas - shall mean and refer to all real property owned by the Association for the common use and enjoyment of the owners. The Common Area is shown on the attached Exhibit "B" and labeled "Common Area". A Legal description of the Common Area is described on attached Exhibit "B-1".

1.8. Construction Mortgagee - shall mean and refer to any Institutional Mortgagee making a loan for construction of any Unit.

1.9. Covenants - shall mean and refer to the covenants, restrictions, easements, affirmative obligations, charges, and liens created and imposed by this Declaration.

1.10. Declaration - shall mean and refer to this Declaration together with any and all supplements or amendments thereto, if any.

1.11. Development - shall mean and refer to Pritchard Island, which is the name assigned to the overall project which has been or will be built on the Land described on the attached Exhibit "A"

1.11.1. Developer - Shall mean and refer to the Pritchard Island Properties, Inc., a Florida Corporation.

1.11.2. Home - A single family residence situated on an interior parcel of the Development on "Additional Land" as later defined herein.

1.12. Institutional Mortgagee - shall mean and refer to the owner and holder of a mortgage encumbering a Unit which owner and holder of said mortgage shall be either a bank, life insurance company, federal or state savings and loan association, real estate or mortgage investment trust, federal or state agency.

1.13. Land - shall improvements included amendments thereto mean and refer to all of within the Plat, or any the Lands and supplements or amendments thereto.

1.14. Lot - shall mean and refer to each of the dwelling areas or parcels of Land which are shown as the 112 parcels on the Plat. Said Lots will be conveyed by separate deed to an Owner and constitute an integral unit of the Land suitable for use as a single family

dwelling. There are 112 Lots shown on the Plat, fifty- six (56) of which have Original Units thereon, and the remaining fifty-six (56) may be developed as provided herein with New Units.

1.15. Maintenance - shall mean and refer to the exercise of reasonable care to keep buildings, roads, landscaping, lighting and other related improvements and fixtures of the Development in a condition comparable to their original condition, normal wear and tear excepted. Maintenance of landscaping shall further mean the exercise of generally accepted garden-management necessary to promote a healthy, practices weed-free environment for optimum plant growth.

1.16. Member - shall mean and refer to every person or entity who holds membership in the Association.

1.16.1. New Common Areas - Shall mean that common area comprised of the platted common area surrounding the building A, and buildings I through and including building N.

1.16.2. New Unit - A single family residence situated on one or more Lots within the Development on the remaining fifty-six (56) undeveloped Lots and would have been Buildings A, and I through N on the Plats more particularly shown on the Plat as later defined herein.

1.16.3. Original Common Areas - Shall mean that common area shown on attached Exhibit B and described in Exhibit B-1 attached to the original Covenants, Conditions and Restrictions.

1.16.4. Original Unit - A single family residence situated on the original fifty-six (56) lots in the Development and being part of the buildings B through and including building Has set forth on the Plat as later defined herein.

1.17. Original Developer - shall mean and refer to Gros Ventre Enterprises, Inc., a Florida corporation.

1.18. Owner - shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit which is part of the Development, including Properties, and shall include contract sellers ; but shall not include those holding title merely as security for the performance of an obligation.

1.19. Plat - shall mean and refer to that certain plat of Pritchard Island, according to the plat thereof recorded among the current public records of Citrus County, Florida, in Plat Book 12, Page 150, and Plat Book 13, Pages 1 and 2, and as partially replatted by Replat Of Pritchard Island Building "B", as recorded among the current public records of Citrus County, Florida in Plat Book 15 Pages 108-111 together with any supplements or amendments thereto.

1.20. Regulations - shall mean and refer to any rules and regulations respecting the use of the Land that have been adopted by the Association from time to time in accordance with the Articles and By-Laws.

1.20.1. Sub-Association - There is created a sub-association within the PIHA, comprised of all of the owners of New Units. The SubAssociation shall be a Florida not-for-profit corporation. The SubAssociation shall be comprised of the President of the PIHA or his/her designee and two Owners of New Units. The sole purpose of the Sub-Association shall be to provide an entity to maintain and insure the New Unit Common Areas and to collect assessments for the same.

1.21. Unit - shall mean and refer to a single family residence comprised of either an Original Unit or a New Unit as defined herein . The word "Unit" may, when the context requires, be used interchangeably herein with the word "Lot" when the Lot, as shown on the Plat is vacant.

2. ASSOCIATION

In order to provide for the efficient and effective administration of this Declaration, a non-profit corporation known and designated as Pritchard Island Homeowner's Association, Inc., has been organized under the laws of the State of Florida; and the Association shall administer the operation and management of the Development and undertake and perform acts and duties incident thereto in accordance with the terms, provisions, and conditions of the Declaration, the By-laws and the Rules And Regulations promulgated by the Association from time to time.

2.1. Articles. A copy of the Articles is attached hereto as Exhibit "D".

2.2. By-Laws. A copy of the By-Laws is attached hereto as Exhibit "E".

2.3. Limitation Upon Liability of Association. Notwithstanding the duty of the Association to maintain and repair parts of the Common Areas and other areas in the Development, the Association shall not be liable to Owners for any damage caused by any contractor or subcontractor hired by the Association to make any repair. Nor shall the Association be liable for any damages from the entry or damage, other than the cost of maintenance and repair, caused by any latent condition of the property to be maintained and repaired by the Association, or caused by the elements or other owners or persons.

2.4. Restraint Upon Assignment of Shares in Assets. The shares of Members in the funds and assets of the Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to an Unit.

2.5. Approval or Disapproval of Matters. Whenever the decision of an Owner is required upon any matter, whether or not the subject of an Association meeting, such decision shall be expressed in accordance with the By-laws.

2.6. Applicability of Articles of Incorporation, Bylaws And Rules And Regulations.
By acceptance of a deed, each Owner agrees to be bound by the terms and conditions of the Articles, the By-laws, and the provisions of this Declaration, and the Rules And Regulations.

3. MEMBERSHIP IN ASSOCIATION AND VOTING RIGHTS.

3.1. Every Owner shall be a Member of the Association; and such membership shall be appurtenant to and may not be separate from ownership of an Original or New Unit.

3.2. The Association shall have a single class of voting member which shall be all Owners who shall be entitled to one vote for each Unit or Lot owned. When more than one person holds an interest in a given Unit, all such persons shall be members and the vote for such Unit shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any Unit.

4. EASEMENTS.

Each of the following easements is a covenant running with the land of the Development and notwithstanding any other provisions of this Declaration, may not be amended or revoked in such a way as to unreasonably interfere with their proper and intended use and purpose.

4.1. Utilities.

There shall exist reciprocal, appurtenant easements between each Unit for the installation and maintenance of utilities and draining facilities which specifically shall include certain drainage and filtration ponds located below some Units for the purpose of storm water discharge. Additional utility easements shall exist appurtenant to each Unit as may be required for the provision of all utility services to properly serve the Development; provided, however, easements through a Unit shall be only according to the plans and specifications for the Building or as the Building is actually constructed, unless approved, in writing, by the Owner. The exact location of the utility and drainage easements, except for easements that may be necessary through each Building, will exist as they appear on the Plat.

4.2. Pedestrian and Vehicular Traffic

Easements appurtenant to each Unit and between adjacent Units shall exist for pedestrian and vehicular traffic over, through and across roads, sidewalks, paths, lanes and walks, as the same may from time to time exist upon the Common Areas.

4.3. Support

Every portion of a Unit contributing to the support of the Building in which the Unit is located shall be burdened with an easement of support for the benefit of all other Units in the Building.

4.4. Common Areas - Perpetual Non - Exclusive Easement in Common Areas.

The Original Common Areas and New Common Areas shall be and the same are hereby declared to be subject to perpetual non- exclusive easements in favor of all the Owners for their use and the use of their immediate families, guests and invitees, for all proper and normal purposes, and for the furnishing of services and facilities for which the same are reasonably intended, all for the enjoyment of said Owners.

4.4.1. Perpetual Easement in New Common Areas for Homes.

In addition to the perpetual non-exclusive easement in common areas set forth in §4.4 above, the Homes shall have a perpetual non-exclusive easement across the New Common Areas for access to the waterfront at a location designated by the PIHA and the non-exclusive right to use of the two docks on that easement, to be constructed by Properties, together with a loading and unloading area.

4.5. Right of Entry.

Each Original Unit shall be burdened with an easement in favor of the Association, through its duly authorized employees and contractors, to enter any Original Unit at any reasonable hour on any date to perform such Maintenance as may be required to be performed by the Association pursuant to the Association's responsibilities under this Declaration.

4.6. Right of Entry into Private Dwelling In Emergencies.

In case of an emergency originating in or threatening any Original Unit, regardless of whether or not the Owner is present at the time of such emergency, the Board, or any other person authorized by it, or the building manager or managing agent, shall have the right to enter such Original Unit for the purpose of remedying or abating the cause of such emergency, and any such right of entry shall be immediate. In order to facilitate entry in the event of any such emergency, the Owner of such Original Unit, if required by the Association, shall deposit under the control of the Association a key to such Original Unit.

4.7. Easement of Unintentional and Non-Negligent Encroachment.

In the event that any Unit shall encroach upon any of the Common Areas for any reason not caused by the purposeful or negligent act of the Owner or Owners or agents of such Owner or Owners, then an easement appurtenant to such Unit shall exist for the continuance of such encroachment into the Common Areas for so long as such encroachment shall naturally exist; and in the event that any portion of the Common Areas shall encroach upon any Unit, then an easement shall exist for the continuance of such encroachment of the Common Areas into such Unit for so long as such encroachment shall naturally exist.

4.8. Delegation of Use.

Subject to the such limitations as may be imposed by the By-Laws, each Owner may

delegate his right of enjoyment in and to the Common Areas and facilities to the members of his family, his guests, tenants, and invitees; but to no other.

4.9. No Partition.

There shall be no judicial partition of the Common Areas, nor shall the Association, or any Owner or any other person acquiring any interest in the Development or any part thereof, seek judicial partition thereof. However, nothing contained herein shall be construed to prevent judicial partition of any Unit owned in co-tenancy.

5. MAINTENANCE ALTERATIONS AND IMPROVEMENTS .

Responsibility for the maintenance of the Owner and restrictions upon its alterations and improvements shall be as follows:

5.1. Original Units

5.1.1. By the Association. The Association shall maintain and repair at the Association's expense:

5.1.1.1. All portions of the Original Units contributing to the support of the Building of which the Original Unit is a part, which portion shall include, but not be limited to, outside walls of the Original Unit and fixtures on its exterior, the roof, those portions of boundary walls not a part of the Original Unit; floor and ceiling slabs, load bearing columns and load bearing walls.

5.1.1.2. All conduits, ducts, plumbing, wiring, and other facilities for the furnishing of utility services contained in that portion of an Original Unit maintained by the Association; and all such facilities contained within an Original Unit that service part or parts of the Development other than the Original Unit within which contained.

5.1.1.3. All incidental damages caused to an Original Unit by such work immediately above described shall be repaired promptly at the expense of the Association.

5.1.2. By the Owner of an Original Unit. Responsibility of the Owner of an Original Unit shall be as follows:

5.1.2.1. To keep and maintain his Original Unit, its equipment and appurtenances in good order, condition and repair, and to perform promptly all maintenance and repair work within the Original Unit which, if omitted, would affect the Original Unit in its entirety or any part of the Building; being expressly responsible for the damages and liability which his failure to do so may engender. Notwithstanding anything contained in this Declaration, the Owner of each Original Unit shall be liable and responsible for the maintenance, repair and replacement, as the case may be, of all windows and all exterior doors, including sliding glass doors and all air conditioning and heating equipment, stoves, refrigerators, fans and other appliances and equipment, including pipes, wiring, ducts, fixtures and/or

their connection required to provide water, light, power, air conditioning and heating, telephone, sewage and sanitary service to his Original Unit which may now or hereafter be situated in the Original Unit.

5.1.2.2. To maintain, repair and replace any and all walls, ceilings and floors, interior surfaces, painting, decorating and furnishings, and all other accessories which such Owner may desire to place and maintain in the Original Unit.

5.1.2.3. Where applicable, to maintain condition the floor, interior walls, patios, sundecks or balconies.

5.1.2.4. To promptly report to the Association any defect or need for repairs for which the Association is responsible.

5.1.2.5. Plumbing and electrical repairs to fixtures and equipment located within an Original Unit, or heat pumps located outside an Original Unit, and exclusively servicing an Original Unit shall be paid for and be the financial obligation of the Owner.

5.1.3. ALTERATION AND IMPROVEMENT OF AN ORIGINAL UNIT. Except as elsewhere reserved to Properties, NEITHER AN OWNER NOR THE ASSOCIATION SHALL make any alteration in the portions of an Original Unit that are to be maintained by the Association, remove any portion of such, make any additions to them, do anything that would jeopardize the safety or soundness of the building or impair any easement, or PAINT OR OTHERWISE DECORATE OR CHANGE THE EXTERIOR OF ANY UNIT OR BUILDING, OR ANY OTHER PORTION OF THE DEVELOPMENT WITHOUT FIRST OBTAINING APPROVAL IN WRITING OF OWNERS OF ALL Original Units IN THE BUILDING AND APPROVAL OF THE BOARD. A copy of plans for all such work prepared by an architect licensed to practice in this state shall be filed with the Association prior to the start of the work.

5.1.4. Damage for Loss Covered by Association-Insurance Notwithstanding the foregoing, in the event repairs are required to be made to a building or New Unit due to an insured loss and the Association has in effect a blanket Special Form property insurance policy covering the building and New Units thereon, but only to the extent of any insurance proceeds received by the Association, the Association shall be responsible for replacement and repair of property damage.

5.2. BY THE OWNER OF A NEW UNIT. Each Owner of a New Unit shall be wholly responsible for the maintenance and repair of his Unit because the Association will have no responsibility for maintenance or repair of the New Units. Each New Unit Owner shall keep and maintain his Unit and its equipment and appurtenances in good order, condition and repair and shall promptly perform all maintenance and repair work as needed for the Unit.

5.3. Enforcement of Maintenance

In the event any Owner fails to maintain his Unit as required above, the Association, or any other Owner shall have the right to proceed in any appropriate court to seek compliance with the

foregoing provisions or the Association shall have the right to assess the Owner and the Unit for the necessary sums to put the improvements within the Unit in good condition. After such assessment, the Association shall have the right to have its employees or agents enter the Unit and do the necessary work in order to enforce compliance with the above provisions.

Further, in the event an Owner violates any of the provisions of this Section, the Association shall have the right to take any and all such steps as may be necessary to remedy such violation, including, but not limited to, entry of the Unit with or without the consent of the Owner, and the repair and maintenance of any item requiring same, all at the expense of the Owner.

5.4. Common Areas

5.4.1. By the Association. The maintenance and operation of the Original Common Areas including the repair, maintenance and replacement of landscaping and other improvements and facilities shall be the responsibility of the Association as a common expense. It shall additionally be the responsibility of the Association to maintain and repair the landscaping of any land surrounding each Original Unit. The Association shall assess only the Owners of the Original Units for the Original Common Area's maintenance.

5.4.2. Personal Property. The Association shall have the responsibility of maintaining, repairing and replacing any personal property acquired by the Association.

5.5. New Units Common Areas.

5.5.1. Sub-Association - Until such time as all the New Units are sold or until Properties relinquishes its rights herein, Properties shall comprise the Sub-Association. When Properties relinquishes control of the Sub-Association, the Sub-Association shall be comprised of all Owners of New Units and shall be represented by a board made up of two owners of New Units to be elected from its membership and the President of PIHA or his/her designee (the "Board-SA"). All business of the Sub-Association shall be conducted by a majority vote of the Board-SA and the President shall be authorized to execute contracts on behalf of the Board-SA.

5.5.2. Maintenance of the New Common Area By the Sub-Association. The maintenance and operation of the New Common Areas including the repair, maintenance and replacement of landscaping and other improvements and facilities shall be the responsibility of the Sub-Association as a common expense. It shall additionally be the responsibility of the Sub-Association to maintain and repair the landscaping of any land surrounding each New Unit. The Sub-Association shall assess the Owners of New Units and Homes for the New Common Area's maintenance.

5.6. Change in Properties-Owned New Units

Notwithstanding the above, Properties shall have the right, without the vote or consent of the Association or any Owner, to (i) make alterations, additions or improvements in, to and upon the New Units owned by Properties, whether structural or non-structural, interior or exterior,

ordinary or extraordinary; (ii) change the layout or number of rooms in any Properties-owned New Units; or (iii) make any changes that would assist Properties in marketing the unsold New Units.

6. INSURANCE

6.1. Property Insurance by Association.

6.1.1. Original Common Areas. The Association's Board of Directors, or its duly authorized agent, shall obtain Special Form property insurance to cover all insurable improvements on the Original Common Area. This insurance shall be in amount sufficient to cover the full replacement cost of any repair or reconstruction in the event of damage or destruction due to an insured loss. In the event that the only way that the Board-SA can obtain liability insurance on the New Common Areas is through the Association and in conjunction with the Original Common Areas, then the premiums shall be apportioned and prorated between the Original and New Unit Owners. Otherwise, the Board-SA shall obtain comparable liability insurance on the New Common Areas.

6.1.2. Building and Original Units. To the extent it can be reasonably obtained, the Association's Board of Directors, or its duly authorized agent, shall obtain blanket Special Form property insurance to cover the full replacement cost of all buildings and the Original Units located therein. Present Association coverage includes floor coverings, wall coverings, ceiling coverings, electrical and plumbing fixtures, interior partition walls, refrigerators, air conditioners, cooking stoves or ranges, dishwashers, clothes washers and dryers, kitchen cabinets, countertops, and vanities contained within the Original Unit, initially installed in accordance with the original plans and specifications of the Association, or replacement thereof of like kind and quality, or as existed at the time the Original Unit was conveyed to the present owner. The value of any additions or alterations, and the additional value of any upgrades, made subsequent to conveyance, are the responsibility of the individual Original Unit owner. Excluded from coverage are foundation and excavation costs and those items set forth in 6.4 thereof.

6.1.3. Benefit of Policies. All property insurance policies obtained by the Association shall be for the benefit of the Original Unit owners and their mortgagees as their interests may appear.

6.1.4. Adjustment for Losses. Exclusive authority to adjust losses under the policies obtained by the Association shall be vested in the Association's Board of Directors; provided, however no mortgagee having an interest in such losses shall be prohibited from participating in the settlement negotiations, if any, related thereon.

6.1.5. Disbursement of Proceeds. Proceeds of insurance policies shall be disbursed to pay for the costs of repair or reconstruction. Any proceeds remaining after defraying such costs of repairs or reconstruction after making such settlement as

may be necessary and appropriate with the affected owner or owners and their mortgagees, as their interests may appear, shall be retained by and for the benefit of the Association and placed in a capital improvements account. This is a covenant for the benefit of any mortgagee of a residential unit and may be enforced by such mortgagee.

6.1.6. Deductibles. Any casualty insurance policy obtained by the Association may contain a reasonable deductible and the amount thereof shall be added to the face amount of the policy to determine whether the insurance at least equals the full replacement cost.

6.2. Property Insurance by Original Unit Owners. In the event the Association is unable to obtain property insurance on the building and Original Units located therein, then it shall be the individual responsibility of each original Unit owner to obtain Special Form Property Insurance on their Original Unit in an amount equal to the Original Unit's insurable replacement cost. Minimum replacement cost of an Original Unit shall be determined annually by the Association and published to the members. The Association shall be included as an additional insured on each Original Unit owner's policy. Certificates of the required insurance by existing Original Unit owners shall be provided to the Association within thirty (30) days of written notification to the Original Unit owner that the Association is unable to obtain coverage or the effective date of the cancellation of the Association's insurance, whichever is later. Original Unit owners shall provide a Certification of Insurance to the Association within seven (7) days of closing and before occupancy of the Original Unit. After initial Certification of Insurance, Original Unit owners will maintain coverage continuously in force until further notice. Original Unit owners further agree that in the event of loss or damage to their Original Unit, that the owner shall promptly proceed with repairs or reconstruction of the structure and do so in a manner consistent with the original plans and specifications of the Association and current building codes.

6.2.1. Failure to Obtain Property Insurance. In the event an Original Unit owner fails to maintain property insurance as required above, then the Association, if obtainable, shall procure insurance on the owner's Original Unit. The cost to the Association of obtaining such insurance shall constitute an additional assessment lien specific to that Original Unit and shall be collectable pursuant to section 7 of the Declaration.

6.3. Other Insurance by Association.

6.3.1. Public Liability. The Association shall provide public liability insurance as shall be required by the Board with cross liability endorsements to cover liability of owners as a group to an individual owner. Provided, however, the amount of public liability insurance shall at least be in an amount of One million dollars (\$1,000,000.00) or greater for any single accident.

6.3.2. Worker's Compensation Insurance. The Association shall provide worker's compensation insurance in compliance with Florida Law.

6.3.3. Additional Insurance. Such other insurance as the Board, in its discretion, may determine from time to time to be in the best interest of the Association and the Owners, including Officer and Directors' Liability insurance.

6.3.4. Additional Insurance by Owners. It shall be the responsibility of each owner to procure whatever additional insurance the owner desires for protection of the owner's personal property (contents), and to cover flood, loss of rental income, etc. and personally liability.

7. ASSESSMENTS

Each and every Original Unit is hereby subjected to monthly maintenance assessments as hereinafter provided, to allow the Association to carry out its duties and responsibilities under this Declaration.

Each and every New Unit shall also be subject to monthly assessments for the maintenance of the New Common Areas which assessment shall be reasonably based upon the actual costs associated with the maintenance of the New Common Areas. Such monthly assessment shall be consistent with and no more than that part of the monthly direct costs for the operation and maintenance of the New Common Areas. PIHA shall have the right to assess a fee against each New Unit for the maintenance of the recreational parcel, entrances, docks and lighting. PIHA shall set the fee annually and it shall be based upon the actual costs for the services listed herein.

Each and every Home shall be assessed a monthly fee which the Sub-Association shall establish to be collected from each Home or the Association representing the Homes, for the maintenance of the New Common Areas, the unobstructed view of the lake, the loading and unloading zone, the dock and pavement constructed on the easement by Properties, liability insurance, the maintenance of entrances and the Common Areas lighting. The Sub-Association shall set the fee annually and it shall be reasonably based upon the actual costs for the services listed herein.

7.1. Commencement of and Collection of Annual Assessments

The annual assessments shall cover the calendar year and shall be payable monthly, in advance and without notice, on the first day of each month. Units and Homes shall not be subject to an assessment until a Certificate Of Occupancy has been issued for the Unit or Home by the City Of Inverness, Florida, or a Deed to the Unit or Home has been recorded in favor of an individual Owner, whichever event sooner occurs. The first assessment shall be a prorata share of the full month, based upon the day that the aforesaid Certificate Of Occupancy is so issued. Thereafter, the Unit or Home will be subject to the full monthly maintenance assessment associated with an Original Unit, New Unit or Home. The first month's prorata assessment shall be paid in advance and be a part of said Unit's or Home's closing costs. Commencing on the first day of each month thereafter, each Owner shall pay, in advance, to the Association at the office of the Association, or at such other place as shall be designated by the Association, the full monthly maintenance assessment assessed against such Unit or Home; and such payments shall be used by the Association to create and continue maintenance funds to be used to discharge its obligations and

responsibilities under this Declaration.

7.2. Delinquency and Affect of Non-Payment of Assessment

Each such monthly maintenance assessment shall become delinquent if not paid by the 10th day of the month when due and shall bear interest at the rate of 15% per annum from said date until paid. No member of the Association may vote on any matter coming before the Association if such member is delinquent in the payment of regular assessments in excess of ninety (90) days.

7.3. Lien For Assessments

The Association shall have a lien on each Owners' Unit, or Home for any unpaid assessments and any unpaid fines levied by the Association, plus interest thereon, together with a lien on all tangible personal property located within the Unit or Home, except such lien upon the aforesaid tangible personal property shall be subordinate to prior bona fide liens of record. Reasonable attorneys' fees incurred by the Association, incident to the collection of such assessment or for the enforcement of such lien, together with all sums advanced and paid by the Association for taxes and payment on account of superior mortgages, liens or encumbrances which may be required to be advanced by the Association in order to preserve and protects its lien shall be payable by the Owner and secured by such lien. The Association's lien shall include those sums advanced on behalf of each Owner in payment of its obligation for use charges and operation costs.

Said lien shall be effective from and after the time of recording in the public records of Citrus County, Florida, of a claim of lien stating the description of the Unit, the name of the record Owner, the amount due and the date when due, and the lien shall continue in effect until all sums secured by the lien shall have been fully paid. Such claims of lien shall be signed and verified by an officer of the Association. Upon full payment, the party making payment shall be entitled to a recordable satisfaction of the lien. All such liens shall be subordinate to the lien of an Institutional Mortgage recorded prior to the time of recording of the claim of lien.

7.4. Collection and Foreclosure

The Board may take such action as it deems necessary to collect assessments of the Association by personal action or by enforcing and foreclosing said assessment lien, and may settle and compromise same, if in the best interest of the Association. The Association shall be entitled to bid at any sale held pursuant to a suit to foreclose an assessment lien, and to apply as a cash credit against said bid, all sums due the Association secured by the lien enforced. In case of such foreclosure, the Owner shall be required to pay a reasonable rental for the Unit or Home and the Association shall be entitled to the appointment of a Receiver to collect same from the Owner and/or occupant.

7.5. Unpaid Assessments – Certificate

Any Owner shall have the right to require from the Association a certificate showing the amount of unpaid assessments against him with respect to his Unit or Home. The holder a mortgage or other lien shall have the same right as to any Unit or Home upon which it has a lien.

7.6. Non-Waiver

The liability for assessments may not be avoided by waiver of the use or enjoyment of any of the Common Areas or abandonment of the Unit as to which the assessment is made.

7.7. Special Assessments for Capital Improvements

In addition to the annual assessments authorized above, the Association may levy in any assessment year a special assessment applicable to that year only for the purpose of defraying in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement on the Common Areas, including fixtures and personal property related thereto. Any such assessment must be approved by a majority of the Members.

7.8. Subordination of Assessment Lien to Mortgages

The assessment lien provided for herein shall be subordinate to the lien of any first mortgage. A sale or transfer of any Unit shall not affect the assessment lien. However, the sale or transfer of any Unit pursuant to a mortgage foreclosure or any proceeding in lieu thereof, shall extinguish the assessment lien as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Unit of liability for any assessments thereafter becoming due or from the lien thereof.

7.9. Purpose of Annual Assessments

To make payment of all ad valorem and other taxes, if any, assessed against the real estate owned by the Association and against any properties, real or personal, or any interest therein, owned by or leased to the Association and to make payment of any other taxes, including income taxes, if any, payable by the Association:

- 7.9.1. To pay all operating expenses of the Association of any kind or type including, without limitation, the cost of any and all insurance coverages carried by the association and all of the costs of operating the association.
- 7.9.2. To make payment of all ad valorem and other taxes, if any, assessed against the real estate owned by the Association and against any properties, real or personal, or any interest therein, owned by or leased to the Association and to make payment of any other taxes, including income taxes, if any, payable by the Association.
- 7.9.3. To pay all annual current expenses required for the reasonable repair and maintenance, including ground maintenance, of all Association property and Common Areas and other Maintenance obligations of the Association as set forth in this Declaration, including all recreational facilities and other improvements now or hereafter of record or installed in the Common Areas and the ground maintenance of the Lots as well as the paved access ways

and all surface drainage facilities anywhere within the Development.

- 7.9.4. To provide deposits to a reserve fund which, with future deposits thereto, will be sufficient in the judgment of the Association to cover the costs of anticipated future periodic exterior maintenance work on the Units and all of the Common Areas and other improvements owned by the Association, including resurfacing of the paved access ways.
- 7.9.5. To pay any other costs of materials, supplies, furniture, labor, services, maintenance, repairs, structural alterations, insurance, or assessments which the Association is required to secure or pay pursuant to the terms of this Declaration or by law, or which shall be necessary or proper in the opinion of the Board for the operation of the Common Areas, all for the benefit of the Owners.

8. WATER AND SEWER SYSTEM

There has been provided a central water and sewer system to provide water and sewer services for the Development. The water and sewer service shall be used solely to provide water and sewer service to the Owners. The water and sewer system has been conveyed to the City of Inverness and the City of Inverness has the responsibility of operating the water and sewer system and shall charge the Owners accordingly for the water and sewer service used by the Owners.

9. MANAGEMENT OF ASSOCIATION

The Association shall have the right, but not the obligation, to engage a manager or management firm, as employee or independent contractor, to discharge, at the expense of the Association, any and all of its duties hereunder.

10. USE RESTRICTIONS

The use of the Development shall be in accordance with the following provisions:

10.1. Units

10.1.1. Each of the Original Units shall be occupied by (owner, members of his family, his servants, tenants, and guests, as a residence and for no other purpose. No Original Unit consisting of two bedrooms shall be permanently occupied by more than four persons, and the maximum permanent occupants and overnight guests shall be no more than six persons per Original Unit. A three bedroom unit may be permanently occupied by up to a maximum of six persons and the maximum permanent occupants and overnight guests shall be no more than eight persons per three bedroom Original Unit.

10.1.2. Except as reserved to Properties, no Unit may be divided or subdivided into a smaller unit nor any portion thereof sold or otherwise transferred without first amending this Declaration to show the changes in the Lots to be affected thereby.

10.1.3. Nothing shall be hung, displayed or placed on the exterior walls, doors or windows of an Unit or a Building without the prior written consent of the Board.

10.1.4. Subject to the provisions of the applicable law, no clotheslines or similar device, no hanging of towels, etc., shall be allowed on any patios, sundecks or balconies of the Unit or any other part of the Development without the written consent of the Board.

10.1.5. No Owner shall make, allow or cause to be made any structural addition or alteration of his Unit or the Common Areas without the prior written consent of the Board.

10.1.6. No Unit shall be occupied by relatives, tenants or guests while the Owner is not in residence, unless such relative, guest or tenant has been authorized by written correspondence to the Association from the Owner prior to such occupancy . The Board shall promulgate reasonable rules and regulations to accomplish such registration procedure.

10.1.7. No rubbish, trash, garbage or other waste vehicles may be parked in such parking area during the times necessary for pick up and delivery services solely for the purposes of such service. If the Association shall hereinafter provide or designate a separate area for the storage of boats, boat trailers, and other recreational vehicles, then thereafter and so long as such separate storage areas shall be provided or designated, all boats, boat trailers, and other recreational vehicles shall be stored therein and may not be kept or parked on any Building, Lot or access way. If such separate storage area shall be provided or designated, the use thereof for the storage of boats, boat trailers and other recreational vehicles may be terminated at any time by the Association without cause or liability.

10.1.8. No outbuilding, basement, tent, shack, garage, trailer, shed or temporary building of any kind shall be used as a residence either temporarily or permanently.

10.2. Common Areas

The Original and New Common Areas shall be used only for the purpose for which they are intended.

10.3. Nuisances

No nuisances shall be allowed on the Development nor any use or practice which is the source of annoyance to residents or which interferes with the peaceful possession and proper residential use of the Land by its residents. All parts of the Land shall be kept in a clean and sanitary condition and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist. No Owner shall permit any use of his Unit or the Common Areas which will increase the rate of insurance upon the Development.

10.4. Vehicles

No wheeled vehicles of any kind (motorized or non-motorized) and no boats may be kept

or parked on a parking area or access way except that private automobiles and those of their guests bearing no commercial signs may be parked in the parking area designated on the site plan attached as Exhibit "B". Other vehicles may be parked in such parking area during the times necessary for pick up and delivery services solely for the purposes of such service. If the Association shall hereinafter provide or designate a separate area for the storage of boats, boat trailers, and other recreational vehicles, then thereafter and so long as such separate storage areas shall be provided or designated, all boats, boat trailers, and other recreational vehicles shall be stored therein and may not be kept or parked on any Building, Lot or access way. If such separate storage area shall be provided or designated, the use thereof for the storage of boats, boat trailers and other recreational vehicles may be terminated at any time by the Association without cause of liability.

10.5. Boats

Each Owner shall be allowed to have one boat tied up along the water's edge surrounding the Development in appropriate places designated by the Association.

10.6. Dock

10.6.1. No Owner shall erect a dock or any other improvement which would extend beyond the water's edge without the prior written consent of the Board.

10.6.2. Properties shall construct a dock and loading and unloading zone on the easement across the New Common Area and an additional dock at a point on the New Common Area at a point to maximize its utility.

10.7. Parking

Each Owner and the Owner's guests shall park vehicles only in the parking spaces which have been designated on the site plan attached hereto as Exhibit "B"

10.8. Lawful Use

No immoral, improper, offensive or unlawful use shall be made of the Development or any part thereof; and all valid laws, zoning ordinance and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of the governmental bodies which require maintenance, modification or repair of the Development shall be the same as the responsibility for the maintenance and repair of the property concerned.

10.9. Signs

No signs shall be displayed from a Unit or on the Buildings, or on the Common Areas except such signs as shall have advance written approval of the Board. This shall include "For Sale", "For Rent" or similar signs.

10.10. Pets

No animals, livestock or poultry of any kind shall be raised, bred or kept in any Unit or on the Common Areas However, dogs, cats and other household pets may be kept in Units subject to such rules and regulations as may be adopted by the Association so long as they are not kept, bred or maintained for commercial purposes.

10.11. Children

The presence of children as either permanent or temporary residents in any Unit, or elsewhere in the Development is not in any manner restricted.

10.12. Rules and Regulations

Reasonable Rules and Regulations concerning the use of the Development may be made and amended from time to time by the Association in the manner provided by its Articles and By-Laws. Copies of such Rules and Regulation and amendments thereto shall be furnished by the Association to all Owners and residents of the Development upon request.

10.13. Proviso

Provided, however, that until Properties has completed all of the contemplated improvements and closed the sales of all the Units of this Development, neither the Owners nor the Association or the use of the Development shall interfere with the completion of all contemplated improvements and the sales of all Units and Properties may make such use of the unsold Units and Common Areas as may facilitate such completion and sale, including, but not limited to, maintenance of a sale office, allowing of the property and the display of whatever signs, as might be reasonably required for such purposes.

11. MAINTENANCE OF COMMUNITY INTERESTS

In order to maintain a community of congenial residents who are financially responsible and thus protect the value of the Units, the transfer of Units by any Owner other than Properties (that is, resale after the initial purchase) shall be subject to the following provisions of this Section 11, so long as the Development exists, which provisions each Owner covenants to observe:

11.1. Transfer Subject to Approval

11.1.1. Sale. No Owner may dispose of an Unit, or any interest therein by sale without approval of the Association. except to another Owner.

11.1.2. Lease. No Owner may dispose of a Unit, or any interest therein by lease without approval of the Association.

11.1.3. Gift. continuance of approval of the If any Owner shall acquire his title by gift, the continuance of his ownership of his Unit shall be subject to the approval of the Association.

11.1.4. Devise or Inheritance. If any owner shall acquire his title by devise or inheritance, the continuance of his ownership of his Unit shall be subject to the approval of the Association.

11.2. Approval by Association

11.2.1. Notice to Association

11.2.1.1. Sale. A Owner intending to accept a bona fide offer for sale of his Unit or any interest therein, shall give the Association notice of such intention, together with the name and address of the intended purchaser and such other information concerning the intended purchaser as the Association may reasonably require. Such notice, at the owner's option, may include a demand by the Owner that the Association furnish a purchaser, if the notice shall be accompanied by an executed copy of the proposed contract to sell.

11.2.1.2. Lease. An Owner intending to accept a bonafide offer to lease his Unit or any interest therein shall give to the Association notice of such intention, together with the name and address of the intended lessee and other such information as the Association may reasonably require, and an executed copy of the proposed lease.

11.2.1.3. Gift Devise; Inheritance; Other Transfers.

An Owner who has obtained his title by gift, devise or inheritance, or by any other manner not heretofore considered, shall give to the Association notice of his acquiring of title, together with such information concerning the Owner as the Association may reasonably require, and a certified copy of the instrument evidencing the Owner's title to the Unit.

11.2.1.4. Failure to Give Notice. If the notice to the Association herein required is not given, then at any time after receiving knowledge of a transaction or event transferring ownership or possession of an Unit, the Association, at its election and without notice, may approve or disapprove the transfer of ownership. If the Association disapproves the transfer of ownership, the Association shall proceed as if it had received the required notice on the date of such disapproval.

11.2.2. Certificate of Approval

11.2.2.1. Sale. If the proposed transaction is a sale, then within ten (10) days after receipt of such notice and information, the Association must either approve or disapprove the transaction. If approved, the approval shall be stated in a certificate executed by

the President (or a Vice President), and having the corporate seal affixed in recordable form and shall be delivered to the purchaser and shall be recorded in the public records of Citrus County, Florida, at the expense of the purchaser.

11.2.2.2. Lease. If the proposed transaction is a lease, then within ten (10) days after receipt of such notice and information, the Association must either approve or disapprove the proposed transaction . If approved, the approval shall be stated in a certificate executed by the President (or a Vice President), in recordable form, which shall be delivered to the lessee.

11.2.2.3. Gift; Devise; Inheritance; Other Transfer. If the Owner giving notice has acquired his title by gift, devise, inheritance, or in any other manner, then within thirty (30) days after receipt of such notice and information, the Association must either approve or disapprove the continuance of the Owner's ownership of his Unit. If approved, the approval shall be stated in a certificate executed by the President, in recordable form, and shall be delivered to the Owner and shall be recorded in the public records of Citrus County, Florida. at the expense of the Owner.

11.3. Disapproval by the Association.

If the Association shall disapprove a transfer of ownership of a Unit, the matter shall be disposed of in the following manner:

11.3.1. Sale. If the proposed transaction is a sale; and if the notice of sale given by the Owner shall so demand, then within ten (10) days after receipt of such notice and information, the Association shall deliver by mail by certified mail to the Owner, an agreement to purchase by a purchaser approved by the Association who will purchase, and to whom the Owner must sell the Unit upon the following terms:

11.3.1.1. At the option of the purchaser to be stated in the agreement, the price to be paid shall be that stated in the disapproved contract to sell; or shall be the fair market value determined by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two (2) appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Unit; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

11.3.1.2. The purchase price shall be paid in cash .

11.3.1.3. The sale shall be closed within thirty (30) days after the delivery or

mailing of said agreement to purchase or within ten (10) days after the determination of the sale price, if such is by arbitration, whichever is the later date.

11.3.1.4. A certificate of the Association executed by its President (or a Vice President) having the corporate seal affixed, and approving the purchaser, shall be recorded in the public records of Citrus County, Florida, at the expense of the purchaser.

11.3.1.5. If the Association shall fail to provide a purchaser upon the demand of the Owner in the manner provided, or if a purchaser furnished by the Association shall default in his agreement to purchase, then notwithstanding the disapproval or default, the proposed transaction shall be deemed to have been approved and the Association shall furnish a certificate of approval as elsewhere provided, which shall be recorded in the public records of Citrus County, Florida, at the expense of the purchaser.

11.3.2. Lease. If the proposed transaction is a lease, the Owner shall be advised of the disapproval in writing, and the lease shall not be made.

11.3.3. Gifts; Devise; Inheritance; Other Transfers. If the Owner giving notice has acquired his title by gift, devise or inheritance, or in any other manner not heretofore considered, then within ten (10) days after receipt from the Owner of the notice and information required to be furnished, the Association shall deliver or mail by certified mail to the Owner, an agreement to purchase by a purchaser approved by the Association who will purchase, and to whom the Owner must sell the Unit upon the following terms:

11.3.3.1. The sale price shall be the fair market value determined by agreement between the seller and purchaser within ten (10) days from the delivery or mailing of such agreement. In the absence of such agreement, by arbitration in accordance with the then existing rules of the American Arbitration Association, except that the arbitrators shall be two (2) appraisers appointed by the American Arbitration Association who shall base their determination upon an average of their appraisals of the Unit; and a judgment of specific performance of the sale upon the award rendered by the arbitrators may be entered in any court of competent jurisdiction. The expense of the arbitration shall be paid by the purchaser.

11.3.3.2. The purchase price shall be paid in cash.

11.3.3.3. The sale shall close within thirty (30), days following the determination of the sale price.

11.3.3.4. If the Association shall fail to provide a purchaser as herein required, or if a purchaser furnished by the Association shall default in his agreement to purchase, then notwithstanding the disapproval or default, such ownership shall be

deemed to have been approved, and the Association shall furnish a certificate of approval as elsewhere provided, which shall be recorded in the public records of Citrus County, Florida, at the expense of the Owner.

11.4. Mortgage

A Owner may not mortgage his Unit, nor any interest therein, without the approval of the Board, except to an Institutional Mortgagee. The approval of any other mortgage may be obtained upon conditions determined by the Board; and said approval shall be, if granted, prepared in recordable form, executed by the President and Secretary of the Association. Where an owner sells his Unit and takes back a purchase money mortgage, the approval of the Board shall not be required.

12. ENFORCEMENT OF RESTRICTIONS

12.1. Building Violation

Whenever there shall have been built or there shall exist on any Unit any structure, building, thing or any condition which is in violation of this Declaration, Properties or the Association, or both, shall have the right, but no obligation, to enter upon the Unit where such violation exists and summarily to abate and remove same, all at the expense of an Owner of such Unit, which expense shall be payable by such Owner to the Association or Properties as the case may be, on demand and such entry and abatement or removal shall not be deemed a trespass or make Properties or the Association liable in any way for any damages on account thereof. In addition, Properties, the Association or any other Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, easements, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by Properties, the Association, or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

12.2. Other Violations

Any other violation of this Declaration or the Regulations may be remedied by the Association, Properties, or an Owner by injunction or any other lawful means. Additionally, the Board shall have the right to deny use of the Common Areas and facilities to any Owner who continually violates any of the restrictions set forth herein or the Regulations. The Board shall have the right to set up procedures to institute reasonable fines against Owners who continually violate these restrictions or the Regulations.

12.3. Attorneys' Fees and Costs

In the event the Association, Properties, or any Owner finds it necessary to resort to court proceedings to enforce these Covenants, then the violating owner shall be responsible for paying the attorneys' fees and costs incurred by the Association, Properties or the Owner who maintains such an action.

12.4. Severability

Invalidation of any one of these Covenants by judgment or court order shall in no way affect any other provisions, which shall remain in full force and effect.

13. ARCHITECTURAL CONTROL COMMITTEE

The Board may, in its discretion, appoint as a standing committee an Architectural Control Committee, which shall be composed of three (3) or more persons appointed by the Board; or, in the Board's discretion, the Board may constitute itself the Architectural Control Committee (hereinafter sometimes referred to as the "Committee"). No member of the Committee shall be entitled to compensation for services performed; but the Committee may employ independent professional advisors and allow reasonable compensation to such advisors from Association funds. The Committee shall have full power to regulate all exterior changes to the Units or the Buildings in the manner hereinafter provided, provided, as noted herein, it is specifically understood and agreed that the provision of this §13 shall not apply to any construction, alteration, etc., performed by Properties.

13.1. Committee Authority. The Committee shall have full authority to regulate, in accordance with the terms and provisions of this Declaration, the use and appearance of the exterior of the Units to assure harmony of external design and location in relation to surrounding Buildings and topography and to protect and conserve the value and desirability of the Development as a residential community. The power to regulate shall include the power to prohibit those exterior uses or activities deemed inconsistent with the provisions of this Declaration, or contrary to the best interests of the Association in maintaining the value and desirability of the Development as a residential community, or both. The Committee shall have authority to adopt, promulgate, rescind, amend, and revise rules and regulations in connection with the foregoing; provided, however, such rules and regulations shall be consistent with the provisions of this Declaration; and, if the Board has not constituted itself as the Committee, such rules and regulations shall be approved by the Board prior to the same taking effect. Violations of the Committee's rules and regulations shall be enforced by the Board, unless such enforcement authority is delegated to the Committee by resolution of the Board.

13.2. Committee Approval. Without limitation of the foregoing, no changes, alterations, additions, reconstruction, or attachments of any nature whatsoever shall be made to any Lot (except as to the interior of a Unit), including that portion of any Lot not actually occupied by the Unit, except such as are installed, improved, or made by Properties, as noted above, until the plans and specifications showing the nature, kind, shape, height, materials, locations, color, and approximate cost of the same shall have been submitted to, and approved by, the Committee in writing. The Committee's approval shall not be required of any changes or alterations within an enclosed or semi-enclosed yard patio, or entry area and screened from view; provided, however, it is expressly intended that any trees or shrubs capable of attaining a height in excess of the aforesaid screening walls, fencing, or shrubbery, as the case may be, installed by Properties shall be subject to Committee approval. No Owner shall undertake any exterior maintenance of his Lot which is the duty of the Association, as hereinabove provided, without the prior approval of the Committee. No exterior door or glass surface shall be replaced by any Owner without the

Committee's prior approval, unless the replacement is identical to that utilized in the original construction. Nothing shall be kept, placed, stored, or maintained upon the exterior of any Lot, including any portion of any Lot not enclosed by the improvements thereon, without the Committee's prior approval unless the same is within an enclosed or semi-enclosed yard, patio, or entry area and screened from view. All applications to the Committee for approval of any of the foregoing shall be accompanied by plans and specifications or such other drawings or documentation as the Committee may require. In the event the Committee fails to approve or disapprove an application within thirty (30) days after the same has been submitted to it, the Committee's approval shall be deemed to have been given. In all other events, the Committee's approval shall be in writing. If no application has been made to the Committee, suit to enjoin or remove any structure, activity, use, change, alteration, or addition in violation of the prohibitions contained in this section may be instituted at any time, and the Association or any Owner may resort immediately to any other lawful remedy for such violation.

13.3. Procedure. The Committee may, from time to time, adopt, promulgate, rescind, amend, and revise rules and regulations governing procedure in all matters within its jurisdiction. In the event the Board does not constitute itself, the Committee, then the Board, in its discretion, may provide by resolution for appeal of decisions of the Committee to the Board, subject to such limitations and procedures as the Board deems advisable. The Board or the Committee may appoint one or more persons to make preliminary review of all applications to the Committee and report such applications to the Committee with such person's recommendations for Committee action thereon. Such preliminary review shall be subject to such regulations and limitations as the Board or the Committee deems advisable.

13.4. Standards. No approval shall be given by the Board or Committee pursuant to the provisions of this Article unless the Board or Committee, as the case may be, determines that such approval shall: (a) assure harmony of external design, materials, and location in relation to surrounding buildings and topography within the Development; (b) protect and conserve the value and desirability of the Development as a residential community; (c) be consistent with the provisions of this Declaration; and (d) be in the best interests of the Association in maintaining the value and desirability of the Development as a residential community.

14. PARTY WALLS

14.1. General Rules of Law to Apply. Each wall which is built as a part of the original construction of the Units and Buildings and placed on the dividing line between the Lots shall constitute a party wall; and, to the extent not inconsistent with the provisions of this Article, the applicable case law of the State of Florida regarding party walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

14.2. Sharing of Repair and Maintenance. The cost of reasonable repair and maintenance of any such party wall shall be shared by the Owners who make use of the party wall in proportion to such use. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty and if such destruction or damage is not covered by insurance, any Owner who has used the party wall may restore it; and if the Owners thereafter make use of the party wall, they shall contribute to the cost of restoration thereof in proportion to their use without prejudice,

however, to the right of any such Owner to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.

14.3. Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty and if such destruction or damage is not covered by insurance, any Owner who has used the party wall may restore it; and if the Owners thereafter make use of the party wall, they shall contribute to the cost of restoration thereof in proportion to their use without prejudice, however, to the right of any such Owner to call for a larger contribution from the others under any rule or law regarding liability for negligent or willful acts or omissions.

14.4. Weatherproofing. Notwithstanding any other provisions of this Article, an Owner who by his negligent or willful act causes any party wall to be exposed to the elements shall bear the whole cost of furnishing the necessary protection against such elements.

14.5. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article shall be appurtenant to the Land and shall pass to such Owner's successors in title.

14.6. Arbitration. In the event of any dispute arising concerning a party wall or under the provisions of this Article, each party shall choose one arbitrator and such arbitrators shall choose one additional arbitrator, and the decision shall be by a majority of all the arbitrators and said decision shall be enforceable in any court of competent jurisdiction. Should any party refuse to appoint an arbitrator within ten (10) days after written request therefor, the Board shall select an arbitrator for the refusing party.

15. APPROVALS

Wherever in the Covenants the consent or approval of Properties is required to be obtained, no action requiring such consent or approval shall be commenced or undertaken until after a request in writing seeking the same has been submitted to and approved in writing by Properties. In the event Properties fails to act on any such written request within sixty (60) days after the same has been submitted to Properties as required above, the consent or approval of Properties to the particular action sought in such written request shall be conclusively and irrefutably presumed. However, no action shall be taken by or on behalf of the person or persons submitting such written request which violates any of the Covenants.

16. ASSIGNMENTS

Properties shall have the sole and exclusive right at any time and from time to time to transfer and assign to, and to withdraw from such person, firm, or corporation as it shall select, any or all rights, powers, easements, privileges, authorities, and reservations given to or reserved by Properties by any part or sections of the Covenants or under the provisions of the Plat. If at any time hereafter there shall be no person, firm, or corporation entitled to exercise the rights, powers, easements, privileges, authorities, and reservations given to or reserved by Properties under the provisions hereof or under the provisions of the Plat, the same shall be vested in and be exercised by a committee to be elected or appointed by the Owners of a majority of the Units. Nothing herein

contained, however, shall be construed as conferring any rights, powers, easements, privileges, authorities or reservations in said committee, or except in the event aforesaid.

17. ADDITIONAL COVENANTS

No property owner, without the prior written approval of Properties, may impose any additional covenants or restrictions on any part of the Land.

18. RECREATION PARCEL

18.1. Use By Owners of Original and New Units. It is specifically understood and agreed that the Association presently holds title to a parcel of land adjacent to the Land, on which are located certain recreational facilities (hereinafter called the "Rec Parcel"). It is intended that the Rec Parcel shall be owned and operated by the Association for the use and benefit of the existing and future Owners of the Development, The use and operation of the Rec Parcel and any and all improvements and facilities located thereon shall be governed and controlled by the Regulations.

18.2. Use By Non-Owners. It is specifically understood and agreed that Properties shall have the right to utilize the Rec Parcel for the benefit of owners or tenants within the Additional Land up to total of 112 residences, including all New and Original Units, provided that the provisions of the balance of this Paragraph 18.2 are satisfied.

18.2.1. In the event that Properties develops Homes and New Units that together would exceed fifty-six (56) residences.

Owners or tenants within the Additional Land shall be entitled to use all of the Rec Parcel except for the swimming pool presently located thereon (hereinafter called the "Existing Pool") whose design capacity is limited to that necessary to serve the Development except as otherwise provided herein. The costs of maintaining the Rec Parcel (less the Existing Pool) shall be borne by the owner or owners thereof proportionately based upon the number of individual residential Units in the Land and the Homes in the Additional Land as further provided in this subsection. The Association shall limit subscription to the existing pool to One Hundred and Twelve (112) members. Fifty-six (56) memberships shall always be reserved for the owners of Original Units. Fifty-six (56) memberships shall always be reserved first for New Units and any remaining subscriptions then to Homes. In the event that Properties, in its absolute discretion, requests that the pool subscription be offered to more than one hundred and twelve (112) memberships, the following shall apply. Owners or tenants within the Additional Land shall be entitled to use the Existing Pool only if an one-half undivided interest in an adjacent parcel of land within the Additional Land of at least 5,000 square feet (hereinafter called the "Additional Parcel") is conveyed to the Association and there is constructed thereon a swimming pool at no cost to the Association (hereinafter called the "Additional Pool") comparable to the Existing Pool. At the time of such conveyance of the Additional Parcel and completion of the Additional Pool, such shall become for all purposes a part of the Rec Parcel; and the cost of maintaining both the original Rec Parcel and the Additional Parcel shall be borne by the owner or owners thereof proportionately based upon the number of individual residential Units in the Land and the number of Homes in the Additional Land, who shall also have the rights to utilize all of such facilities.

18.2.2. In the event that Properties develops Homes and New Units that together would be less than or equal to fifty-six (56) residences.

The Association shall provide pool privileges for the existing pool on the Rec Parcel and shall be authorized to charge and collect a monthly fee from those New Unit owners and Home owners who elect to use the pool. Such fee shall be sufficient to compensate the Association for the cost of operation and maintenance of the Rec Parcel and pool, spread equally among all users. The Association shall base the fee on the costs divided by the number of Units plus the number of subscriptions of Homes that sign up for the use of the pool by a date to be determined by the Association.

19. AMENDMENTS TO DECLARATION

Except as provided elsewhere herein, this Declaration may be amended in the following manner:

19.1. Notice

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

19.1.2. Resolution of Adoption. amendment may be proposed by A resolution adopting a proposed either the Board or by Members. Directors and Members not present by person or by proxy at the meeting considering the amendment may express their approval in writing, provided such approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided, the approvals of the membership and the Board shall be as follows:

19.1.2.1. All amendments to these Covenants, except the matters set forth in paragraph 19.1.3 to Conditions and Restrictions shall require a seventy-five per cent (75%) vote of the membership present or voting through proxy, at a meeting called to consider said amendment.

19.1.2.2. All amendments to these Covenants, Conditions Restrictions approved by a valid vote of the Membership in Association shall be effective if approved by majority vote of Board.

19.1.3. Amendments to these Covenants regarding children and easements. One hundred percent (100%) of the votes in the entire membership of the Board and one hundred percent (100%) of the votes of the entire membership of the Association shall be required to enact any restriction dealing with the presence of children either as temporary or permanent residents in the development and any amendment dealing with Section 4 hereof entitled, "Easements."

19.2. Resolution of Adoption for Errors or Omissions Not Materially or Adversely Affecting Property Rights of the Unit Owners.

A resolution adopting a proposed amendment to correct an error or omission not adversely affecting property rights of Owners may be proposed by either the Board or by Members and shall be approved by at least fifty per cent (50%) vote of the Board and of the membership of the Association.

19.3. Amendments to Require Properties Consent

Until Properties has sold and conveyed all of the Units, any and all amendments must be approved and consented in writing to by Properties.

19.4. Execution and Recording

A copy of each amendment shall be attached to a certificate certifying that the amendment was duly adopted, which certificate shall be executed by the officer of the Association with the formalities of a deed. The amendment shall be effective when such certificate and a copy of the amendment are recorded in the current public records of Citrus County, Florida.

19.5. Future Statutory/Regulatory Changes

In the event Federal Laws and/or Federal Regulations or State of Florida Statutes and/or Regulations are enacted which override any provision of this Declaration or a court of competent jurisdiction declares any provision of this Declaration to be null and void, then the Board of Directors will promulgate and record revised provision (s) to bring them into compliance with the laws or regulations and further will be required to send a copy of the executed and recorded Amendments to all Unit owners.

20. PROPERTIES'S UNITS AND PRIVILEGES

Properties until all of the Units have been sold and closed, shall be irrevocably empowered, notwithstanding anything herein to the contrary; to sell, lease or rent Units to any person approved by Properties. Properties shall also have the right to transact upon the Development any business necessary to consummate the sale of the Units, including, but not limited to, the right to maintain models, have signs, staff employees, maintain offices, use the Common Areas and show the Units. Any sales office, signs, fixtures or furnishings or other tangible personal property belonging to Properties shall not be considered Common Areas and shall remain the property of Properties.

21. NON-APPLICABILITY OF PARAGRAPHS 11 AND 12 TO AN INSTITUTIONAL MORTGAGEE.

In the event any Institutional Mortgage, for any reason, through foreclosure, contains title to any portion of the Land or Units covered by this Declaration, in that event, Paragraph 11 and 12 of this Declaration shall not apply to sales and/or leases of any Institutional Mortgagee.

22. SUBORDINATION

No breach of any of the conditions herein contained or re-entry by reason of such breach

shall defeat or render invalid the lien of any mortgage made in good faith and for value as to the Development or to any Unit herein; provided, however, that such conditions shall be binding on any owner whose title is acquired by foreclosure, trustee's sale or otherwise.

23. ADDITIONAL SECTIONS

It is contemplated that there may be additional sections of the Development created by Properties from time to time on lands adjacent to or near the Land, which sections may be operated and managed in conjunction with this Development through the Association provided that the Association and Properties affirmatively agrees to do so. Each such section will be and remain a separate development but may be operated and managed as aforesaid through the Association in conjunction with other sections of the Development, collectively, so that there will be common control, utility of policy, procedure, management, and purpose among all sections of the Development: and the Owners and their respective successors an assigns acknowledge and agree to the foregoing.

24. CONVEYANCE OF INTEREST IN COMMON AREAS.

Properties, having conveyed its remaining one-half (1/2) undivided interest in the Common Areas to the Association, has the following rights which may be exercised by the filing of a corrected deed:

The Deed from Properties may reserve any and all easements as might be reasonably required for drainage and utility purposes for the development and operation of adjacent property presently owned by Properties. Properties may further reserve easements for pedestrian access provided the location and form of such shall be mutually agreed to by Properties and the Association both exercising their best good faith judgment. Properties shall upon agreement with the Association as to the location of said easement, reconvey the common areas by corrected deed to reflect the express reservation of that easement for pedestrian access to the Lake for the owners of Homes.

25. DURATION

The covenants and restrictions of this Declaration shall run with and bind the Land, and shall inure to the benefit of and be enforceable by the association or any member thereof for a period of twenty-five (25) years from the date hereof. Thereafter, they shall be automatically extended for additional twenty-five (25) years unless otherwise agreed to in writing by the then owners of at eighty per cent (80%) of the unit owners.

IN WITNESS WHEREOF, Properties and the Association caused the execution of this Amended And Restated Declaration this 10 day of October 2000.

Signed and sealed in the presence of:

PRITCHARD ISLAND PROPERTIES,
INC. , successor in interest to the rights of the
original developer under the original
Declaration and to AMSOUTH BANK OF

FLORIDA,

By: /S/
As its: AGENT

/S/ Joy Needhan
Signature of Witness

Joy Needhan
Typed or Printed name of Witness

/S/ Donna Needham
Signature of Witness

Donna Needham
Typed or Printed name of Witness

August 2, 2000

PRITCHARD ISLAND HOMEOWNER'S
ASSOCIATION, INC., a Florida
not-for-profit organization,
By: /S/ Rose Z. Eshelman
As its: President

/S/ Joy Needhan
Signature of Witness

Joy Needhan
Typed or Printed name of Witness

/S/ Donna Needham
Signature of Witness

Donna Needham
Typed or Printed name of Witness

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 10th day of October
2000, by J.W. Morton as _____ of PRITCHARD ISLAND
PROPERTIES, INC., he personally being known to me (or who produced
_____ as identification).

/S/ Donald G. Soles
Signature of person taking acknowledgement

Donald G. Soles
Typed or Printed Name

12/4/03
Signature of Witness

00889950
Serial number, if any

[SEAL
DONALD H. SOLES
My Comm Exp 12/4/03
No CC 00889950
[] Personally known [] other I.D.]

STATE OF FLORIDA
COUNTY OF CITRUS

The foregoing instrument was acknowledged before me this 10th day of October 2000, by Rose Z. Eshelman as President of PRITCHARD ISLAND PROPERTIES, INC., he personally being known to me (or who produced _____ as identification).

/S/ Donald G. Soles
Signature of person taking acknowledgement

Donald G. Soles
Typed or Printed Name

12/4/03
Signature of Witness

00889950
Serial number, if any

[SEAL
DONALD H. SOLES
My Comm Exp 12/4/03
No CC 00889950
[] Personally known [] other I.D.]

EXHIBIT "A"

A portion of Pritchard Island in Government Lot 6 in Section 8, Township 19 South, Range 20 East and in Government Lot 2 in Section 9, Township 19 South, Range 20 East described as follows: Commence at the USGLO Meander Corner of Sections 8 and 9, Township 19 South, Range 20 East as surveyed by Arthur W. Brown, U. S. Cadastral Engineer, from May 4, 1925 through May 16, 1925, set on the North Shore of Pritchard's Island, thence S 0 degrees, 10' 31" E along the section line between said sections 8 and 9, a distance of 188.77 feet to a point on the southerly right-of-way line of County Road No. 470 (formerly State Road No. S-470) said southerly right-of-way line being 28 feet from measured at a right angle to the centerline of said County Road No. 470, said right-of-way line being established as per state of Florida, State Road Department Maintenance Map of said State Road No. S-470, Section 02510 approved by C. A. Benedict, District Engineer, February 19, 1969, thence N 47 degrees 55' 22" E along said southerly right-of-way line 74.96 feet to the P.C. of a curve concaved southerly having a central angle of 36 degrees 55' 20" and a radius of 544.96 feet, thence northeasterly along the arc of said curve 93.22 feet to the point of beginning (chord bearing and distance between said points being N 52 degrees 49' 24" E 93.11 feet), said point of beginning being on a curve concaved northeasterly having a central angle of 18 degrees 02' 34" and a radius of 1005 feet, thence southeasterly along the arc of said curve 316.48 feet to the P. T. of said curve (chord bearing and distance between said points being S 37 degrees 58' 43" E 315.17 feet), thence S 47 degrees E 240 feet to the P. C. of a curve concaved southwesterly having a central angle of 25 degrees 30' and a radius of 335 feet, thence along the arc of said curve 149.09 feet to the P. T. of said curve (chord bearing and distance between said points being S 34 degrees 15' E 147.87 feet) thence S 21 degrees 30' E 100 feet to the P.C. of a curve concaved northwesterly having a central angle of 138 degrees 52' 24" and a radius of 162 feet, thence southeasterly, southerly, southwesterly, westerly and northwesterly along said curve 392.66 feet to the P. T. of said curve (chord bearing and distance between said points being S 47 degrees 56' 12" W 303.36 feet), said P.T. being the P.C. of a curve concaved southwesterly having a central angle of 6 degrees 20' 10" and a radius of 6025 feet, thence northwesterly along the arc of said curve 666.28 feet to the P.T. of said curve (chord bearing and distance between said points being N 65 degrees 47' 41" W 665.94 feet), said P.T. being the P.C. of a curve concaved northeasterly having a central angle of 26 degrees 53' 08" and a radius of 287 feet, thence northwesterly along the arc of said curve 134.67 feet to the P.T. of said curve (chord bearing and distance between said points being N 55 degrees 31' 12" W 133.44 feet), thence N 42 degrees 04' 38" W 62 feet to a point on the aforementioned southerly right-of-way line of County Road No. 470, thence S 47 degrees 55' 22" W along said southerly right-of-way line 108 feet to the P.C. of a curve concaved southeasterly having a central angle of 9 degrees 26' 53" and a radius of 1404.40 feet, thence southwesterly along the arc of said curve 231.58 feet to a point on the waters of Lake Tsala Apopka (chord bearing and distance between said points being S 43 degrees 11' 56" W 231.31 feet), thence along said waters the following courses and distances: S 34 degrees 22' 12" E 135.73 feet, S 71 degrees 18' 12" E 231.34 feet, S 73 degrees 00' 49" E 350.58 feet, S 75 degrees 53' 36" E 204.56 feet, S 57 degrees 29' 10" E 165.70 feet, N 88 degrees 27' 42" E 95.58 feet, N 80 degrees 49' 16" E 147.89 feet, N 73 degrees 26' 04" E 114.55 feet, N 52 degrees 54' 37" E 191.73 feet, N 85 degrees 58' 16" E 212.44 feet, N 46 degrees 18' 44" E 195.81 feet, N 37 degrees 12' 45" W 123.50 feet, S 84 degrees 18' W 215.28 feet, N 22 degrees 04' 56" W 327.90 feet, N 16 degrees 38' 49" E 162.71 feet, N 15 degrees 41' 13" W 127.23 feet, N 74 degrees 54' 42" W 428.71 feet, N 24 degrees 52' 30" W 86.85 feet, and N 77 degrees 19' 06" W 34.75 feet to a point on the aforementioned southerly right-of-way line of County Road No. 470, said point being on a curve concaved southeasterly having a central angle of 23 degrees 40' 47" and a radius of 544.96 feet, thence northwesterly along the arc of said curve 225.23 feet to the point of beginning (chord bearing and distance between said points being S 69 degrees 33' 51" W 223.63 feet).

AND

Commence at the most Easterly corner of Townhouse No. 4, Building "D" as shown on the plat of Pritchard Island as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida, thence N 26 degrees 20' 46" E 85.01 feet to a point on the Northeasterly Right-of-Way line of Pritchard Island Road as shown on said plat of Pritchard Island, thence N 31 degrees 35' 46" E 173 feet to the Point of Beginning, thence S 45 degrees 17' 41" E 72.70 feet, thence N 44 degrees 42' 19" E 95 feet, thence N 45 degrees 17' 41" W 170 feet, thence S 44 degrees 42' 19" W 95 feet, thence S 45 degrees 17' 41" E 97.30 feet to the Point of Beginning.

TOGETHER WITH an easement over the following described property:

Commence at the most Easterly corner of Townhouse No. 4, Building "D" as shown on the plat of Pritchard Island as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida, thence N 26 degrees 20' 46" E 85.01 feet to a point on the Northeasterly Right-of-Way line of Pritchard Island Road as shown on said plat of Pritchard Island, said point being on a curve concaved Southwesterly having a central angle of 6 degrees 20' 10" and a radius of 6025 feet, said point also being the Point of Beginning, thence Southeasterly along the arc of said curve 7.54 feet to a point (chord bearing and distance between said points being S 64 degrees 36' 20" E 7.54 feet), thence N 31 degrees 35' 46" E 170.44 feet, thence N 45 degrees 17' 41" W 15.40 feet, thence S 31 degrees 35' 46" W 175.57 feet to a point on the aforementioned curve concaved Southwesterly having a central angle of 6 degrees 20' 10" and a radius of 6025 feet, thence Southeasterly along the arc of said curve 7.54 feet to the Point of Beginning (chord bearing and distance between said points being S 64 degrees 40' 39" E 7.54 feet).

Exhibit "B"

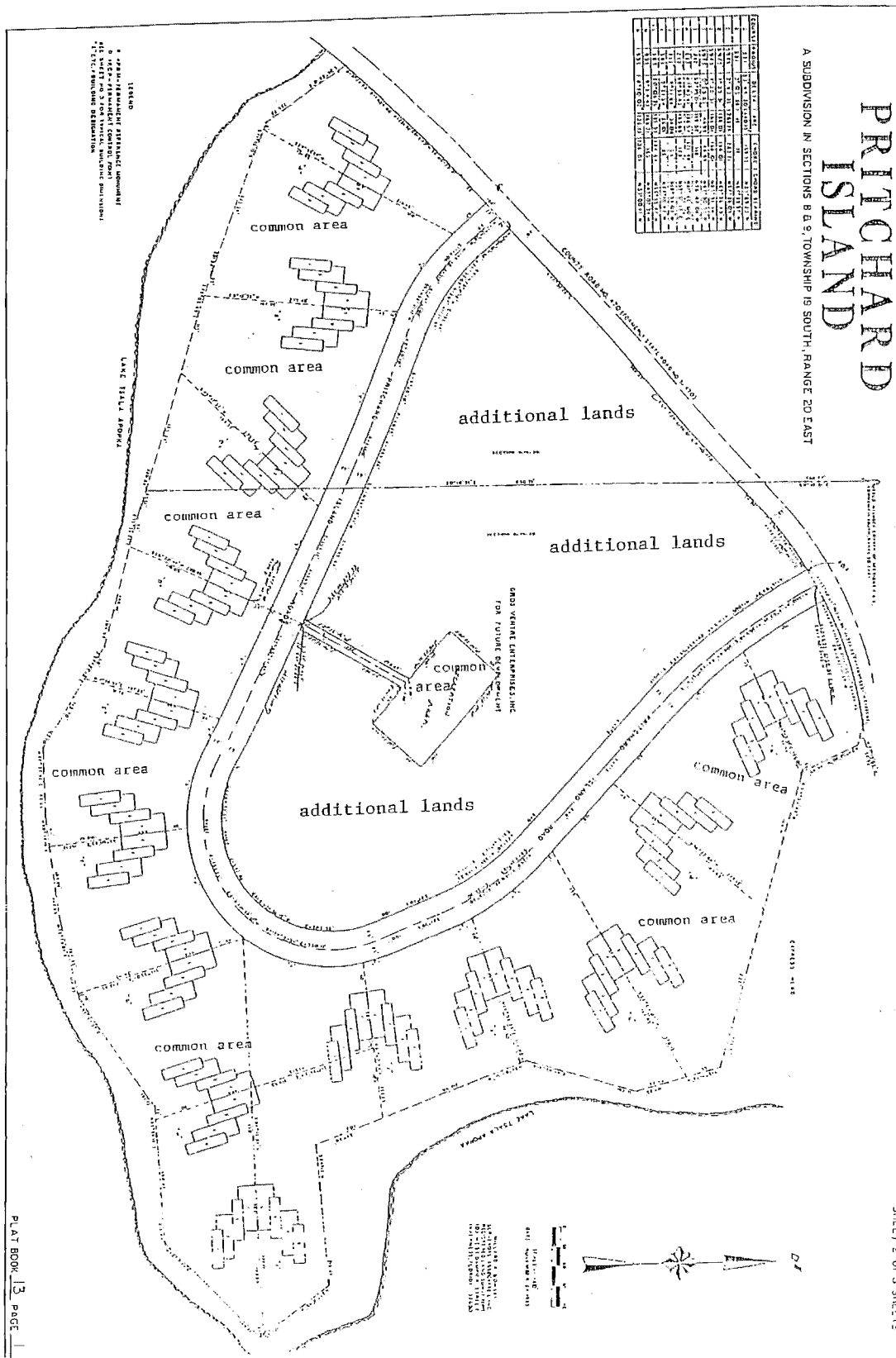


EXHIBIT B - 1

A portion of Pritchard Island in Government Lot 6 in Section 8, Township 19 South, Range 20 East and in Government Lot 2 in Section 9, Township 19 South, Range 20 East described as follows: Commence at the USGLO Meander Corner of Sections 8 and 9, Township 19 South, Range 20 East as surveyed by Arthur W. Brown, U. S. Cadastral Engineer, from May 4, 1925 through May 16, 1925, set on the North Shore of Pritchard's Island, thence S 0 degrees, 10' 31" E along the section line between said sections 8 and 9, a distance of 188.77 feet to a point on the southerly right-of-way line of County Road No. 470 (formerly State Road No. S-470) said southerly right-of-way line being 28 feet from measured at a right angle to the centerline of said County Road No. 470, said right-of-way line being established as per state of Florida, State Road Department Maintenance Map of said State Road No. S-470, Section 02510 approved by C. A. Benedict, District Engineer, February 19, 1969, thence N 47 degrees 55' 22" E along said southerly right-of-way line 74.96 feet to the P.C. of a curve concaved southerly having a central angle of 36 degrees 55' 20" and a radius of 544.96 feet, thence northeasterly along the arc of said curve 93.22 feet to the point of beginning (chord bearing and distance between said points being N 52 degrees 49' 24" E 93.11 feet), said point of beginning being on a curve concaved northeasterly having a central angle of 18 degrees 02' 34" and a radius of 1005 feet, thence southeasterly along the arc of said curve 316.48 feet to the P. T. of said curve (chord bearing and distance between said points being S 37 degrees 58' 43" E 315.17 feet), thence S 47 degrees E 240 feet to the P. C. of a curve concaved southwesterly having a central angle of 25 degrees 30' and a radius of 335 feet, thence along the arc of said curve 149.09 feet to the P. T. of said curve (chord bearing and distance between said points being S 34 degrees 15' E 147.87 feet) thence S 21 degrees 30' E 100 feet to the P.C. of a curve concaved northwesterly having a central angle of 138 degrees 52' 24" and a radius of 162 feet, thence southeasterly, southerly, southwesterly, westerly and northwesterly along said curve 392.66 feet to the P. T. of said curve (chord bearing and distance between said points being S 47 degrees 56' 12" W 303.36 feet), said P.T. being the P.C. of a curve concaved southwesterly having a central angle of 6 degrees 20' 10" and a radius of 6025 feet, thence northwesterly along the arc of said curve 666.28 feet to the P.T. of said curve (chord bearing and distance between said points being N 65 degrees 47' 41" W 665.94 feet), said P.T. being the P.C. of a curve concaved northeasterly having a central angle of 26 degrees 53' 08" and a radius of 287 feet, thence northwesterly along the arc of said curve 134.67 feet to the P.T. of said curve (chord bearing and distance between said points being N 55 degrees 31' 12" W 133.44 feet), thence N 42 degrees 04' 38" W 62 feet to a point on the aforementioned southerly right-of-way line of County Road No. 470, thence S 47 degrees 55' 22" W along said southerly right-of-way line 108 feet to the P.C. of a curve concaved southeasterly having a central angle of 9 degrees 26' 53" and a radius of 1404.40 feet, thence southwesterly along the arc of said curve 231.58 feet to a point on the waters of Lake Tsala Apopka (chord bearing and distance between said points being S 43 degrees 11' 56" W 231.31 feet), thence along said waters the following courses and distances: S 34 degrees 22' 12" E 135.73 feet, S 71 degrees 18' 12" E 231.34 feet, S 73 degrees 08' 49" E 350.58 feet, S 75 degrees 53' 36" E 204.56 feet, S 57 degrees 29' 10" E 165.70 feet, N 88 degrees 27' 42" E 95.58 feet, N 80 degrees 49' 16" E 147.89 feet, N 73 degrees 26' 04" E 114.55 feet, N 52 degrees 54' 37" E 191.73 feet, N 85 degrees 58' 16" E 212.44 feet, N 46 degrees 18' 44" E 195.81 feet, N 37 degrees 12' 45" W 123.50 feet, S 84 degrees 18' W 215.28 feet, N 22 degrees 04' 56" W 327.90 feet, N 16 degrees 38' 49" E 162.71 feet, N 15 degrees 41' 13" W 127.23 feet, N 74 degrees 54' 42" W 428.71 feet, N 24 degrees 52' 30" W 86.85 feet, and N 77 degrees 19' 06" W 34.75 feet to a point on the aforementioned southerly right-of-way line of County Road No. 470, said point being on a curve concaved southeasterly having a central angle of 23 degrees 40' 47" and a radius of 544.96 feet, thence northwesterly

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"Return To Crystal River Title Co., Inc.
File # 185-19290

along the arc of said curve 225.23 feet to the point of beginning (chord bearing and distance between said points being S 69 degrees 33' 51" W 223.63 feet).

LESS AND EXCEPT Units 1 - 8, inclusive, Building A; Units 1 - 8, inclusive, Building B; Units 1 - 8, inclusive, Building C; Units 1 - 8, Building D; Units 1 - 8, inclusive, Building E; Units 1 - 8, Building F; Units 1 - 8, inclusive, Building G; Units 1 - 8, inclusive, Building H; Units 1 - 8, inclusive, Building I; Units 1 - 8, inclusive, Building J; Units 1 - 8, inclusive, Building K; Units 1 - 8, inclusive, Building L; Units 1 - 8, inclusive, Building M; and Units 1 - 8, inclusive, Building N, according to the plat thereof recorded in Plat Book 12, Page 150, and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida.

LESS AND EXCEPT Pritchard Island Road as shown on the Plat of Pritchard Island recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida.

AND TOGETHER WITH:

Commence at the most Easterly corner of Townhouse No. 4, Building "D" as shown on the plat of Pritchard Island as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida, thence N 26 degrees 20' 46" E 85.01 feet to a point on the Northeasterly Right-of-Way line of Pritchard Island Road as shown on said plat of Pritchard Island, thence N 31 degrees 35' 46" E 173 feet to the Point of Beginning, thence S 45 degrees 17' 41" E 72.70 feet, thence N 44 degrees 42' 19" E 95 feet, thence N 45 degrees 17' 41" W 170 feet, thence S 44 degrees 42' 19" W 95 feet, thence S 45 degrees 17' 41" E 97.30 feet to the Point of Beginning.

TOGETHER WITH an easement over the following described property:

Commence at the most Easterly corner of Townhouse No. 4, Building "D" as shown on the plat of Pritchard Island as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida, thence N 26 degrees 20' 46" E 85.01 feet to a point on the Northeasterly Right-of-Way line of Pritchard Island Road as shown on said plat of Pritchard Island, said point being on a curve concaved Southwesterly having a central angle of 6 degrees 20' 10" and a radius of 6025 feet, said point also being the Point of Beginning, thence Southeasterly along the arc of said curve 7.54 feet to a point (chord bearing and distance between said points being S 64 degrees 36' 20" E 7.54 feet), thence N 31 degrees 35' 46" E 170.44 feet, thence N 45 degrees 17' 41" W 15.40 feet, thence S 31 degrees 35' 46" W 175.57 feet to a point on the aforementioned curve concaved Southwesterly having a central angle of 6 degrees 20' 10" and a radius of 6025 feet, thence Southeasterly along the arc of said curve 7.54 feet to the Point of Beginning (chord bearing and distance between said points being S 64 degrees 40' 39" E 7.54 feet).

Exhibit C

File Number: 99020430A

SECOND PARCEL

That certain piece, parcel, or tract of land, lying, being and situate in Citrus County, Florida; and being more particularly described as follows:

A portion of Pritchard Island in Government Lot 6 in Section 8, Township 19 South, Range 20 East and in Government Lot 2 in Section 9, Township 19 South, Range 20 East described as follows:

Commence at the USGLO mensuration corner of Sections 8 and 9, Township 19 South, Range 20 East as surveyed by Arthur W. Brown, U.S. Cadastral Engineer, from May 4, 1925 through May 16, 1925, set on the North shore of Pritchard's Island, thence S. 00°10'31" E. along the Section line between said Sections 8 and 9, a distance of 188.77 feet to a point on the Southerly right-of-way line of County Road No. 470, said right of way being established as per State of Florida, State Road Department Maintenance Map of said State Road No. 5-470, Section 02510 approved by C.A. Benedict, District Engineer, February 19, 1969, thence N. 47°55'22" E. along said Southerly right-of-way line 74.95 feet to the P.C. of a curve concave Southerly having a central angle of 36°55'20" and a radius of 344.96 feet; thence Northwesterly along the arc of said curve 93.22 feet to the point of beginning (chord bearing and distance between said points being T. 32°49'24" E. 93.11 feet), said point of beginning being on a curve concaved Northwesterly having a central angle of 18°02'34" and a radius of 1005 feet, thence Southeasterly along the arc of said curve 316.48 feet to the P.T. of said curve (chord bearing and distance between said points being S. 37°58'43" E. 315.17 feet), thence S. 47° E. 240 feet to the P.C. of a curve concaved Southwesterly having a central angle of 25°10' and a radius of 335 feet, thence along the arc of said curve 149.09 feet to the P.T. of said curve (chord bearing and distance between said points being S. 34°15' E. 147.87 feet); thence S. 21°30' E. 100 feet to the P.C. of a curve concaved Northwesterly having a central angle of 138°52'24" and a radius of 162 feet; thence Southeasterly, Southerly, Southwesterly, Westerly and Northwesterly along said curve 392.66 feet to the P.T. of said curve (chord bearing and distance between said points being S. 47°56'12" W. 303.36 feet), said P.T. being the P.C. of a curve concaved Southwesterly having a central angle of 6°20'10" and a radius of 8025 feet, thence Northwesterly along the arc of said curve 666.38 feet to the P.T. of said curve (chord bearing and distance between said points being N. 65°47'41" W. 683.94 feet), said P.T. being the P.C. of a curve concaved Northwesterly having a central angle of 26°53'08" and a radius of 287 feet, thence Northwesterly along the arc of said curve 134.67 feet to the P.T. of said curve (chord bearing and distance between said points being N. 55°31'12" W. 133.44 feet), thence N. 42°04'38" W. 62 feet to a point on the aforementioned Southerly right-of-way line of County Road No. 470, thence N. 47°55'22" E. along said Southerly right-of-way line 566.87 feet to the P.C. of a curve concaved Southerly having a central angle of 36°55'20" and a radius of 344.96 feet, thence Northwesterly along the arc of said curve 93.22 feet to the point of beginning (chord bearing and distance between said points being N. 32°49'24" E. 93.11 feet).
(INTERIOR PARCEL)

LESS OUT OF SECOND PARCEL

That certain piece, parcel, or tract of land, lying, being and situate in Citrus County, Florida; and being more particularly described as follows:

A portion of Pritchard Island to Government Lot 6 in Section 8, Township 19 South, Range 20 East and Government Lot 2 in Section 9, Township 19 South, Range 20 East described as follows:

Commence at the USGLO mensuration corner of Sections 8 and 9, Township 19 South, Range 20 East as surveyed by Arthur W. Brown, U.S. Cadastral Engineer, from May 4, 1925 through May 16, 1925, set on the North shore of Pritchard's Island, thence S. 00°10'31" E. along the Section line between said Sections 8 and 9, a distance of 188.77 feet to a point on the Southerly right-of-way line of County Road No. 470, said right of way being established as per State of Florida, State Road Department Maintenance Map of said State Road No. 5-470, Section 02510 approved by C.A. Benedict, District Engineer, February 19, 1969, thence S. 47°55'22" W. along said Southerly right-of-way line a distance of 491.71 feet to the intersection of the Northerly right of way of Pritchard Island Road and the Southerly right of way of said County Road No. 470, thence S. 47°04'38" E. along said Northerly right-of-way line of Pritchard Island Road a distance of 33.44 feet, thence N. 47°55'22" E. a distance of 28.38 feet to the Southernmost corner of an existing LIR Station and the point of beginning; thence N. 54°59'14" E. a distance of 8.00 feet to the Easternmost corner of said LIR Station, thence N. 33°00'46" W. a distance of 15.46 feet, thence S. 34°59'14" W. a distance of 8.00 feet, thence S. 33°00'46" E. a distance of 15.46 feet to the point of beginning.
(LIFT STATION PARCEL)

AND

LESS OUT OF RECORD PARCEL

That certain place, parcel, or tract of land, lying, being and situated in Citrus County, Florida; and being more particularly described as follows:

Commence at the USGLO mitered corner of Sections 8 and 9, Township 19 South, Range 20 East as surveyed by Arthur W. Brown, U.S. Cadastral Engineer, from May 8, 1925 through May 16, 1925, set on the North shore of Fritchard's Island, thence S. 00°10'31" E. along the Section line between Sections 8 and 9, a distance of 188.77 feet to a point on the Southerly right-of-way line of County Road No. 470, said right of way being established as per State of Florida, State Road Departmental Maintenance Map of said State Road No. 8-470, Section 02510 approved by C.A. Benedict, district Engineer, February 19, 1969, thence S. 47°55'22" W. along said Southerly right-of-way line a distance of 491.71 feet to the intersection of the Northerly right-of-way line of Fritchard Island Road and the Southerly right-of-way line of said County Road No. 470, thence S. 41°04'38" E. along said Northerly right-of-way line of Fritchard Island Road a distance of 62.00 feet to the P.C. of a curve concaved Northeasterly having a central angle of 26°53'08" and a radius of 187.00 feet, thence Southeasterly along the arc of said curve 134.67 feet to the P.T. of said curve (chord bearing and distance between said points being S. 55°31'12" E. 133.44'), said P.T. being the P.C. of a curve concaved Southwesterly having a central angle of 04°16'31" and a radius of 6025 feet, thence Southwesterly along the arc of said curve 449.56 feet to the intersection of the centerline of an existing 5 foot concrete sidewalk and the Northerly right-of-way line of Fritchard Island Road (chord bearing and distance between said points being S. 64°54'07" E. 449.46'), thence N. 23°27'48" E. along the centerline of said concrete walk a distance of 76.72 feet to the P.C. of a curve concaved Southwesterly having a central angle of 43°40'40" and a radius of 30.67 feet, thence Northerly along the arc of said curve a distance of 23.38 feet to the P.T. of said curve (chord bearing and distance between said points being N. 43°18'08" E., 22.82 feet), thence N. 67°08'28" E. 19.74 feet to the P.C. of a curve concaved Northeasterly having a central angle of 31°03'04" and a radius of 17.34 feet, thence Northeasterly along the arc of said curve a distance of 15.43 feet (chord bearing and distance between said points being N. 41°36'56" E., 14.94 feet), thence N. 16°05'24" E. a distance of 27.89 feet to the point of beginning, thence S. 74°46'49" E. a distance of 7.50 feet, thence S. 16°05'24" W. a distance of 42.47 feet, thence S. 75°23'00" E., a distance of 25.39 feet, thence N. 14°37'00" E., a distance of 42.30 feet, thence S. 74°46'49" E. a distance of 69.58 feet, thence N. 13°48'30" E., a distance of 89.77 feet, thence N. 74°37'38" W., a distance of 71.25 feet, thence N. 14°37'00" E., a distance of 42.25 feet, thence N. 75°23'00" W., a distance of 34.48 feet, thence S. 14°37'00" W., a distance of 27.61 feet, thence S. 74°12'30" W., a distance of 135.32 feet, thence S. 16°11'55" W., a distance of 69.94 feet, thence S. 74°07'03" E., a distance of 131.94 feet, thence S. 15°40'11" W., a distance of 34.45 feet, thence S. 74°46'49" E., a distance of 18.43 feet to the point of beginning.

(RECREATION PARCEL)

**REVITALIZED ARTICLES OF INCORPORATION OF PRITCHARD ISLAND
HOMEOWNER'S ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That these Revitalized ARTICLES OF INCORPORATION OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. (hereinafter the "Revitalized Articles") are made and entered into this 1st day of November, 2024, by PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., a Florida non-profit corporation (hereinafter the "Association"), and the owners of properties within the Plat of owners of properties within the Plat(s) of Pritchard Island, as described in Plat Book 13, Pages 1-2, of the Public Records of Citrus County, Florida, which Plat Book Number and Pages were corrected by that certain Affidavit recorded in O.R. Book 686, Page 324, of the Public Records of Citrus County, Florida, and re-recorded in O.R. Book 686, Page 1339, of the Public Records of Citrus County, Florida, except that portion of land which is described therein as undeveloped which was later replatted as Pritchard Island First Addition, recorded on Plat Book 17 Pages 22-23, of the Public Records of Citrus County, Florida (which the Association wishes to be excluded from this Covenant Revitalization), the Replat of Pritchard Island, Building "B", recorded in Plat Book 15 Pages 108-111, of the Public Records of Citrus County, Florida, which replats Building "B" located within the Plat of Pritchard Island. This Revitalized Articles are a revival of the existing ARTICLES OF INCORPORATION OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. , as entered into on November 12, 1985, by a multitude of subscribers, and filed on November 21, 1985 with the Florida Secretary of State, and recorded as Exhibit "C" The Declaration of Covenants, Conditions and Restrictions in O.R. Book 687, Page 0953, of the Public Records of Citrus County, Florida on December 19, 1985, re-recorded as Exhibit "C" to Amended And Restated Declaration Of Covenants, Conditions And Restrictions in O.R. Book 1025, Page 2039, of the Public Records of Citrus County, Florida on March 23, 1994 and re-recorded as Exhibit "D" to the Second Amended And Restated Declaration Of Covenants, Conditions And Restrictions recorded in O.R. Book O.R. Book 1388, Page 1332, of the Public Records of Citrus County, Florida on October 16, 2000, as amended from time to time, and as retyped below. This revival is sought pursuant to Florida Statutes §720.403-720.407 (2023).

**ARTICLES OF INCORPORATION
OF
PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC.
A Florida Corporation Not For Profit**

I, the undersigned, acting as Incorporator of a non-profit corporation under Chapter 617 of the Florida Statutes, do hereby adopt the following Articles of Incorporation for such corporation.

ARTICLE I

The name of the corporation (hereinafter called the association) is PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC.

ARTICLE II

The corporation shall have perpetual existence.

ARTICLE III

This association is organized for the purpose of providing an entity for the maintenance, preservation and control of the residential units and common areas of the planned unit development known as PRITCHARD ISLAND.

In furtherance of such purposes, the association shall have the power to:

a) Perform all of the duties and obligations of the association as set forth in that certain Declaration of Covenants, Conditions and Restrictions (the Declaration) for PRITCHARD ISLAND.

b) Affix, levy, collect and enforce payments by any lawful means of all charges and assessments needed by it in order to carry out its duties under the terms of the Declaration.

c) Acquire (by gift, purchase or otherwise), own, hold, and improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate to public use, or otherwise dispose of real and personal property in connection with the affairs of the association;

d) Borrow money and, subject to the consent by vote or written statement of two-thirds of each class of members, mortgage, pledge, convey by deed or trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

e) Dedicate, sell, or transfer all or any part of the common areas to any municipality, public agency, authority, or utility for such purposes and subject to such conditions as may be agreed upon by the members. No such dedication or transfer shall be effective unless and instrument has been signed by 75 per cent of each class of members, agreeing to such dedication, sale or transfer.

f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes, or annex additional residential property or common areas, provided that any merger, consolidation, or annexation shall have to assent by vote or written instrument of 75 per cent of each class of members.

g) Have and exercise any and all powers, rights and privileges that a non-profit corporation organized under chapter 617 of the Florida Statutes by law may now or hereafter have or exercise.

The association is organized and shall be operated exclusively for the purposes set forth above. The activities of the association will be financed by assessments against members as provided in the Declaration, and no part of any net earnings of the association will inure to the

benefit of any member.

ARTICLE IV

The qualifications of members and the manner or their admission shall be as regulated by the By-Laws.

ARTICLE V

The street address of the initial registered office of this corporation is 405 Grace Street Inverness, Florida 32652, and the initial registered agent of this corporation is PARTICIA BUTLER VITTER, 405 Grace Street, Inverness, Florida 32652.

ARTICLE VI

The number of persons constituting the first Board of Directors shall be three, and their names and addresses are as follows:

- | | |
|------------------------|--|
| ROBERT TESSMER | 936 S. Highway 41
Inverness, Florida 32650 |
| PATRICIA BUTLER VITTER | 405 Grace Steet
Inverness, Florida 32650 |
| RODNEY D. WILBURN | 1121 Sterling Avenue
Inverness, Florida 32650 |

ARTICLE VII

The name and address of the incorporator to these Articles is:

RODNEY D. WILBURN
1121 Sterling Avenue
Inverness, Florida 32650

IN WITNESS WHEREOF, the undersigned incorporator has executed the Articles of Incorporation on the 12th day of November, 1985.

/S/ RODNEY D. WILBURN
RODNEY D. WILBURN

STATE OF FLORIDA)
COUNTY OF CITRUS)

The forgoing instrument was acknowledged before me this 12th day of

November __, 1985.

/S/ _____
NOTARY PUBLIC

My Commission Expires:
[SEAL : Notary Public State of
Florida at Large
My Commission Expires Feb. 21.
1988]

**REVITALIZED AMENDED AND RESTATED BY-LAWS OF PRITCHARD ISLAND
HOMEOWNER'S ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That these Revitalized AMENDED AND RESTATED BY-LAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. (hereinafter the "Revitalized By-Laws") are made and entered into this 1st day of November, 2024, by PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., a Florida non-profit corporation (hereinafter the "Association"), and the owners of properties within the Plat of owners of properties within the Plat(s) of Pritchard Island, as described in Plat Book 13, Pages 1-2, of the Public Records of Citrus County, Florida, which Plat Book Number and Pages were corrected by that certain Affidavit recorded in O.R. Book 686, Page 324, of the Public Records of Citrus County, Florida, and re-recorded in O.R. Book 686, Page 1339, of the Public Records of Citrus County, Florida, except that portion of land which is described therein as undeveloped which was later replatted as Pritchard Island First Addition, recorded on Plat Book 17 Pages 22-23, of the Public Records of Citrus County, Florida (which the Association wishes to be excluded from this Covenant Revitalization), the Replat of Pritchard Island, Building "B", recorded in Plat Book 15 Pages 108-111, of the Public Records of Citrus County, Florida, which replats Building "B" located within the Plat of Pritchard Island. This Revitalized By-Laws are a revival of the existing AMENDED AND RESTATED BY-LAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., as entered into on January 21, 1994, by the Board of Directors of the Association, and recorded as Exhibit "D" to Amended And Restated Declaration Of Covenants, Conditions And Restrictions in O.R. Book 1025, Page 2046, of the Public Records of Citrus County, Florida on March 23, 1994 and re-recorded as Exhibit "E" to the Second Amended And Restated Declaration Of Covenants, Conditions And Restrictions recorded in O.R. Book O.R. Book 1388, Page 1337, of the Public Records of Citrus County, Florida, recorded on October 16, 2000 as may be amended from time to time, and as retyped below. The AMENDED AND RESTATED BY-LAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. were made to amend and restate the BY-LAWS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., recorded as Exhibit "D" to Declaration Of Covenants, Conditions And Restrictions in O.R. Book 687, Page 0958, of the Public Records Citrus County, Florida on December 19, 1985. This revival is sought pursuant to Florida Statutes §720.403-720.407 (2023).

EXHIBIT "D"
AMENDED AND RESTATED
BY-LAWS
OF
PRITCHARD ISLAND HOMEOWNER'S
ASSOCIATION, INC.
A NON-PROFIT CORPORATION

ARTICLE I. NAME AND LOCATION

The name of the corporation is Pritchard Island Homeowner's Association, Inc. the principal office of the corporation shall be located at 2464 North Essex Avenue, Hernando, Florida 34442, but meetings of members and directors may be held at such places within the State of Florida as may be designated by the Board of Directors.

ARTICLE II. - DEFINITIONS

Section 1. "Association" - shall mean and refer to Pritchard Island Homeowner's Association, Inc., a Florida not-for profit corporation, together with its successors and assigns.

Section 2. "Common Areas" - shall mean and refer to all real property which ultimately will be owned by the Association for the common use and enjoyment of the owners. The Common Area, an undivided one-half interest of which is presently owned by the Association, is shown on Exhibit "B" attached to the Declaration and labeled "Common Area." A legal description of the Common Area is described in Exhibit "B-1" attached to the Declaration.

Section 3. "Declaration" - shall mean and refer to the Declaration of Covenants, Conditions and Restrictions of the Association together with any and all supplements or amendments thereto, if any.

Section 4. "Am South" - shall mean and refer to Am South Bank of Florida, a corporation existing under the laws of the United States of America F/K/A Mid-State Federal Savings Bank, together with the successors, grantees and assigns.

Section 5. "Development" - shall mean and refer to PRITCHARD ISLAND, which is the name assigned by the Developer to the overall project which this property association will manage and control.

Section 6. "Member" - shall mean every person or entity who holds membership in the Association.

Section 7. "Owner" - shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Unit which is part of the Development, including Am South, and shall include contract sellers: but shall not include those holding title merely as security for the performance of an obligation.

Section 8. "Unit" - shall mean and refer to a single family dwelling Unit located on a Lot as part of a multi-family building, all as shown on the Plat. The word "Unit" may, when the context requires, be used interchangeably herein with the word "Lot."

ARTICLE III. - MEMBERSHIP IN ASSOCIATION AND VOTING RIGHTS

Section 1. Every owner of a unit shall be a member of the Association; membership shall be appurtenant to and may not be separate from ownership of a Unit.

Section 2. The Association shall have a single class of voting members which shall be all Owners who shall be entitled to one vote for each Unit owned. When more than one person holds an interest in a given Unit, all such persons shall be members and the vote for such Unit shall be exercised as they may determine among themselves. In no event shall more than one vote be cast with respect to any Unit.

ARTICLE IV. - MEETINGS OF MEMBERS

Section 1. Annual Meetings. The annual meeting of members shall be held on the date and at the place and time as determined by the Board of Directors from time to time, provided that there shall be an annual meeting every calendar year and no later than 13 months after the first annual meeting. The purpose of the meeting shall be to elect Directors and to transact any other business authorized to be transacted by the members.

Section 2. Special Meetings. Special meetings of members may be called at any time by the President or by the Board of Directors, or on written notice of twenty-five percent (25%) of the voting members of the Association.

Section 3. Notice of Meeting. Written notice of each meeting of members shall be given by, or at the direction of, the Secretary or other person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 10, but no more than 50 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of receiving notice. Such notice shall specify the day, hour, and place of the meeting, and in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting, in person or by proxy, of members entitled to cast a majority of the votes of each class of the membership shall constitute a quorum for authorization of any action, except as may otherwise be provided in the Declaration, the Articles of Incorporation, or these By-Laws. If a quorum is not present at any meeting, the members entitled to vote thereat shall have the power to adjourn the meeting from time to time without notice, other than announcement at the meeting, until a quorum is present.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Proxies shall be revocable, and the proxy of any owner shall automatically terminate on conveyance by him of his unit.

ARTICLE V. - BOARD OF DIRECTORS **TERM OF OFFICE; ELECTION; REMOVAL**

Section 1. Number and Qualifications. - The affairs of the Association shall be managed by a Board of Directors composed of any odd number of Directors that the Unit Owners may decide. The number of Directors, however, shall never be less than three. Directors must be either Unit Owners, tenants residing in a Unit; Officers of a corporation Unit Owner; or partners of a participating Unit Owner. No Director shall continue to serve on the Board after he or she ceases to

be a Unit Owner or tenant residing in the development

Section 2. Election of Directors . Directors shall be elected by mail ballot on an annual basis by a plurality of the votes cast, with each member being entitled to cast votes for as many vacancies as there are to be filled. There is no cumulative voting. Nominations for Directors shall be made by mail with each member being entitled to designate a nominee for as many vacancies as there are to be filled. The nomination and election process will be carried out according to the following procedures:

A) . On or about September 1st of each year a written notice will be sent to each member which notifies them that they may designate one (1) nominee for each vacancy to be filled. Members must return the names of their nominees postmarked no later than September 15th.

B) . Upon being apprised verbally or in writing that they have been nominated, a nominee must certify in writing their acceptance of such nomination. This written certification must be postmarked no later than October 1st. Failure to accept nomination in writing will automatically remove nominee from the election process.

C) . On or about October 15th a mail ballot will be sent to all eligible members for each of their units. Ballots must be returned postmarked no later than October 28th to be valid.

D) . Results of the foregoing nomination and election process will be announced and take effect at the next annual meeting occurring after October 28th.

Section 3. Vacancies. Each director's term of service shall extend until the next annual meeting of the members and thereafter until his successor is duly elected and qualified or until he is removed as hereinafter provided.

Section 4. Removal. Any director, except those selected by the developer, may be recalled and removed from office with or without cause by the vote or agreement in writing of a majority of all unit owners. A special meeting of the unit owners to recall a member or members of the Board of Directors may be called by 10% of the unit owners giving notice of the meeting as required in these By-Laws. The notice shall state the purpose of the meeting. Any vacancy on the Board of Directors thus created shall be filled by the members of the Association at the same meeting. If more than one Director is subject to recall, there shall be a separate vote on the question to remove each director.

Section 5. Disqualification and Resignation. Any Director may resign at any time by sending or personally delivering a written notice of resignation to the Association, addressed to the Secretary. The resignation shall take effect on receipt by the Secretary, unless it states differently. Any Board member elected by the unit owners who is absent from more than three consecutive regular meetings of the Board, unless excuse by resolution of the Board, shall be deemed to have resigned from the Board of Directors automatically, effective when accepted by the Board. Any Board member more than 30 days delinquent in the payment of an assessment shall be deemed to have resigned from the Board, effective when the resignation is accepted by the Board of

Directors.

ARTICLE VI. BOARD OF DIRECTORS – MEETINGS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. In the event the regular date for a meeting falls on a legal holiday, such meeting shall be held at the same time on the next following day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by any two directors, after not less than three days' notice to each director.

Section 3. Quorum. A majority of the directors shall constitute a quorum for the transaction of business. Every act performed or decision made by a majority of directors present at a duly held meeting in which a quorum is present shall constitute the act or decision of the board.

ARTICLE VII. BOARD OF DIRECTORS - POWERS AND DUTIES

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

a) Adopt and publish rules and regulations governing the use of the common areas and facilities including the personal conduct of the members and their guests thereon; and to establish penalties for infractions of such rules and regulations.

b) Suspend the voting rights and right to use of the recreational facilities of any member during any period in which such member is in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed thirty days for infraction of published rules and regulations.

c) Exercise on behalf of the Association all powers, duties, and authority vested in or delegated to the Association and not specifically reserved to the membership by the Declaration, Articles of Incorporation, or by other provisions of these By-Laws.

d) Declare the office of a member of the Board of Directors to be vacant in the event that such member is absent for three consecutive regular meetings of the Board of Directors; and

e) Employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

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

a) Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at each annual meeting.

b) Supervise all officers, agents, and employees of the Association and see to it that

their duties are properly performed;

- c) As more fully provided in the Declaration, to:
 - 1) Fix the amount of the annual assessment against each unit at a budget meeting to be held at least thirty days prior to the commencement of the annual assessment period.
 - 2) Give at least thirty days notice of the meeting to consider the annual assessment to unit owners.
 - 3) Send written notice of the annual assessment to every unit owner at least twenty days in advance of each annual assessment period.
 - 4) Foreclose the lien against any property for which assessments are not paid within 30 days after the due date, or to bring action at law against the owner personally obligated to pay the same.
- d) Issue, or cause an appropriate officer to issue, on demand by any persons, a certificate setting forth whether or not any assessment has been paid. A statement in a certificate to the effect that an assessment has been paid shall constitute evidence of such payment. The Board may impose a reasonable charge for the issuance of the these certificates;
- e) Procure and maintain adequate liability and hazard insurance on all property owned by the association;
- f) Cause all officers or employees having fiscal, responsibilities to be bonded, as it may deem appropriate; and
- g) Cause the common area to be maintained.

ARTICLE VIII. OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of the Association shall be a President and Vice President, who shall at all times be members of the Board of Directors, and a Secretary-Treasurer, and such other officers as the Board may from time to time by resolution create.

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

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

Section 4. Special Appointments. The Board my elect such other officers as the affairs in the Association may require, each of whom shall hold office for such period, have such authority,

and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office by the Board at any time with or without cause. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

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

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

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

a) President. The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds, promissory notes, and other instruments.

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

c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it to all papers so requiring; serving notice of meeting of the Board and of members; keep appropriate current records showing the members of the Association together with their addresses; and perform such other duties as may be required by the Board or by law.

d) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all funds of the Association, and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks of the Association; shall keep proper books of accounts; shall cause an annual audit of the Association books to be made by a certified public accountant at the completion of each fiscal year; and shall prepare an annual budget and statement of income and expenditures, a copy of which documents shall be delivered to each member, and a report on which shall be given at the regular annual meeting of members.

ARTICLE IX. ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien on the property against which such assessments are made. Any assessments not paid when due are considered delinquent. As to any assessment not paid within 10 days after the due date, the assessment shall

bear interest from the date of delinquency at the rate of fifteen per cent (15%) per annum, and the Association may bring an action at law against the owner personally obligated to pay the same, or may foreclose the lien against his property, if the assessment with interest is not paid in full within 30 days of its original due date. Interest, costs, and reasonable attorneys' fees of any such action shall be added to the amount of any such action shall be added to the amount of any assessment due. No owner may waive or otherwise escape liability for assessments by non-use of the common area or abandonment of his unit.

ARTICLE X. BOOKS AND RECORDS: INSPECTION

The books, records and papers of the Association shall be subject to inspection by any member during ordinary business hours. The Declaration, Articles of Incorporation, and By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies shall be made available for sale at a reasonable price.

ARTICLE XI. CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the word: PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC.

ARTICLE XII. FISCAL YEAR

The fiscal year of the Association shall be the calendar year, except the first fiscal period shall begin on the date of incorporation and shall end on December 31st of the year of incorporation.

ARTICLE XIII. AMENDMENTS

These By-Laws may be amended, at a regular or special meeting of members, by vote of a majority of a quorum of members present in person or by proxy.

ARTICLE XIV. CONFLICTS

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

The foregoing were adopted as By-Laws of PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC .

PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC.

By: /S/ Jim M. Sleeth, President

Jim M. Sleeth, President

Revised 1/31/94

**REVITALIZED RULES AND REGULATIONS OF PRITCHARD ISLAND
HOMEOWNER'S ASSOCIATION, INC.**

KNOW ALL MEN BY THESE PRESENTS:

That these REVITALIZED RULES AND REGULATIONS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC. (hereinafter the "Revitalized Rules and Regulations") are made and entered into this 1st day of November, 2024, by PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., a Florida non-profit corporation (hereinafter the "Association"), and the owners of properties within the Plat of owners of properties within the Plat(s) of Pritchard Island, as described in Plat Book 13, Pages 1-2, of the Public Records of Citrus County, Florida, which Plat Book Number and Pages were corrected by that certain Affidavit recorded in O.R. Book 686, Page 324, of the Public Records of Citrus County, Florida, and re-recorded in O.R. Book 686, Page 1339, of the Public Records of Citrus County, Florida, except that portion of land which is described therein as undeveloped which was later replatted as Pritchard Island First Addition, recorded on Plat Book 17 Pages 22-23, of the Public Records of Citrus County, Florida (which the Association wishes to be excluded from this Covenant Revitalization), the Replat of Pritchard Island, Building "B", recorded in Plat Book 15 Pages 108-111, of the Public Records of Citrus County, Florida, which replats Building "B" located within the Plat of Pritchard Island. This Revitalized Rules and Regulations are a revival of the existing RULES AND REGULATIONS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., as entered into on November 12, 1985, by a multitude of subscribers, and filed on November 21, 1985 with the Florida Secretary of State, and recorded as Exhibit "E" The Declaration of Covenants, Conditions and Restrictions recorded in O.R. Book 687, Page 0953, of the Public Records of Citrus County, Florida in December 19, 1985, as amended by that certain AMENDED AND RESTATED RULES AND REGULATION OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, INC., recorded as EXHIBIT "E" to the Amended And Restated Declaration Of Covenants, Conditions And Restrictions in O.R. Book 1025, Page 2055, Citrus County, Florida, on March 23, 1994, as amended by the AMENDED AND RESTATED RULES AND REGULATIONS OF PRITCHARD ISLAND HOMEOWNER'S ASSOCIATION, initially adopted by the Association in June, 1998 and as amended and revised by THE RULES AND REGULATIONS adopted by the Association in August, 2005 and as retyped below. This revival is sought pursuant to Florida Statutes §720.403-720.407 (2023).

THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. FACILITIES

The facilities of the development are for the exclusive use of the Association members, lessees, resident house guests and guests accompanied by a member. Owners who rent or lease their units transfer their privileges to the renter or lessee.

2. NOISE

Should a unit's noise transmission create a disturbance or be a nuisance it is the unit

owner's responsibility to abate the noise transmission. In order to assure your own comfort and that of your neighbors, radio, CD players and television sets should be turned down to a minimum volume between the hours of 11:00 p.m. and 8:00 a.m. All other unnecessary noises, such as bidding goodnight to departing guests and slamming of car doors between these hours should be avoided. Your neighbors will appreciate this.

3. OBSTRUCTIONS

Sidewalks, entrances, driveways, and patios must be kept open and shall not be obstructed in any manner. No signs, notice or advertisement shall be inscribed or exposed on or at any window or: other part of the unit, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the unit without similar approval. No radio or television aerial or antenna shall be attached to hung from the exterior of any unit or: building or the roof thereon without the express approval of the Association.

4. ACTIVITIES ON THE GROUNDS

Reasonable supervision must be exercised when children are playing on the grounds. Any type of games such as, but not limited to, baseball, softball, catch, football, stickball, soccer, hockey, etc. will not be allowed around or between the buildings or in the parking areas in the community in order to avoid damages.

5. DESTRUCTION OF PROPERTY

Neither members, nor other persons residing in a unit, tenants, or guests shall mark, mar, damage, destroy, deface or engrave any portion of Pritchard island including all structures. Ani damage to the buildings, recreation facilities or other common areas of the Association caused by a unit member or a unit owner's family, or guests, or lessees shall be repaired at the expense of the unit owner. Additionally, criminal liability may be pursued.

6. EXTERIOR APPERANCE

The exterior of any building or unit and all other areas appurtenant to the unit shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No patio or lawn ornaments, awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the unit except as shall have been approved by the Board of Directors, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

7. TRASH REMOVAL

7.1 Each unit has an in-ground trash/garbage can/container supplied by the Association and

may purchase additional cans on an optional basis.

7.2 DELETED

7.3 DELETED

7.4 Owners of units will continue to be responsible for the removal of all items not picked up by Waste Management but not limited to large appliances, tires and rugs being replaced by any carpet/rug vendors. Removal by the vendor must be made a purchase agreement.

8. SILLS, DOORS AND LEDGES

Plants, pot receptacles and other movable objects must not be kept, placed or maintained on ledges. No objects shall be hung from balconies or window sills. No cloth, clothing, rugs, or mops shall be hung from windows. Do not throw cigars, cigarettes or any other objects from your unit.

9. PETS

No animals or pets of any kind, except two dogs or two cat or one dog and one cat, small birds and fish or small turtles in an aquarium shall be kept, permitted, raised or maintained in any unit in the development; provided, however, if any of such permitted animal or bird shall, in the sole opinion of the Board of Directors of the Association, become dangerous or an annoyance or nuisance in the neighborhood, they may not thereafter be kept in the unit and shall promptly be removed from the development. No pet exceeding thirty-five (35) pounds in weight shall be allowed. Rottweilers, pit bulls and Doberman pinschers will not be allowed.

Upon receipt of these Rules and Regulations if a unit exceeds these maximum number of pets and conditions of breeds of pets the unit will not replace any pets until conformity with this Section is attained. Thereafter, the unit will comply with these pet levels. In the case of a resident pet having newborns, then in that case eight (8) weeks will be allowed for adoption of all such newborns. Any dog or cat shall be housed inside a unit and shall be on a hand held leash at all times that the dog or cat is outside the unit. Each pet's owner shall promptly clean up any excrement from their animal on any area outside of the unit and dispose of same in a plastic bag that must be placed in a trash container. Waste may not be thrown into the lake or the land surrounding the lake.

10. NEW OWNERS, LEASER AND GUESTS

Owners shall notify the Association in advance by written notice of the arrival and departure of guests who have his permission to occupy the unit in the owner's absence. Guest will be given copies of the Rules and Regulations by the owners and the owners will be responsible for their guests' compliance with such rules.

11. SWIMMING POOL

Only members and their overnight guests may use the swimming pool and do so at their own risk. Members and their guests are required to obey the posted swimming pool rules. Children under sixteen (16) using the pool and facilities of the recreation area must be accompanied and supervised by a responsible adult. Children under sixteen (16) may not invite guests to utilize the pool as this private pool primarily for the use of owners. In any event, daytime guests are limited to two per day and must be accompanied by an owner.

11.1 Swimming in the pool is permitted between the hours of 8:00 a.m. and 9:00 p.m. Since the pool is not guarded, persons using this facility do so at their own risk. Persons using these facilities must be appropriately attired.

The following are the basic rules for persons using the pool:

11.1.1 Shower thoroughly each and every time before entering the pool.

11.1.2 Bathing caps are to be worn by all persons having long hair.

11.1.3 Pneumatic floats or other items of similar nature, except swimming aids, are permitted in the pool under the following conditions;

a. When ten (10) or less person are utilizing the pool area

11.1.4 Pets are forbidden in the entire pool area.

11.1.5 Running, ball playing, throwing objects, roller skating, scooters, or the use of bicycles is not permitted in the entire pool area.

11.1.6 Beverages may be consumed within the pool areas, but extreme care must be taken that absolutely NO GLASS, GLASS BOTTLES or other GLASS containers be allowed within the pool areas. Anyone who hosts or participates in serving or consuming beverages will be held strictly responsible for cleaning up after such refreshments have been consumed and will further be held strictly liable for any injury resulting from broken glass.

11.1.7 If suntan oils, creams or lotions are used, a towel or other form of protection must be placed on pool furniture to protect the attire of others who use the furniture.

11.1.8 Metal chairs, metal lawn chairs or metal tables are not allowed in the pool area.

11.1.9 ALCOHOLIC beverages are strictly forbidden in the general pool

area.

11.1.10 All containers, food or other items brought into the pool area must be removed when leaving the area and general cleanup of everything required.

12. TENNIS COURT

The tennis court is to be used for tennis and paddle ball only. Roller skating, skate boards, ball playing, hockey, bicycles and all other such devices on the tennis court are not allowed.

13. VEHICLES AND PARKING

13.1 No motor vehicles of any kind, including moving vans or similar type vehicles, will be parked on any grass area. Vehicles being moved from one area of the development to any other area will only travel on paved roadways or parking areas.

13.2 No wheeled vehicles of any kind (motorized or un-motorized) and no boats, trailers or recreational vehicles may be kept or parked on a parking area or access way except that private automobiles and those of their guests bearing no access way except that private automobiles and those of their guests bearing no commercial signs may be parked in the parking area or way as set forth on the site plan attached as Exhibit B' of the Declaration of Covenants, Conditions and Restrictions. Each unit has been assigned two packing spaces which are designated by numbers on each space. No one may use guest parking spaces to store vehicles. Do not park in spaces assigned to other units without the approval of the unit resident or applicable unit owner. You are responsible that your guests and service people adhere to these in such parking areas during the times necessary for pick up and delivery services solely for the purpose of such services.

13.3 The only exceptions are for moving vans, trailers or trucks used to move an owner or tenant in or out of the unit and only while actively loading or unloading and that these types of vehicles are not allowed to park overnight in the development. A small trailer defined as one which can fit within the parking space without overlap in the rear or sides may be in a parking space which belongs to the unit for a period not to exceed seventy-two (72) hours. The small trailer while parked overnight will not be parked in tandem with the vehicle. This exception for small trailers is for those actively being used to move in or out of a unit.

The other allowable exception is for a boat and boat trailer which may be parked in the parking area subject to the following:

13.3.1 Boat is on a trailer and is being actively serviced, and

13.3.2 Boat/trailer is in one of the parking spaces assigned to the applicable owner or tenant, and

13.3.3 The boat/trailer must be uncoupled from the vehicle so that they are not in tandem, and

13.3.4 Will not be parked overnight in the parking or other common ground.

13.3.5 Seventy-two (72) hours will be permitted for Pritchard Island Sub-Association members to park boats, RV's, or boat trailers in their driveways.

These members should submit requests for exceptions to their sub-association board.

14. REGISTRATION OF BOATS

14.1 Each unit owner or tenant is required to register their boat with the Association prior to bringing said boat to the development and appropriate Association identification stickers will be affixed to each registered boat. An owner or tenant who replaces a boat is required to register the replacement with the Association.

14.2 No guest shall be allowed to dock a boat at Pritchard Island without first obtaining a temporary registration permit from the Association. Temporary is defined as a period not to exceed seven (7) days.

14.3 In order for a boat to be registered with the Association all boats must be currently registered/licensed with the applicable State Agency unless a boat is specifically exempt because of size or being non-motorized. An exception because of non-use will not be recognized.

14.4 Registration rights for boats is not transferable. An owner or tenant without a boat may not assign their rights to any person. In addition, an owner not residing in Pritchard Island shall not have boat privileges with Association. An owner who is away for an extended period of time and who has not rented out their unit during that period is considered a resident.

14.5 Failure to comply with the Registration process will cause the offending boat to be immediately removed from Pritchard Island at the applicable owners or tenants expense.

14.6 A registration fee of \$1.50 per year will be charged for each boat registered at Pritchard Island.

15. BOATING DOCKING PRIVILEGES

15.1 Each owner or tenant shall be allowed to have two boats registered. With the Association, but only one docking space will be assigned to each owner or tenant The second boat will have to be at waters edge or dock in an unassigned space.

15.2 The assignment of docking spaces will be accomplished based upon:

15.2.1 The preference of said owner or tenant for a specific unassigned dock space at Pritchard Island.

15.2.2 An owner or tenant who disposes of their boat and replaces it within thirty (30) days will not have their assigned docking space interrupted, but will be required to re-register the boat conformity with Section 14 of these Rules and Regulations.

15.3 Owners and tenants may, with the approval of the Association, trade their space with another owner or tenant for assigned space.

15.4 An assigned space not being utilized by the assigned owner or tenant for a period of five (5) days or more may be used by another owner or tenant. Once apprised that the assigned owner or tenant desires to reutilize their space the person temporarily using the space will have twenty-four (24) hours to vacate. Failure to vacate within twenty-four (24) hours will result in an automatic thirty (30) day suspension of all docking privileges at Pritchard Island. A continuing violation will result in permanent suspension of all docking privileges at Pritchard Island.

15.5 An owner or tenant may not sign their boat docking privileges to another individual.

15.6 Guests may receive a temporary docking permit from the Association to use an unassigned docking space for a period not to exceed seven (7) calendar days.

15.7 Gospel Island and the Pritchard Island Sub-Associations who have built piers have exclusive rights to dock their boats at their respective piers.

16. DOCKS

16.1 The Association will not be responsible for any injuries suffered by anyone using the docks at Pritchard Island. Owners, tenants, and guests will use said docks at their own risk.

16.2 Children ten (10) years of age and older will not be allowed on the docks or the land immediately adjacent to the lake unless accompanied by an adult. An adult, for this purpose, is someone who has attained the age of eighteen (18) years of age.

17. SALES

Sales such as garage, yard, tag, moving, etc. are not allowed within the unit or any common areas of the development, except that this restriction will not apply to sales or lease activities for a unit itself, as long as such activities are in compliance with all governing documents of the Association.

18. EVENTS

Any island event, celebration, or community gathering must receive prior approval from their respective boards.

19. VIOLATIONS OF RULES AND REGULATIONS OR DECLARATION, REPORTING OF VIOLATION, WARNING AND FINE.

19.1 In the event any unit owner or a unit owners' family member, guest, servant invitee or lessee or any other individual over whom the unit owner is responsible or exercises control violates any provision or the Declaration or any of the Rules and Regulations which may have been adopted by the Association, such violation shall subject the unit owner to the risk of a fine as hereinafter set forth. Any violation should be reported in writing to the President or other Board member.

19.2 If the President or other Board member, after such investigation as is deemed necessary, determines that probable cause exists to believe a violation has occurred then the President or Board member shall notify the unit owner inviting that a violation has occurred and warn the unit owner that if the violation is repeated that said violation will be reported to the Board of Directors who will recommend a hearing before the Committee on Violations and Fines.

20. COMMITTEE ON VIOLATIONS AND FINES

A committee consisting of at least three appointed members shall constitute the Committee on Violations and Fines of which any two in attendance will constitute a quorum. The Committee will be composed of members who are not officers or directors of the Association, or the spouse, parent, child, brother or sister of any officer or director. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed. The suspension of a member's voting rights for non-payment of the appropriate monthly assessment is not subject to the jurisdiction of this Committee.

21. LEVYING OF FINES OR SUSPENSIONS

Upon recommendation by the President or the Board the Committee on Violations and Fines will hold a hearing by giving fourteen (14) days written notice of the bearing at which hearing die Committee will hear any evidence and testimony and give a written opinion within fourteen (14) days after the close of the hearing. The written opinion will state findings and clearly set forth the amount of the fine or fines to be levied and or the length of any suspension. The written opinion/notice will be sent by registered mail, return receipt requested, to the last know address of the member.

22. FINE SCHEDULE

All fines shall be in the following amounts:

22.1 First violation occurring within three-six (3-6) months after initial warning \$100.00. A warning will not be required in the event an owner leases their unit without securing approval of the Association prior to the proposed tenant taking possession of the unit. After the unit owner has been notified of a hearing on this violation each seven (7) day period thereafter wherein the tenant has not been approved will be considered a subsequent violation and all such continuing violations will be combined in the same hearing without any further notice and all such fine levied for a continuing violation shall not exceed \$1,000.00.

22.2 A second violation for the same offense occurring within six (6) months after initial fine - \$100.00.

22.2 Each and every violation thereafter within six (6) months of previous fine- \$100.00 up to a total of \$ 1,000.00.

23. COLLECTION OF FINES

All fines levied by the Association shall be collected in the same manner as assessments of the Association as set forth in Section 7 of the Declaration. This section also applies to liens and foreclosures.

The foregoing Rules and Regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. Violations of these rules are to be reported to the President of the Association, or other Board Member who will call the matter to the attention of the violating member, lessee, or guest for corrective action. Any disagreement over the violation will be reported to the appropriate committee for subsequent judgment by the Board of Directors. If any irreconcilable conflict should exist with respect to the interpretation of the Rules and Regulations and the Articles of Incorporation and By-Laws of the Association, the provisions of the Declaration shall prevail.

BY ORDER OF THE BOARD OF DIRECTORS
OF PRITCHARD ISLAND HOMEOWNER'S
ASSOCIATION AND SUB-ASSOCIATION, INC.



October 18, 2024

Kenneth M. Clayton, Esq.
Clayton & McCulloh, P.A.
1065 Maitland Center Commons Blvd.
Maitland, Florida 32751

**Re: Pritchard Island Homeowners Association, Inc.; Approval
Determination Number: 24210**

Dear Mr. Clayton:

The Florida Department of Commerce¹ (Commerce) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Pritchard Island Homeowners Association, Inc. (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Florida Department of Commerce, Office of the General Counsel, at (850) 245-7150.

Sincerely,

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/pm/rm

¹ On July 1, 2023, the Florida Department of Economic Opportunity was renamed to the Florida Department of Commerce ("Commerce"). Effective July 1, 2023, all references to "Department of Economic Opportunity" or "DEO" are hereby replaced with "Florida Department of Commerce" or "Commerce," as appropriate.

Kenneth M. Clayton, Esq.
October 18, 2024
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE FLORIDA DEPARTMENT OF COMMERCE WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
FLORIDA DEPARTMENT OF COMMERCE
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@COMMERCE.FL.GOV

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

Prepared by:
KENNETH M. CLAYTON, Esq.
 Clayton & McCulloh
 1065 Maitland Center Commons Blvd.
 Maitland, FL 32751

Clayton & McCulloh, P. A.
 Servicing 25 Counties
 Respond to: Orlando Office

EXHIBITS

LIST OF OWNERS' NAMES, ADDRESSES, LEGAL DESCRIPTIONS, AND PARCEL IDENTIFICATION NUMBERS OF EACH PARCEL TO BE SUBJECT TO THE REVITALIZED DECLARATION AND OTHER GOVERNING DOCUMENTS, GRAPHIC DEPICTION(S) AND IDENTIFICATION OF ALL LANDS SUBJECT TO THE REVITALIZED DECLARATION AND OTHER GOVERNING DOCUMENTS

As part of the Covenant Revitalization of Pritchard Island Homeowner's Association, Inc., attached hereto is the list of owners' names, addresses, legal descriptions, and parcel identification numbers of each parcel to be subject to the Revitalized Declaration and other Governing Documents, identified as EXHIBIT "A" and the graphic depictions of such Parcels (i.e. the Plats of the affected lands) identified as EXHIBIT "B", more specifically the Plat(s) of Pritchard Island, as described in Plat Book 12, Pages 150, Public Records of Citrus County, Florida, is identified as EXHIBIT "B.1", the Plat of Pritchard Island Plat Book 13, Pages 1-2, of the Public Records of Citrus County, Florida, which is identified as EXHIBIT "B.2", such Plat Number was corrected by that certain Affidavit recorded in O.R. Book 686, Page 324, of the Public Records of Citrus County, Florida is identified as EXHIBIT "B.3", and same was re-recorded in O.R. Book 686, Page 1339, of the Public Records of Citrus County, Florida, except that portion of land which is described therein as undeveloped which was later replatted as Pritchard Island First Addition, recorded on Plat Book 17 Pages 22-23, of the Public Records of Citrus County, Florida (which the Association wishes to be excluded from this Covenant Revitalization) which is identified as EXHIBIT "B.4", and the Replat of Pritchard Island, Building "B", recorded in Plat Book 15 Pages 108-111, of the Public Records of Citrus County, Florida, which replats Building "B" located within the Plat of Pritchard Island, is identified as EXHIBIT "B.5. The attached Exhibits are by reference herein made part of the Covenant Revitalization for Pritchard Island Homeowner's Association, Inc. This revitalization is sought pursuant to Florida Statutes §720.403-720.407 (2023).

EXHIBIT "A"

List of owners' names, addresses, legal descriptions, and parcel identification numbers of each parcel to be subject to the Revitalized Declaration and other Governing Documents and the Lots found within the Plat of the affected lands:

Parcel Owner(s)	Property Address	Legal Description	Parcel ID Number
Pritchard Island Homeowner's Association, Inc.	0 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	PRITCHARD ISLAND ALL COMMON AREAS S & N OF RD R/W FURTHER TITLE IN OR BK 1330 PG 758 ---AND--- PRITCHARD ISLAND PB12 PG 150 BLDG A	20E19S080060 00A0

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

		UNITS 3 & 6, BLDG I UNITS 3 & 6, BLDG J	
Pritchard Island Homeowner's Association, Inc.	869 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	COM AT USGLO MEANDER COR OF SEC 8&9-19-20 AS SURVEYED BYARTHUR W BROWN US CADASTRAL ENGIN 5/4/25 SET ON N SHORE OFPRITCHARD'S ISLAND, TH S 0 DEG 10M 31S E AL SEC LN BETW SEC	20E19S080060 00A1
WATTS, ROBERT; WATTS, MONICA	802 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450 810 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Units 1 and 2, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060000A0 0010
KEIPER, JULIANNE	812 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 4, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000A0 0040
SCHIRMER, DAVE C.; SCHIRMER, MARY K.	814 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 5, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000A0 0050
CARMEN L. WESSLER and MICHAEL C. WESSLER as trustees of the MICHAEL C WESSLER AND CARMEN L WESSLER REVOCABLE TRUST AGREEMENT	816 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNITS 7 and 8, Building A of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000A0 0070

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

DATED SEPTEMBER 29, 2016			
HALLE MYRON A. III, HALLE HOLLY S.;	818 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0010
BRIAN C. CLARK and DEANNE CLARK AS CO- TRUSTEE(S) OF THE CLARK FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED 7TH DAY NOVEMBER, 2006; VAN HOUTEN, MARILEE	820 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0020
GHAZI- TEHRANI ,FARAMARZ H; SHAYAN, FAHIMEH	822 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0030
JAMES F. NOLAN, JR as trustee of the JAMES NOLAN REVOCABLE LIVING TRUST DATED 7TH DAY OF MAY 2024	824 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0040
HOWARD, GEORGE S.;	826 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and	20E19S080060 000B0 0050

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

		in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	
LEHOCKY, MARK E.; LEHOCKY, RICHARD S.	828 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0060
SOUTHEY, NICHOLA D.	830 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0070
PHILLIPS, GERALD; PHILLIPS, MILISSA	832 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building B of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000B0 0080
MONSOUR, NEAL J.	834 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0010
MCCOMBS, TOMMY A; MCCOMBS, HARRIET R	836 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0020
KING, JEFFREY A.	838 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0030

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

CAICEDO, HERNANDO; CAICEDO, MARTHA LILIANA	840 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0040
SURETTE, NANCY M.; SURETTE, JAMES S.	842 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0050
SHAYAN, FAHIMEH; GHAZI TEHRANI, FARAMARZ H.	844 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0060
SMITH, PHILIP W.; SMITH, VICKI A.	846 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0070
COOK JESSIE V. III	848 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building C of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000C0 0080
PRYOR, MICHAEL D.; PRYOR, SUSAN M.	850 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0010
COOK, LORA C.	852 PRITCHARD ISLAND RD, INVERNESS,	Unit 2, Building D of Pritchard Island, according to the plat thereof as recorded in	20E19S080060 000D0 0020

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

	FLORIDA 34450	Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	
STEPHEN SANTAFE TRUST	854 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0030
LIPSKI, MARK	856 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0040
HELLMERS, MAXINE	858 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0050
FUGATT, BOBBY E.	860 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0060
RUSSELL JOSEPH NOVOTNY, TRUSTEE OF THE RUSSELL J. NOVONTNY TRUST DATED MAY 10, 2012 AND KAY ELLEN SWEARINGEN AS TRUSTEE OF THE KAY ELLEN	862 PRITCHARD ISLAND R, INVERNESS	Unit 7, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0070

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

SWEARINGEN TRUST DATED MARCH 16, 1994 AND MARCH 10, 2012			
PLEACHER, BETTY J.	864 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building D of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000D0 0080
868 PRITCHARD ISLAND ROAD INC	868 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0010
IMRIE, LUANN; WARD, THOMAS J. MATHIEU	870 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0020
VALENCIA, SONIA	872 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0030
KEMP, PHILIP ALAN	874 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	20E19S080060 000E0 0040
JOHN G. HAWKINS as trustee of the JOHN G.	876 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and	20E19S080060 000E0 0050

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

HAWKINS TRUST AGREEMENT DATED JULY 26 2001 AND RESTATED APRIL 28, 2016		in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida	
KENNETH ALLEN CRIBBS as trustee of THE KENNETH ALLEN CRIBBS TRUST UTA dated MARCH 7, 2024	878 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000E0 0060
PICHARDO, EDGAR	880 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000E0 0070
PICHARDO EDGAR	882 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building E of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000E0 0080
BRITTON, JESSE RAY; BRITTON, JESSICA WARD	884 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0010
MIGDAD, QASIM; MIGDAD, SAMIRA	886 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0020
HANCE, DEANNA	888 PRITCHARD ISLAND RD,	Unit 3, Building F of Pritchard Island, according to	20E19S080060 000F0 0030

Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

LANIER	INVERNESS, FLORIDA 34450	the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	
MARCUS IAVARONI and CAROLINE IAVARONI as Trustees of the MARCUS AND CAROLINE IAVARONI FAMILY TRUST DATED FEBRUARY 11, 2009	890 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0040
MILLER, ALICE W.	892 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0050
JAMES F. NOLAN JR as Trustee of the JAMES NOLAN REVOCABLE LIVING TRUST DATED 7TH DAY OF MAY 2024	894 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0060
ALKAN, SERHAN	896 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000F0 0070
SOWELL, PAULA JANE	898 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building F of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records	20E19S080060 000F0 0080

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		of Citrus County, Florida.	
GENDRON, CHRISTINE R.	902 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0010
DELAMAR, ROBERT E.; DELAMAR, GENA B.	904 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0020
KOSTIS, CHRISTINE L.	906 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0030
JANICE SIMPSON- FOUNTAIN as trustee of the JANICE SIMPSON LIVING TRUST DATED JUNE 19, 2007	908 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0040
WHISMAN, III, JAMES W.; WHISMAN, LETTIE KIRKPATRICK	910 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0050
PANKALLA, SEAN	912 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0060

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KLISH, MYRON M.; KLISH, GERALDINE M.	914 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0070
ORESzcZYN, STEPHEN A.; ORESzcZYN, MAUREEN A.	916 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building G of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000G0 0080
VON STADEN, TARA	920 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 2, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0020
NARDI, MARIA T.	922 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 3, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0030
ELZINGA, KAREN RENEE	924 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0040
SUTTER, DANA	926 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0050
KILLEEN, GEORGE J.	928 PRITCHARD ISLAND RD, INVERNESS,	Unit 6, Building H of Pritchard Island, according to the plat thereof as recorded in	20E19S080060 000H0 0060

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	FLORIDA 34450	Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	
PIERCE, THOMAS C.	930 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0070
DONATELLO, GEORGE A.	932 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 8, Building H of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000H0 0080
ROBERT J. MASSURA BEVERLY A. MASSURA as trustees of the MASSURA LIVING TRUST DATED SEPTEMBER 27, 2021	934 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and Unit 2, Building I of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000I0 0010
GREINER, JEFFREY M.; GREINER, BARBARA A.	940 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4 and a portion of Unit 3, Building I of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000I0 0040
MARSHALL, CHARLES R.	942 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5 and a portion of Unit 6, Building I of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000I0 0050
GRUBMAN	946 PRITCHARD	Lots 7 and 8, Building I of	20E19S080060 000I0

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DAVIND E.; BURTON, LISA A.	ISLAND RD, INVERNESS, FLORIDA 34450	Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	0070
OLGA NORA BENITEZ as trustee of the OLGA NORA BENITEZ TRUST DATED DECEMBER 15, 2020	950 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and 2, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000J0 0010
MOURER, MICHAEL DEWEY; MOURER, VICKI LEE BOODY	956 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 4 and a portion of Unit 3, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida. Commence at the intersection of the "Control Line" for Building "J" and the Easterly right of way line of Pritchard Island Road according to the map or plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, inclusive, Public Records of Citrus County, Florida; thence N. 81 degrees 00 minutes 54 seconds E. and along said "Control Line" a distance of 40 feet to the Westernmost corner of Unit 4 of said Building "J", said point also being the Point of Beginning; thence with a 90 degree angle left go a distance of 26.33 feet to the outermost corner of said Unit 4; thence with a 90 degree angle right go a	20E19S080060 000J0 0040

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		distance of 66.50 feet; thence with a 90 degree angle right go a distance of 26.33 feet, said point also being the Northern most corner of Unit 4; thence with a 90 degree angle right go a distance of 66.50 feet to the Point of Beginning.	
TERRY, SUSAN JANE; MALE, FRANK H.	958 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 5, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000J0 0050
GRUNWALD, RICHARD J.; EVENSON, SUZANNE	962 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7 and 8, Building J of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000J0 0070
TOTTY, ANN BRUCE	966 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and Unit 2, Building K of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000K0 0010
LARSON, DIANNE	972 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	The North ½ of Lot 3, Lot 4 and Lot 5 and the South ½ of Lot 6, all in Block K of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000K0 0040
LAVIGNE, GINETTE; LAVIGNE, MICHAEL	978 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450 LOT 7	Lot 7 & 8, Block K of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records	20E19S080060 000K0 0070

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		of Citrus County, Florida.	
ERTL PROPERTIES, INC.	982 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 1 and Unit 2, Building L of Pritchard Island, according to the plat thereof as recorded in Plat Book 12, Page 150 and in Plat Book 13, Page (s) 1 and 2, of the Public Records of Citrus County, Florida.	20E19S080060 000L0 0010
SHEEHAN, JAMES A.	986 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 4 AND A PORTION OF UNIT 3, BUILDING L, PRITCHARD ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND AS AMENDED IN CITRUS COUNTY ZONING BOARD OF ADJUSTMENT RESOLUTION NO. 00-SE- 03 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: UNIT 4: COMMENCE AT THE CONTROL LINE FOR BUILDING L AND THE NORTHEASTERLY RIGHT- OF-WAY LINE OF PRITCHARD ISLAND ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE NORTH 58°04' 07" EAST	20E19S080060 000L0 0040

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		<p>AND ALONG SAID CONTROL LINE A DISTANCE OF 135 FEET TO THE SOUTHERNMOST CORNER OF UNIT 5 OF SAID BUILDING L, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH A 90 DEGREE ANGLE LEFT GO A DISTANCE OF 26.33 FEET; THENCE WITH A 90 DEGREE ANGLE RIGHT GO A DISTANCE OF 66.50 FEET; THENCE WITH A 90 DEGREE ANGLE RIGHT GO A DISTANCE OF 26.33 FEET, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF UNIT 5, BUILDING L; THENCE WITH A 90 DEGREE ANGLE RIGHT GO A DISTANCE OF 66.50 FEET TO THE POINT OF BEGINNING.</p>	
<p>ROSSITER, THOMAS MAHLON; ROSSITER, SUE CAMERON</p>	<p>990 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450</p>	<p>Unit 5, Building L of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.</p> <p>Begin at the Southernmost corner of Unit 6, Building L, PRITCHARD ISLAND, according to the map or plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence</p>	<p>20E19S080060 000L0 0050</p>

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		North 31 degrees 55 minutes 53 seconds West along the Southwesterly line of said Unit 6 a distance of 8.34 feet; thence North 58 degrees 18 minutes 20 seconds East 46.84 feet; thence South 31 degrees 55 minutes 53 seconds East 8.34 feet to the Northernmost corner of Unit 5 of said Building L, thence South 58 degrees 18 minutes 20 seconds West 46.84 feet to the Point of Beginning.	
JOHNSTON JR, LARRY JOE; JOHNSTON, SHEILA ELIZABETH	994 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450 LOT 7	Units 7 & 8, Building L of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000L0 0070
WILLEY, DENNIS G.	1002 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Units 1 and 2, Building M of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000M0 0010
DAHLINGER, RICHARD	1008 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	UNIT 4 AND A PORTION OF UNIT 3, BUILDING M, PRITCHARD ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA AND AS AMENDED IN CITRUS	20E19S080060 000M0 0040

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		<p>COUNTY ZONING BOARD OF ADJUSTMENT RESOLUTION NO. OO-SE-03 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE CONTROL LINE FOR BUILDING M AND THE EASTERLY RIGHT-OF-WAY LINE OF PRITCHARD ISLAND ROAD ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 150 AND PLAT BOOK 13, PAGES 1 AND 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N 38°23'08"E AND ALONG SAID CONTROL UNE A DISTANCE OF 49 FEET TO THE SOUTHERNMOST CORNER OF UNIT 5 OF SAID BUILDING M, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE WITH A 90° ANGLE LEFT GO A DISTANCE OF 26.33 FEET; THENCE WITH A 90° ANGLE RIGHT GO A DISTANCE OF 66.50 FEET; THENCE WITH A 90° ANGLE RIGHT GO A DISTANCE OF 26.33 FEET, SAID POINT ALSO BEING THE EASTERNMOST CORNER OF UNIT 5, BUILDING M; THENCE WITH A 90° ANGLE LEFT GO A DISTANCE OF 66.50 FEET TO THE POINT OF</p>	
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Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

		BEGINNING.	
SMITH, NANCY L.	1010 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 6, Building M of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000M0 0050
HAPP, PAMELA R.; PATTERSON, JAMES D.	1016 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Unit 7 and 8, Block M of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.	20E19S080060 000M0 0070
MARLENE H. KORYCKI as trustee of the MARLENE H. KORYCKI LIVING TRUST DATED JUNE 07, 2007 RESTATED June 17, 2010	1018 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450	Units 1 and 2, Building N, Pritchard Island, according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida and as amended in Citrus County zoning board of adjustment Resolution Number 00-SE-03 being more particularly described as follows: Commence at the control line for Building N and the Easterly right of way line of Pritchard Island road according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence North 64 degrees 43 minutes 36 seconds East and along said control line a distance of	20E19S080060 000N0 0010

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		<p>45 feet to the Southernmost corner of Unit 5 of said Building N, said point also being the Point of Beginning; thence with a 90 degrees angle left go a distance of 26.33 feet; thence with a 90 degrees angle right go a distance of 66.50 feet; thence with a 90 degrees angle right go a distance of 2633 feet, said point also being the Easternmost corner of Unit 5, Building N; thence with a 90 degrees angle left go a distance of 66.50 feet to the Point of Beginning.</p>	
<p>GILPIN, TARA LYNN</p>	<p>1024 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450</p>	<p>Unit 4 and a portion of Unit 3, Building N, Pritchard Island, according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida and as amended in Citrus County zoning board of adjustment Resolution Number 00-SE-03 being more particularly described as follows: Commence at the control line for Building N and the Easterly right of way line of Pritchard Island road according to the Map or Plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence North 64 degrees 43 minutes 36 seconds East and along said control line a distance of 45 feet to the Southernmost corner of Unit 5 of said Building N, said point also</p>	<p>20E19S080060 000N0 0040</p>

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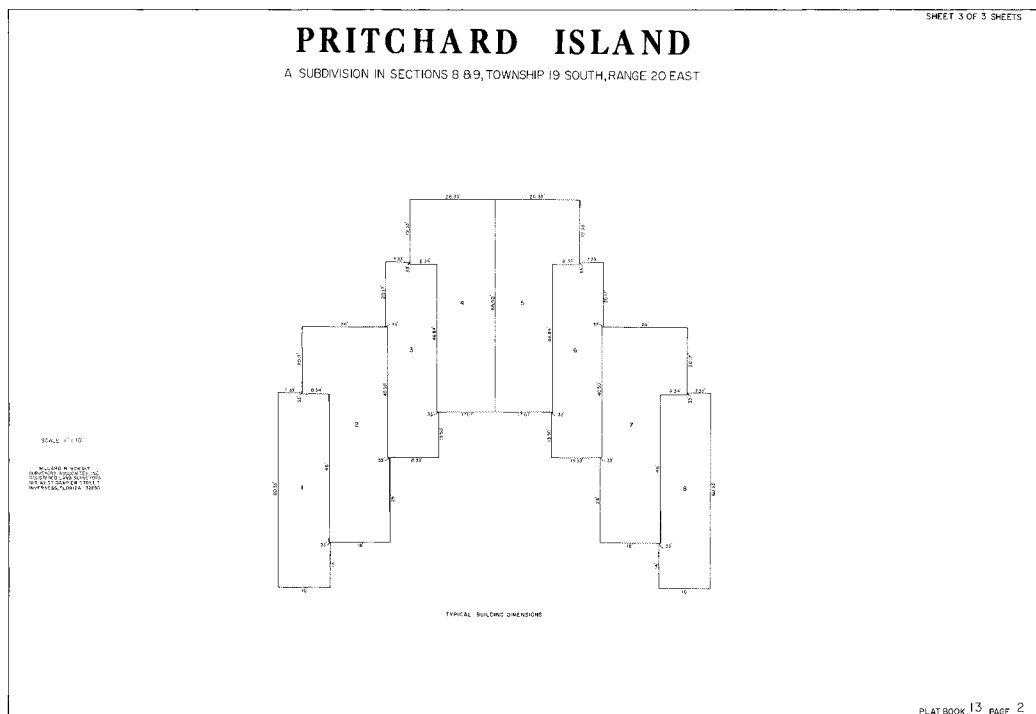
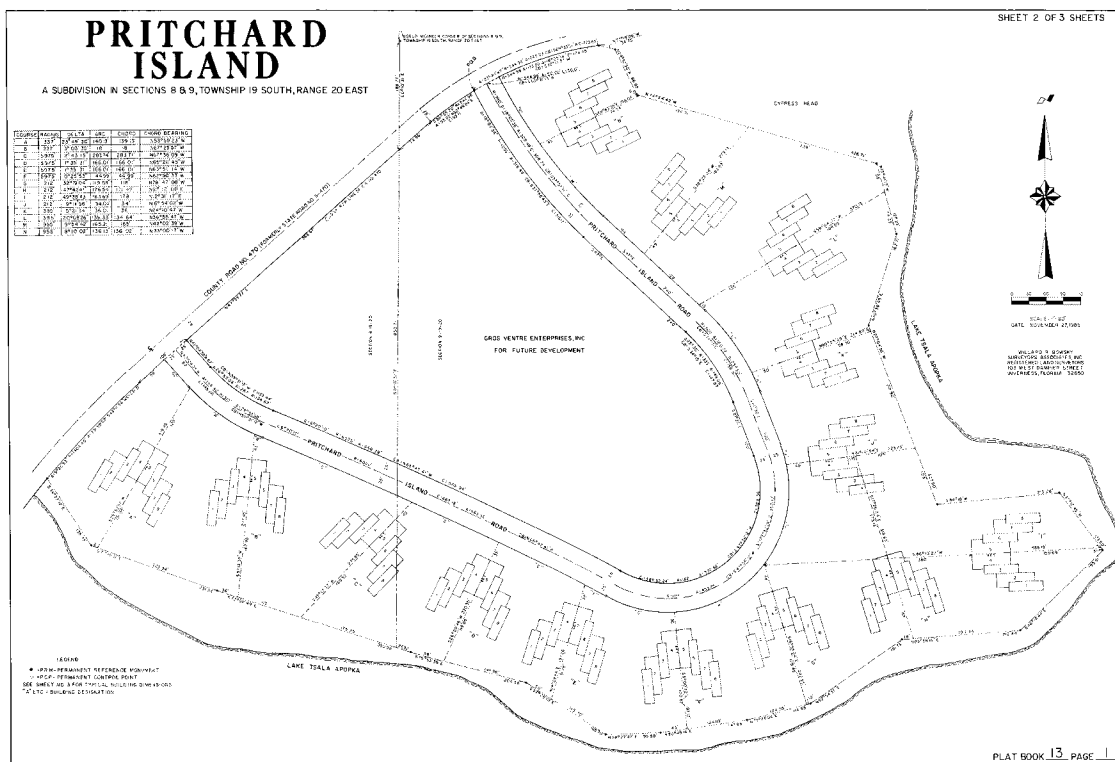
		<p>being the Point of Beginning; thence with a 90 degrees angle left go a distance of 26.33 feet; thence with a 90 degrees angle right go a distance of 66.50 feet; thence with a 90 degrees angle right go a distance of 26.33 feet, said point also being the Easternmost corner of Unit 5, Building N; thence with a 90 degrees angle left go a distance of 66.50 feet to the Point of Beginning.</p>	
<p>ZENTZ, JARED MORGAN; ZENTZ, KELLIE JEAN</p>	<p>1026 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450</p>	<p>Unit 5 and a portion of Unit 6, Building N, Pritchard Island, according to the map or plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida and as amended in Citrus County Zoning Board of Adjustment Resolution No. 00-SE-03 being more particularly described as follows:</p> <p>Commence at the control line for Building N and the Easterly right-of-way line of Pritchard Island Road according to the map or plat thereof as recorded in Plat Book 12, Page 150 and Plat Book 13, Pages 1 and 2, Public Records of Citrus County, Florida; thence North 64 degrees 43 minutes 36 seconds East and along said control line a distance of 45 feet to the Westernmost corner of Unit 4 of said Building N, said point also being the Point of Beginning; thence with a 90 degree angle</p>	<p>20E19S080060 000N0 0050</p>

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		<p>right go a distance of 26.33 feet; thence with a 90 degree angle left go a distance of 66.50 feet; thence with a 90 degree angle left go a distance of 26.33 feet, said point also being the Northernmost corner of Unit 4, Building N; thence with a 90 degree angle left go a distance of 66.50 feet to the Point of Beginning.</p>	
<p>SANDRA K. DIXON, trustee of the SANDRA K. DIXON REVOCABLE LIVING TRUST DATED FEBRUARY 27, 2018</p>	<p>1032 PRITCHARD ISLAND RD, INVERNESS, FLORIDA 34450</p>	<p>Units 7 and 8, Building N of PRITCHARD ISLAND, according to the plat thereof as recorded in Plat Book 12, Pages 150 through 152 and Plat Book 13, Pages 1 through 2, of the Public Records of Citrus County, Florida.</p>	<p>20E19S080060 000N0 0070</p>

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EXHIBIT "B.2" - Plat of Pritchard Island, recorded in Plat Book 13, Pages 1-2, Public Records of Citrus County, Florida on November 25, 1985.



Covenant Revitalization of Pritchard Island Homeowner's Association, Inc.

EXHIBIT "B.3" - Affidavit recorded in O.R. Book 686, Page 324, Public Records of Citrus County, Florida.

4500
V Courthouse

RECEIVED
DEPARTMENT OF
COUNTY CLERK
CITRUS COUNTY, FL
11/19/2024

GROS VENTURE ENTERPRISES,
INC.
Pritchard Island
See 8+9 - 195-20-E

686-0324

Plat Book 12 pg 15
Plat Book 13 pg. #2

EXHIBIT "B.4"- Affidavit correcting Plat Book number

4500
V Courthouse

RECEIVED
DEPARTMENT OF
COUNTY CLERK
CITRUS COUNTY, FL
11/19/2024

GROS VENTURE ENTERPRISES,
INC.
Pritchard Island
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686-0324

Plat Book 12 pg 15
Plat Book 13 pg. #2

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