

This instrument was prepared by:  
(and after recording, return to):  
Jonathan J. Ellis, Esquire  
Shumaker, Loop & Kendrick, LLP  
101 E. Kennedy Boulevard, Suite 2800  
Tampa, Florida 33602

**NOTICE OF PRISTINE PLACE HOMEOWNERS' ASSOCIATION, INC. UNDER SECTION 720.3032, FLORIDA STATUTES, AND NOTICE TO PRESERVE AND PROTECT COVENANTS AND RESTRICTIONS FROM EXTINGUISHMENT UNDER THE MARKETABLE RECORD TITLE ACT, CHAPTER 712 FLORIDA STATUTES**

14/9  
Pristine Place Homeowners' Association, Inc., declares and provides notice that every portion of the lands and real property described herein shall remain subject to the Governing Documents for Pristine Place Homeowners' Association, Inc., as described herein and as amended and supplemented from time to time, pursuant to the provisions of Fla. Stat. §§712.05, 712.06, and 720.3032 as hereinafter set forth by the recording of this instrument.

\*Instructions to recorder: Please index both the legal name of the association and the names shown in item 3.

1. **Legal Name of Association.** The name of the homeowners association desiring to preserve its covenants and restrictions is Pristine Place Homeowners' Association, Inc. (the "Association")
2. **Mailing Address of Association.** The Association's mailing address is c/o Greenacre Properties, Inc., 4131 Gunn Highway Tampa, FL 33618. The Association's physical address is 4350 St Ives Blvd, Spring Hill, FL 34609 in Hernando County, Florida.
3. **Common Name of Community/Names of Subdivision Plats.** The common name of the community is Pristine Place. The subdivision plat governed, in whole or in part, or otherwise affected by the covenants and restrictions sought to be preserved herein is:
  - Pristine Place Phase 1;
  - Pristine Place South;
  - Pristine Place Phase-2 A;
  - Pristine Place Phase Two;
  - Pristine Place Phase Three;
  - Pristine Place Phase Four;
  - Pristine Place Phase Five;
  - Pristine Place Phase Six.
4. **Name Address and Telephone Number of Management Company:** The management company for Pristine Place Homeowners' Association, Inc. is Greenacre Properties, Inc.

("Greenacre"). Greenacre's phone number is (813) 600-1100. Greenacre's address is 4131 Gunn Highway Tampa, FL 33618.

5. **Preservation of Covenants:** This Notice does constitute a notice to preserve and protect covenants or restrictions from extinguishment under the Marketable Record Title Act.
6. **Covenants and Restrictions Preserved from extinguishment.** The Association desires to preserve from extinguishment the following covenants and restrictions affecting the community including, but not limited to, the following:
  - a. Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, Recorded On January 10, 1990 In Official Records Book 765, Page 0784;
  - b. Special Warranty Deed, recorded on July 2, 1992, in Official Records Book 871, Page 0402;
  - c. Quitclaim Deed, recorded on August 29, 1992 in Official Records Book 877, Page 1838;
  - d. Quitclaim Deed, recorded on October 13, 1992 in Official Records Book 884, Page 1223;
  - e. Certificate Of Amendment To Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on October 14, 1992 in Official Records Book 884, Page 1497;
  - f. Amendment To Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on April 12, 1994 in Official Records Book 962, Page 1548;
  - g. Amendment To Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on April 18, 1995 in Official Records Book 1012, Page 364;
  - h. Assignment And Delegation Of Rights Of The Declarant Under The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on March 06, 1996 in Official Records Book 1056, Page 407;
  - i. Amendment To Declaration Of Covenants, Conditions And Restrictions, As Amended, Annexing Pristine Place Phase IIA, recorded on September 26, 1996 in Official Records Book 1088, Page 303;
  - j. Amendment To Declaration Of Covenants, Conditions And Restrictions, As Amended, Annexing Pristine Place Phase II, recorded on March 13, 1997 in Official Records Book 1113, Page 1810;
  - k. Amendment To Declaration Of Covenants, Conditions And Restrictions, As Amended, Annexing Pristine Place Phase II, recorded on March 19, 1997 in Official Records Book 1114, Page 1877;
  - l. Resolution 96-173, recorded on May 28, 1997, in Official Records Book 1127, Page 696;
  - m. Amendment To Declaration Of Easements, Covenants, Conditions And Restrictions For Pristine Place, recorded on September 26, 1997 in Official Records Book 1149, Page 509;
  - n. Easement Agreement, recorded on June 25, 1998, in Official Records Book 1201, Page 1676;

- o. Supplement To Declaration Of Easements, Covenants, Conditions And Restrictions, For Pristine Place Adding Pristine Place Phase Three Thereto, recorded on November 01, 1999 in Official Records Book 1301, Page 1023;
- p. Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on February 04, 2000 in Official Records Book 1319, Page 418;
- q. Corrective Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on December 19, 2000 in Official Records Book 1383, Page 1711;
- r. Affidavit of Scrivener's Error, recorded on January 08, 2001 in Official Records Book 1387, Page 1970;
- s. Amendment To Declaration Of Easements, Covenants, Conditions And Restrictions, As Amended, And Annexing Pristine Place Phase IV, recorded on February 08, 2001 in Official Records Book 1393, Page 1753;
- t. Affidavit, recorded on March 19, 2001 in Official Records Book 1402, Page 1139;
- u. Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on April 03, 2001 in Official Records Book 1406, Page 1790;
- v. Amendment To Declaration Of Easements, Covenants, Conditions And Restrictions, As Amended Annexing Pristine Place Phase V Thereto, recorded on March 28, 2002 in Official Records Book 1515, Page 656;
- w. Agreement For Grounds Maintenance, recorded on April 25, 2002, in Official Records Book 1524, Page 515;
- x. Articles Of Amendment To Articles Of Incorporation And Adopted Amendments To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on November 05, 2003 in Official Records Book 1752, Page 1279;
- y. Amendment To Declaration Of Easements, Covenants, Conditions And Restrictions, As Amended, Annexing Pristine Place Phase V Thereto, recorded on February 11, 2004 in Official Records Book 1792, Page 537;
- z. Assignment, recorded on October 28, 2004 in Official Records Book 1921, Page 1112;
- aa. Corrective Supplement To Declaration Of Easements, Covenants, Conditions And Restrictions, As Amended Annexing Pristine Place Phase Three Thereto, recorded on November 24, 2004 in Official Records Book 1933, Page 1559;
- bb. Corrective Certificate of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on November 24, 2004 in Official Records Book 1933, Page 1562;
- cc. Corrective Amendment To Declaration Of Easements, Covenants, Conditions And Restrictions, As Amended Annexing Pristine Place Phase V Thereto, recorded on November 24, 2004 in Official Records Book 1933, Page 1564;
- dd. Supplement To Declaration Of Easements, Covenants, Conditions And Restrictions For Pristine Place Adding Pristine Place Phase VI Thereto, recorded on December 02, 2004 in Official Records Book 1936, Page 921;

- ee. Twelfth Amendment To Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on October 17, 2006 in Official Records Book 2342, Page 1713;
- ff. Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place And Certificate of Amendment To The Bylaws Of Pristine Place Homeowners' Association, Inc., recorded on June 24, 2013 in Official Records Book 3015, Page 1034;
- gg. Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place And Certificate of Amendment To The Bylaws Of Pristine Place Homeowners' Association, Inc., recorded on January 17, 2014 in Official Records Book 3067, Page 1128;
- hh. Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on June 27, 2014 in Official Records Book 3106, Page 1730;
- ii. Certificate Of Amendment To The Bylaws Of Pristine Place Homeowners' Association, Inc., recorded on June 27, 2014 in Official Records Book 3106, Page 1737;
- jj. Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on December 09, 2014 in Official Records Book 3151, Page 619;
- kk. Certificate Of Amendment To The Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on July 14, 2015 in Official Records Book 3247, Page 623;
- ll. Certificate Of Amendment To The Articles Of Incorporation For Pristine Place Homeowners' Association, Inc., recorded on July 24, 2015 in Official Records Book 3251, Page 770;
- mm. Certificate Of Approving Amended And Consolidated Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place, recorded on September 17, 2015 in Official Records Book 3285, Page 1741;
- nn. Certificate Of Amendment To The Bylaws Of Pristine Place Homeowners' Association, Inc., recorded on December 17, 2015 in Official Records Book 3316, Page 1149;
- oo. Certificate Approving Amended and Consolidaed Bylaws Of Pristine Place Homeowners' Association, Inc., recorded on September 21, 2016 in Official Records Book 3397, Page 1398;
- pp. Certificate Of Amendment To The Amended And Consolidated Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on December 05, 2016 in Official Records Book 3419, Page 1055;
- qq. Certificate Of Amendment To The Amended And Consolidated Declaration Of Easements, Covenants, Conditions, And Restrictions For Pristine Place Homeowners' Association, Inc., recorded on January 22, 2018 in Official Records Book 3545, Page 1098;

all in the Public Records of Hernando County, Florida.

7. **Legal description.** The legal description of the community affected by the listed covenants or restrictions is as set forth in Exhibits A, B-1, and B-2, hereto.

This notice is filed on behalf of Pristine Place Homeowners' Association, Inc. as of the date set forth below.

**WITNESS:**

**PRISTINE PLACE  
HOMEOWNERS' ASSOCIATION, INC.**

*Gordon Lerner*  
\_\_\_\_\_  
Sign

Print Name: GORDON LERNER

*William Dyer*  
\_\_\_\_\_  
By: William Dyer

Its: Vice President of the Board of Directors

R  
OC

**WITNESS:**

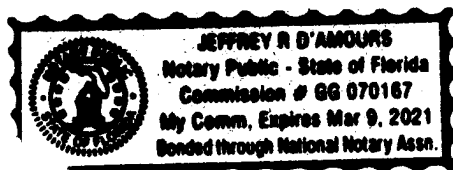
*Jeffrey R D'Amours*  
\_\_\_\_\_  
Sign

Print Name: JEFFREY R D'AMOURS

STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 4 day of December, 2019, by William Dyer, as Vice President of the Board of Directors for Pristine Place Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is  personally known to me, or  has produced NA as identification.



*Jeffrey R D'Amours*  
\_\_\_\_\_  
Notary Public

Print Name:

My Commission Expires:

[notary seal]

WITNESS:

PRISTINE PLACE  
HOMEOWNERS' ASSOCIATION, INC.

Carl L Fletcher  
Sign  
Print Name: CARL L. FLETCHER

Laura Lee Peters  
By: Laura Lee Peters  
Its: Treasurer of the Board of Directors

WITNESS:

Jeff Damours  
Sign  
Print Name: JEFF DAMOURS

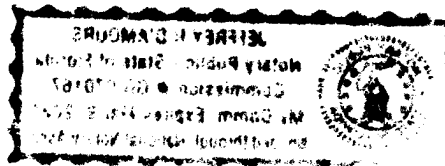
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me this 19 day of NOVEMBER, 2019, by Laura Lee Peters, as Treasurer of the Board of Directors for Pristine Place Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is  personally known to me, or  has produced NA as identification.

Jeff Damours  
Notary Public  
Print Name:  
My Commission Expires:

[notary seal]



## EXHIBIT A

## LEGAL DESCRIPTION OF LAND AFFECTED BY THIS NOTICE OF PRESERVATION

Land Initially Submitted:

Plat Of Pristine Place Phase 1, As Recorded In Plat Book 24, Pages 12 Through 18, On January 01, 1989, Of The Public Records Of Hernando County, Florida, And As Amended By Those Two (2) Affidavits Confirming Error On Recorded Plat, As Recorded In The Official Records Book 767, Page 848, On February 06, 1990 And Official Records Book 817, Page 851, On April 24, 1991, All Of The Public Records Of Hernando County, Florida. More particularly described as follows:

PRISTINE PLACE PHASE I, according to the plat thereof recorded in Plat Book 24, at page 12, of the public records of Hernando County, Florida, being more particularly described as follows:

A PORTION OF SECTIONS 18, 19 AND 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 18 EAST; THENCE NORTH 89° 42' 24" WEST, ALONG THE NORTH LINE OF SAID SECTION 18, A DISTANCE OF 863.81 FEET; THENCE SOUTH 00° 08' 36" WEST, 85.00 FEET, TO THE POINT OF BEGINNING. SAID POINT OF BEGINNING ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED POWELL ROAD AND THE WEST RIGHT-OF-WAY LINE OF PROPOSED ANDERSON-SHOW ROAD; THENCE SOUTH 00° 08' 36" WEST, ALONG LAST SAID LINE 4,428.43 FEET; THENCE CONTINUE ALONG SAID PROPOSED RIGHT-OF-WAY LINE BY A CURVE TO THE LEFT HAVING A RADIUS OF 928.77 FEET, A DELTA ANGLE OF 18° 38' 28" AND AN ARC DISTANCE OF 302.17 FEET, A CHORD BEARING SOUTH 00° 08' 36" EAST, 300.84 FEET; THENCE NORTH 89° 40' 05" WEST, 188.68 FEET, THENCE SOUTH 00° 10' 55" WEST, 852.98 FEET; THENCE, BY A CURVE TO THE LEFT HAVING A RADIUS OF 80.00 FEET, A DELTA ANGLE OF 132° 00' 34" AND AN ARC DISTANCE OF 115.20 FEET, A CHORD BEARING SOUTH 89° 48' 22" EAST, 81.38 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SPRING HILL DRIVE, (A 100 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 48° 10' 21" WEST, ALONG LAST SAID LINE, 412.84 FEET, TO THE EAST LINE OF SPRING HILL UNIT 24, AS RECORDED IN PLAT BOOK 18, PAGES 53 THROUGH 58, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE NORTH 00° 40' 16" EAST, ALONG LAST SAID LINE, 2,688.03 FEET, TO THE NORTHEAST CORNER OF SAID SPRING HILL UNIT 24; THENCE SOUTH 89° 16' 57" WEST, ALONG THE NORTH LINE OF SAID SPRING HILL UNIT 24, A DISTANCE OF 90.00 FEET; THENCE NORTH 00° 43' 03" WEST, 190.00 FEET; THENCE SOUTH 89° 16' 57" WEST, 71.74 FEET; THENCE NORTH 00° 43' 03" WEST, 80.00 FEET; THENCE BY A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 25.00', A DELTA ANGLE OF 90° 52' 41", AN ARC DISTANCE OF 38.88 FEET, A CHORD BEARING NORTH 49° 14' 42" WEST, 35.83 FEET; THENCE NORTH 00° 08' 36" EAST, 122.53 FEET; THENCE SOUTH 89° 50' 23" EAST, 145.00 FEET; THENCE NORTH 00° 08' 36" EAST, 258.55 FEET; THENCE NORTH 04° 58' 57" WEST, 111.51 FEET; THENCE NORTH 28° 58' 50" WEST, 212.54 FEET; THENCE NORTH 42° 58' 25" WEST, 80.05 FEET; THENCE NORTH 44° 58' 23" WEST, 1,088.83 FEET; THENCE, BY A CURVE TO THE LEFT HAVING A RADIUS OF 378.00 FEET, A DELTA ANGLE 44° 52' 04", AN ARC DISTANCE OF 288.74 FEET AND A CHORD BEARING NORTH 67° 18' 24" WEST, 282.48 FEET; THENCE NORTH 89° 48' 24" WEST, 289.73 FEET; THENCE NORTH 00° 17' 36" EAST, 43.00 FEET; THENCE NORTH 89° 42' 24" WEST, 188.90 FEET; THENCE SOUTH 00° 17' 36" WEST, 43.00 FEET; THENCE, BY A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,520.00 FEET, A DELTA ANGLE OF 29° 58' 10", AN ARC DISTANCE OF 928.08 FEET AND A CHORD BEARING OF NORTH 78° 08' 04" WEST, 814.88 FEET; THENCE NORTH 21° 52' 37" EAST, 120.40 FEET; THENCE NORTH 68° 07' 23" WEST, 50.00 FEET; THENCE SOUTH 21° 52' 37" WEST, 120.40 FEET; THENCE, BY A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,520.00 FEET, A DELTA ANGLE OF 10° 27' 37", AN ARC DISTANCE OF 460.87 FEET, A CHORD BEARING NORTH 62° 18' 28" WEST, 458.43 FEET; THENCE SOUTH 32° 54' 21" WEST, 145.00 FEET; THENCE, BY A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,885.00 FEET, A DELTA ANGLE OF 08° 00' 24", AN ARC DISTANCE OF 232.87 FEET AND A CHORD BEARING NORTH 54° 35' 27" WEST, 232.80 FEET; THENCE NORTH 37° 54' 45" EAST, 145.00 FEET; THENCE, BY A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 2,520.00 FEET, A DELTA ANGLE OF 04° 18' 13", AN ARC DISTANCE OF 180.01 FEET AND A CHORD BEARING NORTH 48° 58' 36" WEST, 188.87 FEET; THENCE, BY A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 5,888.78 FEET, A DELTA ANGLE OF 00° 54' 51", AN ARC DISTANCE OF 84.07 FEET AND A CHORD BEARING NORTH 51° 08' 10" EAST, 84.07 FEET; THENCE NORTH 38° 18' 15" WEST, 88.00 FEET; THENCE, BY A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 5,846.78 FEET, A DELTA ANGLE OF 00° 58' 05", AN ARC DISTANCE OF 100.81 FEET AND A CHORD BEARING SOUTH 51° 10' 18" WEST, 100.81 FEET; THENCE NORTH 38° 05' 34" WEST, 143.23 FEET; THENCE SOUTH 52° 00' 41" WEST, 82.08 FEET; THENCE SOUTH 58° 48' 12" WEST, 88.03 FEET; THENCE SOUTH 53° 54' 28" WEST, 270.00 FEET; THENCE NORTH 38° 05' 34" WEST, 148.31 FEET; THENCE SOUTH 50° 42' 18" WEST, 23.38 FEET; THENCE NORTH 38° 05' 34" WEST, 50.00 FEET; THENCE NORTH 53° 54' 28" EAST, 88.00 FEET; THENCE, BY A CURVE TO THE LEFT, HAVING A RADIUS OF 28.00 FEET, A DELTA ANGLE OF 90° 00' 00", AN ARC DISTANCE OF 38.27 FEET AND A CHORD BEARING NORTH 08° 54' 28" EAST, 35.38 FEET; THENCE NORTH 53° 54' 28" EAST, 80.00 FEET; THENCE NORTH 38° 05' 34" WEST, 129.18 FEET; THENCE NORTH 53° 42' 50" EAST, 148.00 FEET; THENCE NORTH 38° 05' 34" WEST, 188.43 FEET; THENCE SOUTH 88° 42' 12" EAST, 378.47 FEET; THENCE NORTH 53° 54' 28" EAST, 788.84 FEET; THENCE, BY A CURVE TO THE LEFT, HAVING A RADIUS OF 1,555.00 FEET, A DELTA ANGLE OF 13° 41' 37", AN ARC DISTANCE 388.84 FEET AND A CHORD BEARING SOUTH 41° 22' 21" EAST, 384.60 FEET; THENCE NORTH 40° 52' 48" EAST, 208.03 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PROPOSED POWELL ROAD; THENCE, BY A NON-TANGENT CURVE TO THE LEFT ALONG LAST SAID LINE, HAVING A RADIUS OF 1,455.00 FEET, A DELTA ANGLE OF 41° 38' 41", AN ARC DISTANCE OF 1,054.70 FEET AND A CHORD BEARING SOUTH 88° 54' 04" EAST, 1,033.83 FEET; THENCE, CONTINUE ALONG SAID SOUTHERLY PROPOSED RIGHT-OF-WAY LINE, SOUTH 88° 42' 24" EAST, 2,028.86 FEET, TO THE POINT OF BEGINNING.

CONTAINING 144.122 ACRES, MORE OR LESS,

Less and except those portions thereof dedicated and conveyed to the public and Hernando County, Florida, in accordance with or pursuant to said plat.

**Land Subsequently Submitted:**

- Plat Of Pristine Place South, As Recorded In Plat Book 29, Pages 42 Through 43, On January 01, 1996, Of The Public Records Of Hernando County, Florida.
- Plat Of Pristine Place Phase 2 A, As Recorded In Plat Book 30, Pages 01 Through 02, On January 01, 1996, Of The Public Records Of Hernando County, Florida.
- Plat Of Pristine Place Phase Two, As Recorded In Plat Book 30, Pages 32 Through 33, On January 01, 1997, Of The Public Records Of Hernando County, Florida.
- Plat Of Pristine Place Phase Three, As Recorded In Plat Book 31, Pages 49 Through 50, On January 01, 1999, Of The Public Records Of Hernando County, Florida.
- Plat Of Pristine Place Phase Four, As Recorded In Plat Book 32, Pages 24 Through 25, On February 22, 2001, Of The Public Records Of Hernando County, Florida.
- Plat Of Pristine Place Phase Five, As Recorded In Plat Book 33, Pages 01 Through 02, On January 01, 2002, Of The Public Records Of Hernando County, Florida.
- Plat Of Pristine Place Phase Six, As Recorded In Plat Book 35, Pages 22 Through 23, On February 24, 2005, Of The Public Records Of Hernando County, Florida.

And, in addition to the foregoing, pursuant to that certain "Amendment to Declaration of Covenants, Conditions and Restrictions, As Amended, Annexing Pristine Place Phase IIA," recorded on September 26, 1996 in Official Records Book 1088, Page 303 of Hernando County, Florida, the following:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PRISTINE PLACE PHASE 2A" A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 2, BLOCK P, PRISTINE PLACE, PHASE 1 AS RECORDED IN PLAT BOOK 24, PAGES 12 THRU 18, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER ALSO BEING ON THE NORTH BOUNDARY OF SPRING HILL, UNIT 24 AS RECORDED IN PLAT BOOK 10, PAGES 53 THRU 60, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S 89° 17' 27" W, ALONG SAID NORTH BOUNDARY, 389.67 FEET; THENCE N 04° 23' 40" E, 116.68 FEET; THENCE N 64° 29' 15" E, 18.04 FEET; THENCE N 01° 23' 41" E, 130.04 FEET; THENCE N 17° 14' 23" E, 200.18 FEET; THENCE S 83° 32' 52" E, 204.05 FEET; THENCE S 00° 09' 38" W, 60.85 FEET TO THE NORTHWEST CORNER OF LOT 15, BLOCK F OF SAID PRISTINE PLACE, PHASE 1; THENCE, ALONG THE WESTERLY BOUNDARY OF SAID PRISTINE PLACE, PHASE 1, THE FOLLOWING 5 COURSES: (1) S 00° 09' 38" W, 122.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A DELTA OF 90° 52' 41", A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 45° 16' 42" E AND A CHORD OF 35.83 FEET; (2) THENCE, ALONG THE ARC OF SAID CURVE, 39.65 FEET TO THE POINT OF TANGENCY; (3) THENCE S 00° 43' 03" E, 50.00 FEET; (4) THENCE N 89° 16' 57" E, 71.74 FEET; (5) THENCE S 00° 43' 03" E, 160.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.95 ACRES, MORE OR LESS.

And, in addition to the foregoing, pursuant to that certain "Amendment to Declaration of Covenants, Conditions and Restrictions, As Amended, Annexing Pristine Place Phase II," recorded on March 13, 1997 in Official Records Book 1113, Page 1810 of Hernando County, Florida, and re-recorded on March 19, 1997 in Official Records Book 1114, Page 1877 of Hernando County, Florida, the following:

[CONTINUED ON NEXT PAGE]



THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PRISTINE PLACE PHASE TWO", A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 3, PRISTINE PLACE, PHASE 2A, AS RECORDED IN PLAT BOOK 30, PAGES 1 AND 2, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA SAID CORNER BEING ON THE NORTH BOUNDARY OF SPRING HILL, UNIT 24, AS RECORDED IN PLAT BOOK 10, PAGES 53 THROUGH 60, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S 89° 17' 27" W, ALONG SAID NORTH BOUNDARY, 1350.16 FEET; THENCE N 22° 34' 32" E 854.32 FEET; THENCE N 00° 09' 38" E 360.00 FEET; THENCE N 00° 50' 12" E 60.38 FEET; THENCE N 05° 55' 35" E 60.30 FEET; THENCE N 25° 42' 37" E 83.44 FEET; THENCE N 45° 12' 32" E 83.04 FEET; THENCE N 59° 29' 10" E 90.13 FEET; THENCE N 81° 59' 58" E 73.02 FEET; THENCE N 89° 48' 14" E 189.14 FEET; THENCE N 31° 39' 14" E 285.93 FEET TO A POINT ON THE WESTERLY BOUNDARY OF PRISTINE PLACE, PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 18, PUBLIC RECORD OF HERNANDO COUNTY, FLORIDA; THENCE, ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING SIX (6) COURSES; (1) S 44° 50' 22" E 990.16 FEET; (2) S 42° 58' 25" E 90.05 FEET; (3) S 26° 58' 50" E 212.54 FEET; (4) S 04° 59' 57" E 111.51 FEET; (5) S 00° 09' 38" W 256.55 FEET; (6) N 89° 50' 22" W 145.00 FEET TO A POINT ON THE BOUNDARY OF SAID PRISTINE PLACE, PHASE 2A; THENCE, ALONG SAID BOUNDARY, THE FOLLOWING SIX (6) COURSES; (1) N 00° 09' 38" E 60.85 FEET; (2) N 83° 32' 52" W 204.05 FEET; (3) S 17° 14' 23" W 200.18 FEET; (4) S 01° 23' 41" W 130.04 FEET; (5) S 64° 29' 15" W 18.04 FEET; (6) S 04° 23' 39" W 118.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 43.72 ACRES, MORE OR LESS.

And, in addition to the foregoing, pursuant to that certain "Supplement to Declaration of Easements, Covenants, Conditions and Restrictions for Pristine Place Adding Pristine Place Phase Three Thereto," recorded on November 1, 1999 in Official Records Book 1301, Page 1023 of Hernando County, Florida, and that certain "Corrective Supplement to Declaration of Easements, Covenants, Conditions and Restrictions, As Amended Annexing Pristine Place Phase Three Thereto," recorded on November 24, 2004 in Official Records Book 1933, Page 1559 of Hernando County, Florida, the following:

[CONTINUED ON NEXT PAGE]

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PRISTINE PLACE PHASE THREE", A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS BEGIN AT THE SOUTHWEST CORNER OF PRISTINE PLACE, PHASE TWO, AS RECORDED IN PLAT BOOK 30, PAGES 32 AND 33, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA SAID CORNER BEING ON THE NORTH BOUNDARY OF SPRING HILL UNIT 24, AS RECORDED IN PLAT BOOK 10, PAGES 53 THROUGH 60, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S 89° 17' 27" W, ALONG SAID NORTH BOUNDARY, 1108.79 FEET; THENCE N 40° 06' 58" E 140.18 FEET, THENCE N 37° 09' 11" E 124.46 FEET, THENCE N 16° 09' 15" E 141.46 FEET; THENCE N 00° 05' 07" W 127.02 FEET, THENCE N 01° 05' 46" W 115.42 FEET, THENCE N 02° 37' 38" E 114.05 FEET; THENCE N 15° 39' 45" E 114.03 FEET; THENCE N 27° 39' 22" E 114.30 FEET; THENCE N 09° 53' 39" E 74.83 FEET; THENCE N 05° 27' 46" W 131.17 FEET; THENCE N 25° 14' 58" W 129.99 FEET; THENCE N 33° 45' 59" W 105.07 FEET; THENCE S 68° 07' 23" E 83.11 FEET; THENCE S 58° 27' 50" E 301.61 FEET; THENCE N 68° 09' 22" E 116.29 FEET, THENCE N 78° 23' 04" E 128.64 FEET; THENCE N 00° 09' 38" E 227.72 FEET; THENCE N 11° 44' 45" W 91.98 FEET; THENCE N 05° 41' 38" W 113.99 FEET; THENCE N 22° 52' 34" E 96.98 FEET, THENCE N 02° 26' 23" E 93.66 FEET, THENCE N 24° 20' 40" W 108.34 FEET; THENCE N 58° 35' 11" W 106.31 FEET TO A POINT ON THE CURVED SOUTH BOUNDARY OF PRISTINE PLACE, PHASE 1, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 18, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 2520.00 FEET, A DELTA OF 14° 21' 51" AND A CHORD OF S 82° 25' 43" E 630.12 FEET, THENCE, ALONG THE ARC OF SAID CURVE, 631.77 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID BOUNDARY THE FOLLOWING SIX (6) COURSES: (1) N 00° 17' 36" E 45.00 FEET, (2) S 89° 42' 24" E 195.00 FEET, (3) S 00° 17' 36" W 45.00 FEET, (4) S 89° 42' 24" E 269.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 370.00 FEET, A DELTA OF 44° 52' 02" AND A CHORD OF S 67° 16' 23" E 282.39 FEET, (5) ALONG THE ARC OF SAID CURVE, 289.74 FEET TO THE POINT OF TANGENCY, (6) S 44° 50' 22" E 79.67 FEET TO THE NORTHWEST CORNER OF SAID PRISTINE PLACE, PHASE TWO, THENCE, ALONG THE WESTERLY BOUNDARY OF SAID PRISTINE PLACE, PHASE TWO, THE FOLLOWING TEN (10) COURSES: (1) S 31° 39' 14" W 285.93 FEET, (2) S 89° 48' 14" W 189.14 FEET, (3) S 81° 59' 58" W 73.02 FEET, (4) S 59° 29' 10" W 90.13 FEET, (5) S 45° 12' 32" W 83.04 FEET, (6) S 25° 42' 37" W 83.44 FEET, (7) S 05° 55' 35" W 60.30 FEET, (8) S 00° 50' 12" W 60.38 FEET, (9) S 00° 09' 38" W 360.00 FEET, (10) S 22° 34' 32" W 854.32 FEET TO THE POINT OF BEGINNING

CONTAINING 47.08 ACRES, MORE OR LESS

And, in addition to the foregoing, pursuant to that certain "Amendment to Declaration of Easements, Covenants, Conditions and Restrictions, As Amended, and Annexing Pristine Place Phase IV," recorded on February 8, 2001 in Official Records Book 1393, Page 1753 of Hernando County, Florida, the following:

[CONTINUED ON NEXT PAGE]

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PRISTINE PLACE PHASE FOUR", A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N 00° 10' 34" E, ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, 136.34 FEET; THENCE S 89° 49' 28" E 171.64 FEET; THENCE S 27° 05' 18" E 123.67 FEET; THENCE S 89° 08' 22" E 186.73 FEET; THENCE S 88° 58' 12" E 90.19 FEET; THENCE N 08° 20' 18" E 87.74 FEET; THENCE N 00° 42' 33" W 182.00 FEET; THENCE N 00° 47' 37" E 98.02 FEET; THENCE N 00° 26' 12" E 100.12 FEET; THENCE N 10° 18' 25" E 100.20 FEET; THENCE N 18° 04' 50" E 100.27 FEET; THENCE N 12° 17' 52" E 111.58 FEET; THENCE N 10° 35' 37" E 98.88 FEET; THENCE 08° 48' 19" E 89.83 FEET; THENCE N 01° 04' 00" E 87.12 FEET; THENCE N 00° 18' 28" W 141.68 FEET; THENCE S 78° 54' 16" E 121.81 FEET; THENCE N 78° 07' 22" E 184.26 FEET; THENCE N 32° 54' 58" E 18.48 FEET; THENCE N 28° 32' 57" E 86.17 FEET; THENCE N 22° 13' 58" E 189.24 FEET; THENCE N 84° 28' 44" W 149.65 FEET; THENCE N 80° 53' 49" W 270.88 FEET; THENCE N 01° 58' 38" W 270.30 FEET; THENCE N 00° 08' 52" W 303.17 FEET TO THE CURVED SOUTHERLY BOUNDARY OF PRISTINE PLACE PHASE ONE, AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 18, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2520.00 FEET, A DELTA OF 02° 37' 48", A CHORD BEARING OF S 80° 48' 22" E AND A CHORD OF 118.84 FEET; THENCE, ALONG THE ARC OF SAID CURVED SOUTHERLY BOUNDARY, 118.85 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING EIGHT (8) COURSES: (1) S 37° 54' 45" W 148.00 FEET TO A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2988.00 FEET, DELTA OF 09° 00' 24", A CHORD BEARING OF S 54° 35' 27" E AND A CHORD OF 232.80 FEET; THENCE, ALONG THE ARC OF SAID CURVE, (2) 232.87 FEET, (3) N 32° 54' 21" E 148.00 FEET TO A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2520.00 FEET, A DELTA OF 10° 27' 37", A CHORD BEARING OF S 82° 19' 28" E AND A CHORD OF 459.43 FEET; THENCE, ALONG THE ARC OF SAID CURVE, (4) 480.07 FEET, (5) N 21° 52' 37" E 120.40 FEET, (6) S 88° 07' 25" E 80.00 FEET, (7) S 21° 52' 37" W 120.40 FEET TO A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2520.00 FEET, A DELTA OF 08° 33' 28", A CHORD BEARING OF S 71° 08' 33" E AND A CHORD OF 288.25 FEET; THENCE, ALONG THE ARC OF SAID CURVE, (8) 288.41 FEET TO THE WESTERLY BOUNDARY OF PRISTINE PLACE PHASE THREE, AS RECORDED IN PLAT BOOK 31, PAGES 48 AND 50, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE, ALONG SAID WESTERLY BOUNDARY, THE FOLLOWING TWENTYTHREE (23) COURSES: (1) S 58° 35' 11" E 108.31 FEET, (2) S 24° 20' 40" E 108.34 FEET, (3) S 02° 28' 23" W 93.68 FEET, (4) S 32° 23' 34" W 96.98 FEET, (5) S 08° 41' 38" E 113.99 FEET, (6) S 11° 44' 48" E 91.88 FEET, (7) S 00° 08' 38" W 227.72 FEET, (8) S 78° 23' 04" W 128.84 FEET, (9) S 08° 09' 22" W 118.29 FEET, (10) N 88° 27' 50" W 301.81 FEET, (11) N 88° 07' 23" W 83.11 FEET, (12) S 33° 48' 58" E 108.07 FEET, (13) S 28° 14' 58" E 129.99 FEET, (14) S 08° 27' 48" E 131.17 FEET, (15) S 08° 53' 38" W 74.83 FEET, (16) S 27° 38' 22" W 114.30 FEET, (17) S 15° 38' 48" W 114.03 FEET, (18) S 02° 37' 38" W 114.05 FEET, (19) S 01° 08' 48" E 115.42 FEET, (20) S 00° 08' 07" E 127.02 FEET, (21) S 18° 08' 15" W 141.48 FEET, (22) S 37° 08' 11" W 124.48 FEET, (23) S 40° 08' 58" E 140.18 FEET TO THE NORTH BOUNDARY OF SPRING HILL, UNIT 24, AS RECORDED IN PLAT BOOK 10, PAGES 53 THROUGH 60, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE S 88° 17' 27" W, ALONG SAID NORTH BOUNDARY, 1087.28 FEET TO THE NORTHWEST CORNER OF SAID SPRING HILL, UNIT 24 AND THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 15; THENCE N 00° 51' 10" W, ALONG SAID WEST BOUNDARY, 386.84 FEET TO THE POINT OF BEGINNING.

And, in addition to the foregoing, pursuant to that certain "Amendment to Declaration of Easements, Covenants, Conditions and Restrictions, As Amended, and Annexing Pristine Place Phase V Thereto," recorded on March 28, 2002 in Official Records Book 1515, Page 656 of Hernando County, Florida, the following:

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PRISTINE PLACE PHASE FIVE", A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N 00° 10' 34" E, ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, 136.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 10' 34" E, ALONG SAID WEST BOUNDARY, 1848.01 FEET; THENCE N 77° 22' 57" E 77.21 FEET; THENCE N 58° 11' 38" E 93.28 FEET TO THE BOUNDARY OF PRISTINE PLACE PHASE ONE AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 18, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PRISTINE PLACE PHASE ONE THE FOLLOWING EIGHT (8) COURSES: (1) N 53° 54' 28" E 270.00 FEET, (2) N 52° 40' 12" E 90.02 FEET, (3) N 52° 00' 41" E 90.05 FEET (4) S 36° 05' 34" E 145.23 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5845.76 FEET, A DELTA OF 00° 59' 06", A CHORD BEARING OF N 51° 10' 18" E AND A CHORD OF 100.51 FEET, (5) THENCE ALONG THE ARC OF SAID CURVE, 100.51 FEET, (6) S 39° 19' 15" E 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5895.76 FEET, A DELTA OF 00° 54' 51", A CHORD BEARING OF S 51° 08' 10" W AND A CHORD OF 94.07 FEET, (7) THENCE ALONG THE ARC OF SAID CURVE 94.07 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2520.00 FEET, A DELTA OF 01° 41' 27", A CHORD BEARING OF S 48° 38' 48" E AND A CHORD OF 74.38 FEET, (8) THENCE ALONG THE ARC OF SAID CURVE 74.37 FEET TO THE BOUNDARY OF PRISTINE PLACE PHASE FOUR AS RECORDED IN PLAT BOOK 32, PAGES 24 AND 25, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PRISTINE PLACE PHASE FOUR THE FOLLOWING TWENTY-FOUR (24) COURSES: (1) S 00° 08' 52" E 303.17 FEET, (2) S 01° 58' 36" E 270.30 FEET, (3) S 80° 53' 49" E 270.98 FEET, (4) S 04° 28' 44" E 149.65 FEET, (5) S 22° 13' 58" W 109.24 FEET, (6) S 25° 32' 57" W 00.17 FEET, (7) S 32° 54' 58" W 18.48 FEET, (8) S 75° 07' 22" W 184.26 FEET, (9) N 78° 54' 16" W 121.91 FEET, (10) S 00° 15' 29" E 141.50 FEET, (11) S 01° 04' 00" W 97.12 FEET, (12) S 05° 45' 19" W 99.83 FEET, (13) S 10° 35' 37" S 05° 20' 12" W 100.12 FEET, (14) S 12° 17' 52" W 111.58 FEET, (15) S 15° 04' 50" W 100.27 FEET, (16) S 10° 18' 25" W 100.20 FEET, (17) S 05° 20' 12" W 100.12 FEET, (18) S 00° 47' 37" W 99.02 FEET, (19) S 00° 42' 33" E 182.50 FEET, (20) S 86° 20' 15" W 87.74 FEET, (21) N 86° 50' 12" W 90.19 FEET, (22) N 80° 08' 22" W 106.73 FEET, (23) N 27° 05' 18" W 123.67 FEET, (24) N 88° 49' 28" W 171.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.29 ACRES, MORE OR LESS.

And, in addition to the foregoing, pursuant to that certain "Corrective Amendment to Declaration of Easements, Covenants, Conditions and Restrictions, As Amended Annexing Pristine Place Phase V Thereto," recorded on November 24, 2004 in Official Records Book 1933, Page 1564 of Hernando County, Florida, the following:

[CONTINUED ON NEXT PAGE]

THE UNDERSIGNED OWNER OF THE LANDS SHOWN ON THIS PLAT TO BE KNOWN AS "PRISTINE PLACE PHASE FIVE", A SUBDIVISION OF A PORTION OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE N 00° 10' 34" E, ALONG THE WEST BOUNDARY OF SAID NORTHWEST 1/4, 138.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 00° 10' 34" E, ALONG SAID WEST BOUNDARY, 1846.01 FEET; THENCE N 77° 22' 57" E 77.21 FEET; THENCE N 58° 11' 36" E 93.28 FEET TO THE BOUNDARY OF PRISTINE PLACE PHASE ONE AS RECORDED IN PLAT BOOK 24, PAGES 12 THROUGH 18, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PRISTINE PLACE PHASE ONE THE FOLLOWING EIGHT (8) COURSES: (1) N 53° 54' 26" E 270.00 FEET, (2) N 52° 48' 12" E 90.02 FEET, (3) N 52° 00' 41" E 90.05 FEET (4) S 36° 05' 34" E 145.23 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5845.76 FEET, A DELTA OF 00° 59' 06", A CHORD BEARING OF N 51° 10' 18" E AND A CHORD OF 100.51 FEET, (5) 100.51 FEET ALONG THE ARC OF SAID CURVE, (6) S 39° 19' 15" E 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 5895.76 FEET, A DELTA OF 00° 54' 51", A CHORD BEARING OF S 51° 08' 10" W AND A CHORD OF 94.07 FEET, (7) 94.07 FEET ALONG THE ARC OF SAID CURVE TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2520.00 FEET, A DELTA OF 01° 41' 27", A CHORD BEARING OF S 48° 36' 46" E AND A CHORD OF 74.36 FEET, (8) 74.37 FEET ALONG THE ARC OF SAID CURVE TO THE BOUNDARY OF PRISTINE PLACE PHASE FOUR AS RECORDED IN PLAT BOOK 32, PAGES 24 AND 25, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID PRISTINE PLACE PHASE FOUR THE FOLLOWING TWENTY-FOUR (24) COURSES: (1) S 00° 08' 52" E 303.17 FEET, (2) S 01° 56' 36" E 270.30 FEET, (3) S 80° 53' 49" E 270.98 FEET, (4) S 64° 28' 44" E 149.65 FEET, (5) S 22° 13' 58" W 189.24 FEET, (6) S 25° 32' 57" W 86.17 FEET, (7) S 32° 54' 56" W 16.48 FEET, (8) S 75° 07' 22" W 184.26 FEET, (9) N 76° 54' 16" W 121.91 FEET, (10) S 00° 15' 29" E 141.58 FEET, (11) S 01° 04' 00" W 97.12 FEET, (12) S 05° 45' 19" W 99.83 FEET, (13) S 10° 35' 37" W 98.88 FEET, (14) S 12° 17' 52" W 111.58 FEET, (15) S 15° 04' 50" W 100.27 FEET, (16) S 10° 16' 25" W 100.20 FEET, (17) S 05° 28' 12" W 100.12 FEET, (18) S 00° 47' 37" W 99.02 FEET, (19) S 00° 42' 33" E 182.50 FEET, (20) S 66° 20' 15" W 97.74 FEET, (21) N 86° 58' 12" W 90.19 FEET, (22) N 80° 08' 22" W 186.73 FEET, (23) N 27° 05' 18" W 123.67 FEET, (24) N 89° 49' 26" W 171.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.29 ACRES, MORE OR LESS.

And, in addition to the foregoing, pursuant to that certain "Supplement to Declaration of Easements, Covenants, Conditions and Restrictions for Pristine Place Adding Pristine Place Phase VI Thereto," recorded on December 2, 2004 in Official Records Book 1936, Page 921 of Hernando County, Florida, the following:

[CONTINUED ON NEXT PAGE]

A parcel of land lying in and being a part of the Northeast 1/4 of Section 16, Township 23 South, Range 18 East and the Northwest 1/4 of Section 15, Township 23 South, Range 18 East, Hernando County Florida, and being more particularly described as follows:

For a **POINT OF BEGINNING** commence at the Northeast corner of the Northeast 1/4 of said Section 16, said point also being the Northwest corner of the Northwest 1/4 of said Section 15, thence along the North Boundary of said Northwest 1/4 South 89°42'12" East, a distance of 69.89 feet to the Northwest corner of Parcel "A" of Pristine Place Phase 1, as recorded in the Plat Book 24, pages 12 through 18, of the Public Records of Hernando County, Florida, thence along the Westerly Boundary of said Pristine Place Phase 1, South 36°05'34" East, a distance of 188.43 feet, thence South 53°42'50" West, a distance of 145.00 feet, thence South 36°05'34" East, a distance of 120.10 feet, thence South 53°54'26" W, a distance of 50.00 feet to the beginning of a curve concave Northwesterly having a radius of 25.00 feet, a Delta of 90°00'00", a Chord distance of 35.36 feet and a Chord bearing of South 08°54'26" West, thence along the Arc of said curve, a distance of 39.27 feet to the **POINT OF TANGENCY**:

Thence South 53°54'26" West, a distance of 86.69 feet,  
 Thence South 36°05'34" East, a distance of 50.00 feet,  
 Thence North 53°54'26" East, a distance of 23.36 feet,  
 Thence South 36°05'34" East, a distance of 145.00 feet to the  
 Northwesterly corner of Lot 58 of Pristine Place Phase Five, as recorded  
 in Plat Book 33, pages 1 and 2, of the Public Records of Hernando  
 County, Florida,  
 Thence along the Northerly Boundary of said Pristine Place Phase Five,  
 South 58°11'36" West, a distance of 93.28 feet,  
 Thence South 77°22'57" West, a distance of 77.21 feet to the Northwest  
 corner of Lot 56 of said Pristine Place Phase Five, said corner also being  
 the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4  
 of said Section 16,  
 Thence along the South Boundary of said North 1/2, North 89°43'33"  
 West, a distance of 1324.34 feet to the Southwest corner of said North 1/2,  
 Thence along the West boundary of said North 1/2 North 00°04'09" East, a  
 distance of 661.67 feet to the Northwest corner of the Northeast 1/4 of the  
 Northeast 1/4 of the said Section 16,  
 Thence along the North Boundary of said Northeast 1/4, South 89°41'17"  
 East, a distance of 1325.57 feet to the **POINT OF BEGINNING**.

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## EXHIBIT "B-1"

LEGAL DESCRIPTION OF COMMON AREA

Parcel "G" and Parcel "H", PRISTINE PLACE PHASE I, according to the plat thereof recorded in Plat Book 24, at page 12, of the public records of Hernando County, Florida.

## EXHIBIT "B-2"

LEGAL DESCRIPTION OF COMMON AREA

(COUNTRY CLUB SITE)

A PARCEL OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 18 EAST, THENCE N 89°42'24" W ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 893.81 FEET TO A POINT, SAID POINT BEING THE PROPOSED INTERSECTION OF THE CENTERLINES OF POWELL ROAD AND ANDERSON SNOW ROAD, THENCE S 00°09'38" W A DISTANCE OF 55.00 FEET, THENCE CONTINUE PARALLEL TO SAID NORTH LINE AND THE PROPOSED CENTERLINE OF POWELL ROAD N 89°42'24" W A DISTANCE OF 2088.86 FEET TO THE P.C. OF A CURVE TO THE RIGHT SAID CURVE HAVING A CENTRAL ANGLE OF 14°36'41" AND A RADIUS OF 1455.00 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 1056.70 FEET TO THE POINT OF BEGINNING, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 68°54'04" W 1033.63 FEET), THENCE S 40°52'46" W 200.03 FEET TO THE P.C. OF A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 13°41'36" AND A RADIUS OF 1655.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 395.54 FEET TO THE P.T. OF SAID CURVE (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 41°22'20" W 394.60 FEET), THENCE S 53°54'26" W 766.84 FEET, THENCE N 89°42'12" W 346.36 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15, SAID NORTHWEST CORNER ALSO BEING THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 23 SOUTH, RANGE 18 EAST, THENCE N 89°40'40" W ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 220.99 FEET, THENCE N 00°19'20" E 200.00 FEET, THENCE N 81°19'20" E 275.00 FEET, THENCE N 65°19'20" E 674.45 FEET TO THE P.C. OF A CURVE CONCAVED NORTHWESTERLY HAVING A CENTRAL ANGLE OF 11°24'54" AND A RADIUS OF 1500.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 298.85 FEET TO THE P.T. OF SAID CURVE, (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING N 59°36'53" E 298.35 FEET), THENCE N 53°54'26" E 120.38 FEET, THENCE S 30°14'31" E 105.33 FEET TO A POINT ON A CURVE CONCAVED NORTHEASTERLY HAVING A CENTRAL ANGLE OF 17°51'12" AND A RADIUS OF 1455.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.38 FEET TO THE POINT OF BEGINNING. (CHORD BEARING AND DISTANCE BETWEEN SAID POINTS BEING S 39°10'07" E 451.54 FEET).