

THIS IS NOT A

DECLARATION OF RESTRICTIONS
 CARROLLWOOD VILLAGE, PHASE II, VILLAGE IV
 REC: 3739 PG 427

KNOW ALL MEN BY THESE PRESENTS that CLUBSIDE, A Florida general partnership ("Developer") being the owner in fee simple of all of Carrollwood Village, Phase II, Village IV the ("Subdivision"), according to the map or plat thereof as recorded in Hillsborough County Plat Book 51, at page 34-1 of the Public Records of Hillsborough County ("the Plat"), does hereby declare that the Subdivision and all lots therein are subject to the restrictions as described below (the "Restrictions"), which shall be deemed to be covenants running with the land imposed on and intended to benefit and burden each lot in the Subdivision.

ARTICLE 1

USE RESTRICTIONS

1. Residential Use.

All of the Subdivision shall be known and described as residential property and no more than one detached, single-family dwelling may be constructed on any lot as shown in the Subdivision, except that more than one lot may be used for one dwelling, in which event all Restrictions shall apply to such lots as if they were a single lot, subject to the easements indicated on the Plat, or as reserved in Paragraph 3 of this Article.

2. Dwellings.

No dwelling shall have a total floor area of less than fifteen hundred (1500) square feet, exclusive of screened area, open porches, terraces, patios and garages. All dwellings shall have these Restrictions, shall be deemed to be a room containing at least one (1) shower or tub, and a toilet and wash basin. All attached to and made part of the dwelling. No dwelling shall have aluminum siding nor exceed twenty-five (25) feet in height. All dwellings shall be constructed with concrete or asphalt driveways. Upon completion of a dwelling thereon, each lot shall have sodded front, side and rear lawns. Each dwelling shall have shrubbery planting in front of the dwelling.

Easements.

Developer, for itself and its grantees, legal representatives, successors and assigns, hereby reserves and is given a reasonable easement, privilege, and right on, over, under and through the ground to erect, maintain, and use electric and telephone poles, wires, cables, conduits, water mains, drainage lines, or drainage ditches, sewers, and other suitable equipment for drainage and sewage disposal purposes or for the installation, maintenance, transmission, and use of electricity, master television antenna, security systems, telephone, gas, lighting, heating, water, drainage, sewage and other convenience or utilities on, in, over and under all of the easements shown on or referred to in the Plat (whether such are shown on the Plat to be for drainage, utilities or other purposes). Developer shall have the unrestricted and sole right and power of alienating, encumbering, and releasing the privileges, easements and rights referred to in the Section. The owners of the lot or lots, subject to the privileges, rights and easements referred to in this paragraph, shall acquire no right, title or interest in or to any poles, wires, cables, conduits, pipes, mains, valves, lines or other equipment or facilities placed on, in, over or under the property which is subject to said privileges, rights and easements. All such easements including those designated on the Plat, and shall remain private easements and the sole and exclusive property of Developer and its grantees, legal representatives, successors and assigns, including, but not limited to, the Association.

THIS INSTRUMENT IS BEING RECORDED
 TO CHANGE EASEMENTS AND TO INCLUDE
 A JOINDER.

JAMES F. TAYLOR JR.
 CLERK OF COURT
 HILLSBOROUGH COUNTY, FLORIDA

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 LHRG

JAMES F. TAYLOR, JR.
 CLERK OF COURT
 HILLSBOROUGH COUNTY, FLORIDA

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3739 PG 428

Within the aforementioned easements, no structure, planting or other material shall be placed or permitted to remain which would damage or interfere with the installation or maintenance of the utilities or which may change the direction of flow of drainage channels in the easements.

In addition to the aforementioned easements, Developer reserves for itself, the Association and their grantees, successors, legal representatives and assigns, an easement for ingress and egress to, over, and across lots # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42 and 43 and the right to enter upon each lot for the purpose of providing lawn and privacy wall maintenance services to each of said lots.

NO OBSTRUCTION SUCH AS GATES, FENCES, OR HEDGES SHALL BE PLACED ON ANY LOT SO AS TO PREVENT ACCESS TO OR USE OF ANY OF THE AFOREMENTIONED EASEMENTS.

The easement area of each lot shall be maintained continuously by the Owner of the lot except for those improvements for which a public authority or utility company is responsible.

4. Use of Accessory Structures.

No tent, shack, barn, utility shed or building, other than the dwelling and any appurtenant garage, shall, at any time, be erected or used on any lot temporarily or permanently, whether as a residence or for any other purpose; provided, however, temporary buildings, mobile homes or field construction offices may be used by contractors in connection with construction work. No recreation vehicle may be used as a residence or for any other purpose on any of the lots in the subdivision.

5. Fences, walls and hedges.

Fences, walls and hedges may be constructed or maintained to a height not to exceed six (6) feet. Fences shall only be located and made of materials approved by the Developer.

6. "Zero Lot Line" easement.

Each easement set forth in Exhibit "A", is for ingress, egress and regress into, over, upon and across the servient property for the purpose of the maintenance, repair, improvement and reconstruction of the original dwelling, or appurtenant structures thereto, constructed on the dominant property so as to lie directly on, or over, (or in close proximity to) the lot line dividing the dominant and servient estates (commonly known as "Zero Lot Line" structure).

Each easement shall apply only when reasonably necessary to accomplish the purpose set forth herein, and the owner of the dominant property utilizing said easement shall be liable for any damages to the servient lot arising out of or resulting from the use of said easement.

Each lot subject to the foregoing easements shall also be subject to an easement for lateral and adjacent support; and for encroachments for unwillful placement, settling, or shifting of the improvements constructed, reconstructed or altered on the lot benefited by such easement to a distance of not more than one (1) foot as measured from any point on the common boundary at such point; provided, however, that in no event shall an easement of encroachment exist if such encroachment was caused by willful misconduct on the part of the owner of any lot benefited by such easement.

Each and every easement set forth in Exhibit "A" shall be perpetual and shall be appurtenant to, and shall run with the land.

The owner of each servient lot subject to each easement, shall not construct, erect or place any building, structure, improvement, plantings or other materials which may interfere with the exercise of such easement, but shall otherwise maintain such property.

In the event of any dispute arising concerning a party wall, or under the provisions of this paragraph, 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 fail to appoint an arbitrator within ten (10) days after written request therefor, the Homeowners' Association shall select an arbitrator for the failing party.

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7. Wells.

Wells may not be drilled or maintained on any lot without the prior written approval of the Developer. Any such approved wells shall be constructed, maintained, operated, and utilized by the Owners of said lots in strict accordance with any and all applicable statutes and governmental rules and regulations pertaining thereto.

8. Commercial Uses and Nuisances.

Except as hereafter expressly provided as to Developer, and as to model home, no trade, business, profession or other type of commercial activity shall be carried on upon any lot, except that real estate brokers, owners and their agents may show dwellings in the subdivision for sale or lease; nor shall anything be done on any lot which may become a nuisance or an unreasonable annoyance to the neighborhood. In connection with its development and marketing of the subdivision, including the sale of lots improved with dwellings, developer shall have the right to use lots and dwellings thereon for sales offices, field construction offices, storage facilities and general business offices. In addition, Developer, as well as any other residential developer authorized in writing by the Developer and owning two (2) or more lots in the subdivision with completed residences thereon, may maintain furnished model homes in the subdivision.

9. Animals.

No animals, livestock, or poultry of any kind shall be raised, bred, or kept on any lot, except that cats, dogs and other household pets may be kept provided they are not kept, bred, or maintained for any commercial purposes; provided further that no person owning or in custody of a permitted pet shall allow the pet to stray or go upon another lot without the consent of the owner of such lot; and provided further that no more than a total of two pets may be kept on any lot. All pets shall be on a leash when outside of the Owners lot.

10. Vehicles.

No vehicle shall be parked in the subdivision except on a paved street, paved driveway or in a garage. No trucks or vehicles which are used for commercial purposes, other than those present on business, nor any trailers, may be parked in the subdivision unless inside a garage and concealed from public view. Boats, boat trailers, campers, vans, motorcycles and other recreational vehicles and any vehicle not in operable condition or validly licensed shall be permitted in the subdivision only if parked inside of a garage and concealed from public view.

11. Storage.

No lot shall be used for the storage of rubbish. Trash, garbage, or other waste shall not be kept except in sanitary containers properly concealed from public view.

12. Clothes Hanging and Antennas.

Clothes hanging devices exterior to a residence shall be permitted only if installed so as not to be visible from a road or street in the subdivision or bordering it. No exterior television, radio or other antennas or aerials shall be allowed, unless installed so as to be completely concealed from the public view, such as in attics or garages.

13. Cypress Trees.

After a lot within the subdivision has been fully developed and the construction of a dwelling thereon completed, any cypress head areas or cypress trees then on the lot shall be maintained by the owner thereof as nearly as practicable in a natural state, and not altered or removed by the owner except as permitted by the governmental authority having jurisdiction.

14. Street Lighting.

Each lot is subject to the power and authority of the Municipal Services Taxing Unit created by Hillsborough County Ordinance 77-18. If at any time hereafter Developer, or its successors, request that a separate street lighting district be organized pursuant to Hillsborough County ordinance, or as otherwise provided by law, comprised in whole or in part by the Lots, or any of them all owners of such lots will, upon written request by the Developer; (i) join in

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any petition to the Board of County Commissioners requesting the formation of a street lighting district; (ii) grant any easement rights which may be required therefor, without payment of any compensation; (iii) pay any assessments imposed on their lots by such street lighting district; and (iv) join in any petition to annex contiguous property to the street lighting district.

15. Exemption of Developer.

Nothing contained in this Declaration shall be interpreted or construed to prevent Developer, or its designated assigns, or its or their contractors, or subcontractors, from doing or performing on all or any part of the Property owned or controlled by Developer, or its designated assigns, whatever they determine to be reasonably necessary or advisable in connection with the completion of the development, including, without limitation:

- a) Erecting, constructing, and maintaining thereon such structures as may be reasonably necessary for the conduct of Developer's business of completing the development and establishing the Property as a residential community and disposing of the same in lots by sale, lease or otherwise; or
- b) Conducting thereon its business of completing the development and establishing the property as a residential community and disposal of the property in lots by sale, lease or otherwise; or
- c) Erecting and maintaining such signs thereon as may be reasonably necessary in connection with the sale, lease or other transfer of the property.

All provisions of this Declaration in conflict with this Paragraph shall be deemed inoperative as to Developer and its designated assigns.

16. Exemption of Developer and Designated Builders.

Every person, firm or corporation purchasing a lot recognizes that Developer, or a builder designated in writing by Developer, shall have the right to:

- a) Use lots and residences erected thereon for sales offices, field construction offices, storage facilities, general business offices, and
- b) Maintain furnished model homes on the lots which are open to the public for inspection seven (7) days per week for such hours as are deemed necessary or convenient.
- c) Erect and maintain such signs on the lots in connection with the uses permitted in (a) and (b) above.

Developer's and builders' rights under the preceding sentence shall terminate on December 31, 1994, unless prior thereto Developer has indicated its intention to abandon such rights by a written instrument duly recorded. It is the express intention of this paragraph that the rights granted herein to maintain sales offices, general business offices, furnished or unfurnished model homes and signs shall not be restricted or limited to Developers or builders sales activity relating to the Property, but shall benefit Developer, or builder in the construction, development, and sales of such other property and lots which Developer or builder may own.

All provisions of this Declaration in conflict with this Paragraph shall be deemed inoperative as to Developer or a designated builder.

17. Exculpation of Developer.

Developer cannot and shall not be held responsible, or be liable to any person whomsoever, in any manner whatsoever, for any loss or damages arising out of or resulting from the approval, the failure or refusal to approve, or the disapproval of, any plans and/or specifications and/or site plan, or for any error in structure, design or any non-conformance with applicable building codes and/or local laws or regulations in the plans and/or specifications and/or site plan, nor for any defect in design or construction of any building, structure or improvement constructed in accordance with any such plans, specifications or site plan.

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18. Duration of Zero Lot Line Easement.

The Zero Lot Line Easement created pursuant to Article I, Paragraph 6, shall be perpetual, shall not be subject to amendment without the joinder of the lot owner adversely affected, and shall survive the termination of this declaration.

19. Lot Upkeep and Maintenance.

All lot owners with completed residences thereon, shall keep and maintain such Owner's lot, together with the exterior of all buildings, structures and improvements located thereon, in a first class, neat, attractive, sanitary and substantial condition and repair, including without limitation, having the grass regularly cut, and the exercise of generally accepted garden management practices necessary to promote healthy, weed free environment for optimum plant growth, painting, repairing, replacing and caring for roofs, gutters, downspouts, exterior building surfaces, lighting fixtures, shrubs and other vegetation, walks, driveways and other paved areas, and all other exterior improvements, such as to keep the same in a condition comparable to their original condition, normal wear and tear accepted.

20. Required Enclosures.

All garbage or trash containers, oil tanks, bottle gas tanks, water tanks, water softeners, woodpiles, air conditioners, pool equipment, and other similar items, structures, equipment, apparatus or installations shall be placed under the surface of the ground or within walled or fenced in areas as not to be visible from the public streets, or neighboring lots.

21. Appearance of Lots.

No lot or any part thereof shall be used as a dumping ground for rubbish. Each lot, whether occupied or unoccupied, shall be maintained reasonably clean from refuse, debris, rubbish, unsightly growth and fire hazard. No stripped, unsightly, offensive, wrecked, junked, dismantled, inoperative or unlicensed vehicles or portions thereof, or similar unsightly items; no furniture or appliance designed for normal use or operation within (as distinguished from outside of) a dwelling, shall be parked, permitted, stored or located upon any lot in any such manner or location as to be visible from the public streets, or neighboring lots. However, the foregoing shall not be construed to prohibit temporary deposits of trash, rubbish and other such debris for pickup by garbage and trash removal services, if placed in a neat and sanitary manner curbside within twenty four (24) hours of such expected removal. No lumber, brick, stone, cinder block, concrete or other building materials, scaffolding, mechanical devices or any other things used for building purposes shall be stored on any lot, except for the purpose of construction on such lot and shall not be stored on such lot for longer than the length of time reasonably necessary for the construction to completion of the improvement in which same is to be used.

22. Signs.

No signs shall be displayed with the exception of a maximum of one (1) "For Sale" or " For Rent " sign upon each lot not exceeding 24" x 30". Notwithstanding anything to the contrary herein (i) Developer, its successors or assigns, shall have the right to maintain signs of any type and size and for any purpose in the subdivision on any lot ; and (ii) any residential developers permitted to maintain model homes pursuant to Paragraph 8 may maintain signs in connection therewith as permitted by Developer.

23. Architectural Control.

Following the completion of the initial residential dwelling upon a lot and its conveyance to a purchaser, no further changes, alterations, additions, reconstruction or replacement of such dwelling shall be made, nor shall any fence, wall or other improvement or structure be made, added or placed thereon, unless prior thereto the building plans and specifications therefor showing the nature, kind, shape, height, size, materials, location, exterior color scheme, and exterior elevations thereof, (the "Plans ") shall have been submitted to and approved in writing by Developer, its successors or designated assign. Developer, its successors or designated assign, shall have the absolute right to approve or disapprove Plans for any reason including aesthetic considerations. All plans must be sent to Developer or its designated assign by certified or registered mail, return receipt requested, at 7211 N. Dale Mabry Highway, Suite 205, Tampa, Florida 33614, or such other address as Developer or its designated assign may hereafter from time to time designate in writing. Any plans not disapproved within thirty (30) days after their receipt by Developer or designated assign shall be deemed approved. At such time as Developer shall no longer own any lots in the subdivision, its rights or architectural control hereunder shall automatically transfer to and vest in the Carrollwood Village, Phase II,

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Homeowners Association, Inc., a Florida not-for-profit corporation ("The Homeowners Association") its successors and assigns. Nothing contained in this paragraph shall require approval of the initial residential dwelling constructed upon a lot.

24. Boundary Wall.

If Developer constructs a wall or fence ("Boundary Wall") along the right of way of South Village Drive and abutting or located on the property lines of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 37, 38, 39, 40, 41, 42, and 43, the Homeowners' Association shall maintain and repair at its expense the exterior, street facing surface of such Boundary Wall. All other maintenance, repair, and replacement of the Boundary Wall shall be the obligation of, and shall be undertaken by and at the expense of, the respective lot owners upon whose lots such Boundary Wall is constructed, but only as to such portion of the Boundary Wall as bounds such lot. The obligation of such owners shall not be affected by the fact that the Boundary Wall may be only partially on the lot, and partially on the right of way. No lot owner shall be permitted to paint, decorate, change or alter, nor to add or affix any object or thing to the exterior, street facing surface of the Boundary Wall. Similarly, no lot owner shall be permitted to add, attach or fix any object or thing, or in any way damage or impair the interior surface or top of such Boundary Wall. If any lot owner shall fail to undertake any maintenance, repair or replacement as required by this paragraph, such may be done by the Homeowners Association, at the lot owners expense, upon ten (10) days written notice.

25. Amendments and Modifications by Developer.

Notwithstanding any provisions of Article I or Article II of these Restrictions to the contrary, Developer, shall have the right to amend these Restrictions from time to time for a period of three (3) years from the date of the recording thereof to make such changes, modifications and additions thereto and therein as may be required or requested by any governmental agency or body ("Governmental Agency's") as a condition to or in connection with, such Governmental Agency's agreement to make, purchase, accept, insure, guaranty or otherwise approve loans, issue permits, etc. on lots. Any such amendment shall be executed by Developer and shall be effective upon recording. No approval or joinder of any other owner or party shall be necessary or required for such amendment.

26. Duty to Maintain.

All fixtures and equipment installed within a lot, commencing at a point where the utility lines, pipes, wires, conduits or systems enter the exterior boundaries of a unit, shall be maintained and kept in repair by the owner thereof. An owner shall do no act, nor any work, nor allow any conditions to exist that will impair the structural soundness or integrity of another unit or impair an easement or hereditament, nor do any act nor allow any condition to exist that will adversely affect the other units or their Owners.

ARTICLE II

MISCELLANEOUS

1. Term and Amendment.

These restrictions shall run with the land, regardless of whether or not they are specifically mentioned in any deeds or conveyances of lots in the Subdivision subsequently executed and shall be binding on all parties and all persons claiming under such deeds for a period of twenty (20) years from the date the Restrictions are recorded, after which time these Restrictions shall automatically extend for successive periods of ten (10) years each, unless prior to the commencement of any ten (10) year period an instrument is written, signed by the owners of seventy-five percent (75%) of the lots in the Subdivision, has been recorded in the Public Records of Hillsborough County, Florida, which said instrument may alter or rescind these Restrictions, in whole or in part. Subject to the provisions of Paragraph 25 of Article I, these Restrictions may be amended at any time by the owners of not less than seventy-five percent (75%) of the lots in the Subdivision. No amendment of the Restrictions pursuant to this Paragraph shall require Developer to relinquish any rights reserved to Developer under the restrictions, or require a lot owner to remove any structure wall or fence constructed in compliance with the Restrictions existing on (i) the date on which the construction of such structure wall or fence commenced; or (ii) the date on which such owner took title to his lot if the construction of such structure, wall or fence commenced within ninety (90) days of his taking title.

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2. Enforcement.

If any person, firm or corporation, or their respective heirs, personal representatives, successors or assigns shall violate or attempt to violate any of these Restrictions it shall be the right of Developer or any person or persons owning any lot in the Subdivision to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate any Restriction whether such proceedings is to prevent such persons from so doing or to recover damages, and if such person is found in the proceedings to be in violation of or attempting to violate these Restrictions, he shall bear all expenses of the litigation, including court costs and reasonable attorney's fees (including those incurred on appeal) incurred by the party enforcing these Restrictions. Developer shall not be obligated to enforce these Restrictions and shall not in any way or manner be held liable or responsible for any violation of these Restrictions by any person other than itself. Failure by Developer or any other person or entity to enforce any provisions of these Restrictions upon breach thereof, however long continued, shall in no event be deemed a waiver of the right to do so thereafter with respect to such breach or as to a similar breach occurring prior to subsequent thereto. Issuance of a building permit or license, which may be in conflict with these Restrictions, shall not prevent Developer or any of the lot owners in the Subdivision from enforcing these Restrictions.

3. Homeowners Association.

All lots in the Subdivision are also subject to the terms and provisions of the Master Declaration. All lot owners automatically become members of the Homeowners Association, and are subject to the Articles of Incorporation, By-laws and rules and regulations thereof in effect from time to time. Pursuant to the Master Declaration, assessments are due and charges are levied by the Homeowners Association, payment of which is secured by a lien on the owners lot. Each lot owner, by the acceptance of a deed or otherwise acquiring title to a lot thereby does agree to abide by the provisions of the Master Declaration, and uphold its responsibilities and obligations as a member of the Homeowners Association, including the payment of such assessments, dues and charges as shall be levied thereby.

4. Severability.

Invalidation of any one of these Restrictions by judgment or court order shall not affect any of the other provisions, which shall remain in full force and effect.

IN WITNESS WHEREOF, the undersigned partnership has caused these presents to be executed in its name, by a duly authorized partner, and has executed the same on this

26th day of November, 1980.

Signed and delivered in the presence of:

Carol Ackway
Michael S. Ackway

CLUBSIDE, A FLORIDA GENERAL PARTNERSHIP

BY:

[Signature]
a General Partner

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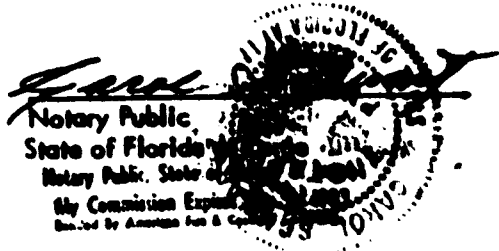
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

3739 434

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Alfred Hoffman, Jr., to me well known and known to me to be the individual described in and who executed the foregoing Declaration of Restrictions as a general partner of the above named Clubside, and acknowledged to and before me that he executed such instrument as such General Partner of the Partnership by due and regular partnership authority, and that said instrument is the free act and deed of the partnership.

WITNESS my hand and official seal at Tampa,
County of Hillsborough, State of Florida, This 26th day of
November, 19 80.

My Commission expires: August 6, 1983



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EXHIBIT "A"

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ZERO LOT LINE EASEMENT

An easement over, across, through and upon the East five
(5') feet of Lot 2 and the East 20.00 Feet of Lot 1, Less the West 15.00 Feet of Lot 2 of Clubside
Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page
34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 1
Less the West 20.00 Feet of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida;
and

An easement over, across, through and upon the East five
(5') feet of Lot 3 and the West 15.00 Feet of Lot 2, Less the West 10.00 Feet of Lot 3 of Clubside
Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page
34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 2
and the East 20.00 Feet of Lot 1, Less the West 15.00 Feet of Lot 2 of Clubside Patio Homes of
Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public
Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 4 and the West 10.00 Feet of Lot 3, Less the West 5.00 Feet of Lot 4 of Clubside
Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page
34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 3
and the West 15.00 Feet of Lot 2, Less the West 10.00 Feet of Lot 3 of Clubside Patio Homes of
Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public
Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 5 and the West 5.00 Feet of Lot 4 - of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough
County, Florida solely for the use and benefit of Lot 4 and the West 10.00 Feet of Lot 3, Less the
West 5.00 Feet of Lot 4, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof
recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 6 and the West 5.00 Feet of Lot 7 of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough
County, Florida solely for the use and benefit of Lot 5 and the West 5.00 Feet of Lot 4 of Clubside
Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2
of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 7 and the East 10.00 Feet of Lot 8, Less the East 5.00 Feet of Lot 7 of Clubside Patio
Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the
Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 6 and the West
5.00 Feet of Lot 7 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded
in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 8 and the East 15.00 Feet of Lot 9, Less the East 10.00 Feet of Lot 8 of Clubside Patio
Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the
Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 7 and the East 10.00
Feet of Lot 8, Less the East 5.00 Feet of Lot 7 of Clubside Patio Homes of Carrollwood Village, according
to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 9 and the East 20.00 Feet of Lot 10, Less the East 15.00 Feet of Lot 9 of Clubside
Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of
the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 8 and the East
15.00 Feet of Lot 9, Less the East 10.00 Feet of Lot 8 of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough
County, Florida; and

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CERTIFIED COPY EXHIBIT - A - #3733 PG 436

ZERO LOT LINE EASEMENT

An easement over, across, through and upon the East five
(5') feet of Lot 10 and the East 20.00 Feet of Lot 11, Less the East 20.00 feet of Lot 10 of Clubside
Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2
of the Public Records of Hillsborough County, Florida, solely for the use and benefit of Lot 9 and the
East 20.00 Feet of Lot 10, Less the East 15.00 Feet of Lot 9 of Clubside Patio Homes of Carrollwood
Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 11 and the East 15.00 Feet of Lot 12, Less the East 20.00 Feet of Lot 11 of Clubside
Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2
of the Public Records of Hillsborough County, Florida solely for the use and benefit Lot 10 and the
East 20.00 Feet of Lot 11, Less the East 20.00 Feet of Lot 10 of Clubside Patio Homes of Carrollwood
Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 12 Less the East 15.00 Feet of Clubside Patio Homes of Carrollwood Village, according
to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 11 and the East 15.00 feet of Lot 12, Less the East 20.00
Feet of Lot 11 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded
in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 14, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded
in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida, solely for the use
and benefit of Lot 15 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof
recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 15 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded
in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida, solely for the use
and benefit of Lot 16, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof
recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 16 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof
recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely
for the use and benefit of Lot 17 of Clubside Patio Homes of Carrollwood Village, according to a
plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 17 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof
recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely
for the use and benefit of Lot 18 of Clubside Patio Homes of Carrollwood Village, according to a
plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 18 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof
recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely
for the use and benefit Of Lot 19 of Clubside Patio Homes of Carrollwood Village, according to a
plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida; and

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 U.S. REC. 3739 PG 437
ZERO LOT LINE EASEMENT

An easement over, across, through and upon the East five
(5') feet of Lot 19, of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 20, of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 20, of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 21, of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the East five
(5') feet of Lot 21, of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 22, of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across through and upon the West five
(5') feet of Lot 24, of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 23, of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the West five
(5') feet of Lot 25, of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 24 of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the West five
(5') feet of Lot 26, of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 25 of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the West five
(5') feet of Lot 27, of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 26 of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

An easement over, across, through and upon the West five
(5') feet of Lot 28 of Clubside Patio Homes of Carrollwood Village, according to a plat
thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County,
Florida solely for the use and benefit of Lot 27, of Clubside Patio Homes of Carrollwood Village,
according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of
Hillsborough County, Florida; and

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ZERO LOT LINE EASEMENT

An easement over, across, through and upon the West five (5') feet of Lot 29, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 28, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the West five (5') feet of Lot 30, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 29 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the West five (5') feet of Lot 31, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 30, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the South five (5') feet of Lot 32, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 33 Less the West 10.00 Feet of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the South five (5') feet of Lot 33 Less the West 10.00 Feet of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 34 and the West 10.00 Feet of Lot 33, Less the West 20.00 Feet of Lot 34 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the West five (5') feet of Lot 34 and the West 10.00 Feet of Lot 33, Less the West 20.00 Feet of Lot 34 - of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of a : Portion of Lot 35 and Lot 34 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For Point of Reference commence at the Southeast Corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said Subdivision, thence run North 73°20'50" West a distance of 156.57 feet to the Point of Beginning. Thence continue on said bearing North 73°20' 50" West a distance of 85.84 feet, thence run North 12°01' 02" East a distance of 117.67 feet to the Point of a curve, thence run a chord bearing and distance South 46°49' 43" East, 20.41 Feet said curve having a delta 48°11' 23" , Radius 25.50 feet an arc 21.03 Feet to a Point of a Curve, thence run a chord bearing a distance of South 63°32' 57" East, 65.36 Feet, Said curve having a Delta = 81°37' 52" Radius 50.00 Feet, An arc 71.24 Feet, Thence run South 09°12' 48" West a distance of 97.87 to the Point of Beginning. of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the West five (5') feet of A Portion of Lot 35 and Lot 34 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast Corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 156.57 Feet to the Point of Beginning. Thence continue on said bearing North 73°20' 50" West a distance of 85.84 Feet, thence run North 12°01' 02" East a distance of 117.67 Feet to the Point of a curve, thence run a chord bearing and distance South 46°49' 43" East, 20.41 Feet said curve having a Delta 48°11' 23", Radius 25.50 Feet an arc 21.03 Feet to a point of a curve, thence run a chord bearing and distance of South 63°32' 57" East, 65.36 Feet, said curve having a Delta = 81°37' 52", Radius 50.00 Feet, an arc 71.24 feet, thence run South 09°12' 48" West a distance of 97.87 to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according

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ZERO LOT LINE EASEMENT

to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 36 and Part of Lot 35 more particularly described as Commence at the Southeast corner of said Clubside Patio Homes of Carrollwood Village, thence run North 73°20' 50" West, a distance of 241.91 Feet to the Point of Beginning Thence continue North 73°20' 50" West a distance of 65.06 Feet, thence run North 13°21' 43" East a distance of 120.13 Feet, to a point on the South Right-of-way line of South Clubside Drive, thence run along said South Clubside Drive South 70°55' 24" East a distance of 62.50 Feet, thence run South 12°01' 02" West a distance of 117.67 Feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the West Five (5') feet of Lot 36 and Part of Lot 35 more particularly described as Commence at the Southeast corner of said Clubside Patio Homes of Carrollwood Village, thence run North 73°20' 50" West, a distance 241.91 Feet to the Point of Beginning. Thence continue North 73°20' 50" West a distance of 65.06 Feet, thence run North 13°21' 43" East a distance of 120.13 Feet, to a point on the South Right of way line of South Clubside Drive, thence run along said South Clubside Drive South 70°55' 24" East a distance of 62.50 Feet, thence run South 12°01' 02" West a distance of 117.67 Feet to the Point of beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of A Portion of Lot 37 and Lot 36 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the Point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast Corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 307.47 to the Point of Beginning, thence continue North 73°20' 50" West a distance of 65.06 Feet thence run North 14°39' 08" East, a distance of 122.65 Feet, thence run South 70°55' 24" East a distance of 62.50 Feet, thence run South 13°21' 43" West a distance of 120.13 Feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the West Five (5') feet of A Portion of Lot 37 and Lot 36 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 307.47 to the Point of Beginning, thence continue North 73°20' 50" West a distance of 65.06 Feet thence run South 70°55' 24" East a distance of 62.50 Feet, thence run South 13°21' 43" West a distance of 120.13 Feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of A Portion of Lot 38 and Lot 37 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 372.53 Feet to the point of beginning, thence continue North 73°20' 50" West a distance of 9.27 Feet to a curve, thence run a chord bearing and distance North 72°24' 25" West, 56.27 Feet said curve having a Delta 01°52' 50" Radius 1713.99 Feet, arc 56.25 Feet, thence run North 16°05' 48" East a distance of 124.30 Feet, thence run South 70°55' 24" East a distance of 62.50 Feet, thence run South 14°39' 08" West a distance of 122.65 feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

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ZERO LOT LINE EASEMENT

An easement over, across, through and upon the West five (5') feet of A Portion of Lot 38 and Lot 37 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 372.53 feet to the Point of Beginning, thence continue North 73°20' 50" West a distance of 9.27 Feet to a curve, thence run a chord bearing and distance North 72°24' 25" West, 56.27 Feet said curve having a Delta 01°52' 50" Radius 1713.99 Feet, Arc 56.25 Feet, thence run North 16°05' 48" East a distance of 124.30 Feet, thence run South 70°55' 24" East a distance of 62.50 Feet, thence run South 14°39' 08" West a distance of 122.65 Feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of A Portion of Lot 39 and Lot 38 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 381.80 Feet, thence run 72°24' 25" West a distance of 56.25 Feet to the Point of Beginning. Thence run a chord bearing and distance of North 70°18' 25" West, 69.38 Feet, curve having a Delta of 02°19' 10" , Radius= 1713.99 Feet, an Arc = 69.39 Feet thence run North 19°16' 20" East a distance of 124.49 Feet to a Point on a curve, thence run a chord bearing and distance South 69°51' 53" East, 59.96 Feet, said curve having a radius 1622.73 Feet, Delta 02°07' 02", an Arc 59.97 Feet, thence run South 70°55' 24" East a distance of 2.54 Feet, thence run South 16°05' 48" West a distance of 124.30 Feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the West five (5') feet of a Portion of Lot 39 and Lot 38 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said Subdivision, thence run North 73°20' 50" West a distance of 381.80 Feet, thence run 72°24' 25" West a distance of 56.25 Feet to the Point of Beginning. Thence run a chord bearing and distance of North 70°18' 25" West, 69.38 Feet, curve having a Delta of 02°19' 10", Radius = 1713.99 Feet, an Arc = 69.39 Feet thence run North 19°16' 20" East a distance of 124.49 Feet to a point on a curve, thence run a chord bearing and distance South 69°51' 53" East, 59.96 Feet, said curve having a Radius 1622.73 Feet, Delta 02°07' 02", an arc 59.97 Feet, thence run South 70°55' 24" East a distance of 2.54 Feet, thence run South 16°05' 48" West a distance of 124.30 feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to aplat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of A Portion of Lot 40 and Lot 39 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North 73°20'50" West a distance of 381.80 Feet, thence run North 72°24' 25" West a distance of 56.25 Feet, thence run North 70°18'25" West a distance of 69.38 Feet to the point of Beginning. Thence run a chord bearing and distance of North 67°59'36" West, 69.04 Feet of a curve having a Delta of 02°18' 28", Radius 1713.99 Feet an Arc = 69.04 Feet, thence Run North 22°16' 52" East a distance of 124.67 Feet, thence run a chord bearing and distance of South 67°42' 09" East, 62.50 Feet of a curve having a Delta of 02°12' 25" , Radius 1622.73 Feet, an arc 62.50, thence run South 19°16' 20" West a distance of 124.49 Feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida ; and

An easement over, across, through and upon the West five (5') feet of A Portion of Lot 40 and Lot 39 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio homes also being the Southeast Corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 381.80 Feet, thence run North 72°24' 25" West a distance of 56.25 feet, thence run North 70°18' 25" West a distance of 69.38 Feet to the Point of Beginning. Thence run a chord bearing and distance of North 67°59' 36" West, 69.04 Feet of a curve having a Delta of 02°18' 28" , Radius 1713.99 Feet an arc= 69.04 Feet, thence run North 22°16' 52" East a distance of 124.67 Feet, thence run a chord bearing and distance of South 67°42' 09" East, 62.50 Feet of a curve having a Delta of 02°12' 25", Radius 1622.73 Feet, an arch 62.50 , thence run South 19°16' 20" West a distance of 124.49 feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records

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of Hillsborough County, Florida solely for the use and benefit of a Portion of Lot 41 and Lot 40 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North $73^{\circ}20'50''$ West a distance of 381.80 Feet, Thence run North $72^{\circ}24'25''$ West, a distance of 69.39 Feet, thence run North $67^{\circ}59'36''$ West a distance of 69.04 Feet to the Point of Beginning, thence run a chord bearing and distance of North $65^{\circ}41'07''$ West, 69.04 Feet of a curve having a Delta of $02^{\circ}18'29''$, Radius 1713.99 Feet an arc 69.05 Feet, thence run North $25^{\circ}03'37''$ East a distance of 124.82 Feet, thence run a chord bearing and distance of South $65^{\circ}29'13''$ East, 62.99 Feet of a curve having a Delta of $02^{\circ}13'38''$ Radius 1622.73 Feet, an arc 63.00 Feet, thence run South $22^{\circ}16'52''$ West a distance of 124.67 Feet to the Point of Beginning, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across, through and upon the West ^{five} (5') feet of a Portion of Lot 41 and Lot 40 of Clubside Patio Homes of Carrollwood Village being more particularly described as follows: For the point of reference commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North $73^{\circ}20'50''$ West a distance of 381.80 Feet, thence run North $72^{\circ}24'25''$ West, a distance of 69.39 Feet, thence run North $67^{\circ}59'36''$ West a distance of 69.04 Feet to the Point of Beginning, thence run a chord bearing and distance of North $65^{\circ}41'07''$ West, 69.04 Feet of a curve having a Delta of $02^{\circ}18'29''$, Radius 1713.99 Feet an arc 69.05 Feet, thence run North $25^{\circ}03'37''$ East a distance of 124.82 Feet, thence run a chord bearing and distance of South $65^{\circ}29'13''$ East, 62.99 Feet of a curve having a delta of $02^{\circ}13'38''$ Radius 1622.73 Feet, an arc 63.00 Feet, thence run South $22^{\circ}16'52''$ West a distance of 124.67 Feet to the Point of beginning, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 42 and the East 21.00 Feet of Lot 43, Less the East 16.00 Feet of Lot 42 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida; and

An easement over, across through and upon the West ^{five} (5') feet of Lot 42 and the East 21.00 Feet of Lot 43, Less the East 16.00 Feet of Lot 42 of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida solely for the use and benefit of Lot 43 Less the East 21.00 Feet - Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida

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STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

THIS IS TO CERTIFY THAT THE FOREGOING IS A
TRUE AND CORRECT COPY OF THE DOCUMENT ON
FILE IN MY OFFICE. WITNESS MY HAND AND OF-
FICIAL SEAL THIS... 23rd... DAY OF.....

September 1951

JAMES F. TAYLOR, JR. CLERK
BY: Holly H. Ford D.C.

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CERTIFIED COPY
EXHIBIT "A"
ZERO LOT LINE EASEMENT

1. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 2 AND THE NORTHWESTERLY 20.00 FEET OF LOT 1, LESS THE NORTHWESTERLY 15.00 FEET OF SAID LOT 2, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, AS RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 455.40 FEET, SOUTH 22°12'01" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 251.04 FEET, SOUTH 48°17'50" EAST TO THE POINT OF BEGINNING; THENCE NORTH 39°19'25" EAST, FOR 126.92 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND CHORD BEARING OF 64.31 FEET, SOUTH 52°45'20" EAST; THENCE SOUTH 36°42'30" WEST, FOR 125.72 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH VILLAGE DRIVE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 70.10 FEET, NORTH 53°40'05" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

2. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 3, AND THE NORTHWESTERLY 15.00 FEET OF LOT 2, LESS THE NORTHWESTERLY 10.00 FEET OF SAID LOT 3, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, AS RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ZERO LOT LINE EASEMENT

Continued from page 1 of Exhibit "A"

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 455.40 FEET, SOUTH 22°12'01" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 181.00 FEET, SOUTH 47°07'29" EAST TO THE POINT OF BEGINNING; THENCE NORTH 41°56'20" EAST, FOR 128.69 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND CHORD BEARING OF 64.31 FEET, SOUTH 49°55'11" EAST; THENCE SOUTH 39°19'25" WEST, FOR 126.92 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH VILLAGE DRIVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 70.18 FEET, NORTH 51°19'24" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

3. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 4 AND THE NORTHWESTERLY 10.00 FEET OF LOT 3, LESS THE NORTHWESTERLY 5.00 FEET OF SAID LOT 4, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, AS RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 455.40 FEET, SOUTH 22°12'01" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 110.77 FEET, SOUTH 45°56'50" EAST TO THE POINT OF BEGINNING; THENCE NORTH 44°33'15" EAST, FOR 131.05 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND CHORD BEARING OF 64.31 FEET SOUTH 47°05'03" EAST; THENCE SOUTH 41°56'20" WEST, FOR 128.69 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH VILLAGE DRIVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 70.29 FEET, NORTH 48°58'31" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

ZERO LOT LINE EASEMENT

THIS IS NOT A

4. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 5, AND THE NORTHWESTERLY 5.00 FEET OF LOT 4, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 455.40 FEET, SOUTH 22°12'01" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 40.35 FEET, SOUTH 44°46'18" EAST TO THE POINT OF BEGINNING; THENCE NORTH 47°10'10" EAST, FOR 133.98 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND CHORD BEARING OF 64.31 FEET, SOUTH 44°14'54" EAST; THENCE SOUTH 44°33'15" WEST, FOR 131.05 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH VILLAGE DRIVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 70.43 FEET, NORTH 46°37'23" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

5. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 6, AND THE SOUTHEASTERLY 5.00 FEET OF LOT 7, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 427.21 FEET, SOUTH 20°46'54" EAST TO THE POINT OF BEGINNING; THENCE NORTH 49°47'05" EAST, FOR 137.00 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF CLUBSIDE DRIVE, SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE

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ZERO LOT LINE EASEMENT

Continued from page 3 of Exhibit "A"

SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND CHORD BEARING OF 64.31 FEET, SOUTH 41°24'45" EAST; THENCE SOUTH 47°10'10" WEST, FOR 133.98 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID SOUTH VILLAGE DRIVE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 40.35 FEET, NORTH 44°46'18" WEST TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 30.22 FEET, NORTH 42°40'45" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

6. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 7 AND THE SOUTHEASTERLY 10.00 FEET OF LOT 8, LESS THE SOUTHEASTERLY 5.00 FEET OF SAID LOT 7, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH VILLAGE DRIVE SAID RIGHT OF WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 360.41 FEET, SOUTH 17°28'13" EAST TO THE POINT OF BEGINNING, THENCE NORTH 52°24'00" EAST, FOR 136.19 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT OF WAY BEING 50.00 FEET IN WIDTH; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND CHORD BEARING OF 64.31 FEET, SOUTH 38°34'37" EAST, THENCE SOUTH 49°47'05" WEST, FOR 137.00 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH VILLAGE DRIVE, THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 70.55 FEET, NORTH 37°56'55" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

7. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 8, AND THE SOUTHEASTERLY 15.00 FEET OF LOT 9, LESS THE SOUTHEASTERLY 10.00 FEET OF SAID LOT 8, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

ZERO LOT LINE EASEMENT

Continued from page 4 of Exhibit "A"

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH VILLAGE DRIVE SAID RIGHT OF WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 292.29 FEET, SOUTH 14°09'05" EAST TO THE POINT OF BEGINNING, THENCE NORTH 55°00'55" EAST FOR 130.68 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT OF WAY BEING 50.00 FEET IN WIDTH, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND CHORD BEARING OF 64.31 FEET, SOUTH 35°44'28" EAST, THENCE SOUTH 52°24'00" WEST, FOR 136.19 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH VILLAGE DRIVE, THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 70.67 FEET, NORTH 31°19'08" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

8. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 9, AND SOUTHEASTERLY 20.00 FEET OF LOT 10, LESS THE SOUTHEASTERLY 15.00 FEET OF SAID LOT 9, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH VILLAGE DRIVE SAID RIGHT OF WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 222.95 FEET, SOUTH 10°49'28" EAST TO THE POINT OF BEGINNING, THENCE NORTH 57°37'50" EAST, FOR 104.51 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT OF WAY BEING 50.00 FEET IN WIDTH, THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 50.00 FEET AND A CHORD AND CHORD BEARING OF 11.97 FEET, SOUTH 72°47'15" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CHORD AND CHORD BEARING OF 19.81 FEET, SOUTH 56°16'40" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1299.54 FEET AND A CHORD AND

ZERO LOT LINE EASEMENT

Continued from page 5 of Exhibit "A"

THIS IS NOT A

CHORD BEARING OF 36.97 FEET SOUTH 33°30'29" EAST, THENCE SOUTH 55°00'55" WEST, FOR 130.68 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH VILLAGE DRIVE, THENCE NORTH-WESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 70.91 FEET, NORTH 24°40'20" WEST, TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

9. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 10, AND THE NORTHERLY 20.00 FEET OF LOT 11, LESS THE SOUTHEASTERLY 20.00 FEET OF SAID LOT 10, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH VILLAGE DRIVE SAID RIGHT OF WAY BEING 100.00 FEET IN WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 145.74 FEET, SOUTH 07°09'29" EAST TO THE POINT OF BEGINNING, THENCE NORTH 69°52'18" EAST, FOR 87.84 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT OF WAY BEING 50.00 FEET IN WIDTH, THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 50.00 FEET AND A CHORD AND CHORD BEARING OF 56.90 FEET, SOUTH 31°13'54" EAST, THENCE SOUTH 57°37'50" WEST, FOR 104.51 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH VILLAGE DRIVE, THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 78.07 FEET, NORTH 17°40'40" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

10. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 11, AND THE SOUTHERLY 15.00 FEET OF LOT 12, LESS THE SOUTHERLY 20.00 FEET OF SAID LOT 11, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, AS RECORDED IN PLAT BOOK 51, PAGE 34, of HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH VILLAGE DRIVE SAID RIGHT OF WAY BEING 100.00 FEET IN

ZERO LOT LINE EASEMENT

Continued from page 6 of Exhibit "A"

WIDTH; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, SOUTH 02°07'29" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 26.73 FEET, SOUTH 01°33'28" EAST TO THE POINT OF BEGINNING, THENCE SOUTH 63°43'58" EAST, FOR 126.77 FEET TO THE WESTERLY RIGHT OF WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT OF WAY BEING 50.00 FEET IN WIDTH, THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 50.00 FEET AND A CHORD AND CHORD BEARING OF 34.42 FEET, SOUTH 23°35'14" WEST, THENCE SOUTH 69°52'18" WEST, FOR 87.84 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH VILLAGE DRIVE, THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 119.16 FEET, NORTH 08°24'44" WEST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

11. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 12, LESS THE SOUTHWESTERLY 15.00 FEET OF SAID LOT, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA SAID NORTHWEST CORNER BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT OF WAY BEING 100.00 FEET IN WIDTH, THENCE SOUTH 85°26'50" EAST, FOR 89.22 FEET, THENCE SOUTH 22°56'15" EAST, FOR 95.06 FEET, THENCE SOUTH 17°20'14" EAST FOR 26.16 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT OF WAY LINE BEING 50.00 FEET IN WIDTH, THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST AND ALONG SAID RIGHT OF WAY LINE HAVING A RADIUS OF 50.00 FEET AND A CHORD AND CHORD BEARING OF 24.99 FEET, SOUTH 58°11'38" WEST, THENCE NORTH 63°43'58" WEST, FOR 126.77 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH VILLAGE DRIVE, THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EASTERLY AND ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID SOUTH VILLAGE DRIVE HAVING A RADIUS OF 610.56 FEET AND A CHORD AND CHORD BEARING OF 26.73 FEET, NORTH 01°33'28" WEST, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EASTERLY, THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 589.93 FEET AND A CHORD AND CHORD BEARING OF 49.99 FEET, NORTH 02°07'29" EAST TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

EXHIBIT "A"

ZERO LOT LINE EASEMENT

12. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE WESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 13, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

13. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 14, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

14. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 15, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

15. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 16, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

16. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 17, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

17. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 18, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

ZERO LOT LINE EASEMENT

18. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 19, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

19. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 20, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

20. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHEASTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 21, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

21. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 24, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

22. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 25, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

23. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 26, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

ZERO LOT LINE EASEMENT

THIS IS NOT A

24. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 27, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

25. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 28, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

26. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 29, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

27. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 30, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

28. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 31, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

29. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 32, CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

30. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE SOUTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 33, LESS THE SOUTHWESTERLY 10.00 FEET OF SAID LOT 33, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID SOUTHEAST CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE NORTH $00^{\circ}15'21''$ WEST, FOR 16.45 FEET ALONG THE EAST BOUNDARY LINE OF SAID PLAT OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, TO THE POINT OF BEGINNING; THENCE NORTH $37^{\circ}41'29''$ WEST, FOR 177.95 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 50.00 FEET AND A CHORD AND CHORD BEARING OF 29.94 FEET, NORTH $23^{\circ}21'10''$ EAST, THENCE SOUTH $84^{\circ}03'57''$ EAST, FOR 96.74 FEET TO SAID EAST BOUNDARY LINE OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE; THENCE SOUTH $00^{\circ}15'21''$ EAST ALONG SAID EAST BOUNDARY LINE FOR, 158.30 FEET TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

31. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE WESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

LOT 34, AND THE SOUTHWESTERLY 10.00 FEET OF LOT 33, LESS THE WEST 20.00 FEET OF SAID LOT 34, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID SOUTHEAST CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE NORTH $73^{\circ}20'50''$ WEST, ALONG SAID RIGHT-OF-WAY LINE, FOR 156.57 FEET; THENCE NORTH $09^{\circ}12'48''$ EAST, TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CLUBSIDE DRIVE, SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST AND ALONG SAID RIGHT-OF-WAY LINE HAVING A RADIUS OF 50.00 FEET AND A CHORD AND CHORD BEARING OF 29.96, NORTH $58^{\circ}12'12''$ EAST; THENCE SOUTH $37^{\circ}41'29''$ EAST, FOR 177.95 FEET TO THE EAST BOUNDARY LINE OF SAID CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE; THENCE SOUTH $00^{\circ}15'21''$ EAST, ALONG SAID EAST BOUNDARY LINE, FOR 16.45 FEET TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

ZERO LOT LINE EASEMENT

THIS IS NOT A

32. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF LOT 35 AND LOT 34 OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID CLUBSIDE PATIO HOMES ALSO BEING THE SOUTHEAST CORNER OF LOT 34 OF SAID SUBDIVISION, THENCE RUN NORTH 73°20'50" WEST A DISTANCE OF 156.57 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ON SAID BEARING NORTH 73°20'50" WEST A DISTANCE OF 85.84 FEET, THENCE RUN NORTH 12°01'02" EAST A DISTANCE OF 117.67 FEET TO THE POINT OF A CURVE, THENCE RUN A CHORD BEARING AND DISTANCE SOUTH 46°49'43" EAST, 20.41 FEET SAID CURVE HAVING A DELTA 48°11'23", RADIUS 25.50 FEET AN ARC 21.03 FEET TO A POINT OF A CURVE, THENCE RUN A CHORD BEARING AND DISTANCE OF SOUTH 63°32'57" EAST, 65.36 FEET, SAID CURVE HAVING A DELTA = 81°37'52", RADIUS 50.00 FEET, AN ARC 71.24 FEET, THENCE RUN SOUTH 09°12'48" WEST A DISTANCE OF 97.87 TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

33. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF LOT 36 AND LOT 35, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of said Clubside Patio Homes of Carrollwood Village, thence run North 73°20' 50" West, a distance 241.91 Feet to the Point of Beginning. Thence continue North 73°20' 50" West a distance of 65.06 Feet, thence run North 13°21' 43" East a distance of 120.13 Feet, to a point on the South Right of way line of South Clubside Drive, thence run along said South Clubside Drive South 70°55' 24" East a distance of 62.50 Feet, thence run South 12°01' 02" West a distance of 117.67 Feet to the Point of beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

ZERO LOT LINE EASEMENT

THIS IS NOT A
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34. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF LOT 37 AND LOT 36, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID CLUBSIDE PATIO HOMES ALSO BEING THE SOUTHEAST CORNER OF LOT 34 OF SAID SUBDIVISION, THENCE RUN NORTH 73°20'50" WEST A DISTANCE OF 307.47 TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 73°20'50" WEST A DISTANCE OF 65.06 FEET THENCE RUN NORTH 14°39'08" EAST, A DISTANCE OF 122.65 FEET, THENCE RUN SOUTH 70°55'24" EAST A DISTANCE OF 62.50 FEET, THENCE RUN SOUTH 13°21'43" WEST A DISTANCE OF 120.13 FEET TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

35. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF LOT 38 AND LOT 37, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 372.53 feet to the Point of Beginning, thence continue North 73°20' 50" West a distance of 9.27 Feet to a curve, thence run a chord bearing and distance North 72°24' 25" West, 56.27 Feet said curve having a Delta 01°52' 50" Radius 1713.99 Feet, Arc 56.25 Feet, thence run North 16°05' 48" East a distance of 124.30 Feet, thence run South 70°55' 24" East a distance of 62.50 Feet, thence run South 14°39' 08" West a distance of 122.65 Feet to the Point of Beginning of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

EXHIBIT "A"

ZERO LOT LINE EASEMENT

THIS IS NOT A

36. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF LOT 39, AND LOT 38, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OR SAID CLUBSIDE PATIO HOMES ALSO BEING THE SOUTHEAST CORNER OF LOT 34 OF SAID SUBDIVISION, THENCE RUN NORTH $73^{\circ}20'50''$ WEST A DISTANCE OF 381.80 FEET, THENCE RUN $72^{\circ}24'25''$ WEST A DISTANCE OF 56.25 FEET TO THE POINT OF BEGINNING. THENCE RUN A CHORD BEARING AND DISTANCE OF NORTH $70^{\circ}18'25''$ WEST, 69.38 FEET, CURVE HAVING A DELTA OF $02^{\circ}19'10''$, RADIUS - 1713.99 FEET, AN ARC - 69.39 FEET THENCE RUN NORTH $19^{\circ}16'20''$ EAST A DISTANCE OF 124.49 FEET TO A POINT ON A CURVE, THENCE RUN A CHORD BEARING AND DISTANCE SOUTH $69^{\circ}51'53''$ EAST, 59.96 FEET, SAID CURVE HAVING A RADIUS 1622.73 FEET, DELTA $02^{\circ}07'02''$, AN ARC 59.97 FEET, THENCE RUN SOUTH $70^{\circ}55'24''$ EAST A DISTANCE OF 2.54 FEET, THENCE RUN SOUTH $16^{\circ}05'48''$ WEST A DISTANCE OF 124.30 FEET TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

37. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF LOT 40 AND LOT 39, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID CLUBSIDE PATIO HOMES ALSO BEING THE SOUTHEAST CORNER OF LOT 34 OF SAID SUBDIVISION, THENCE RUN NORTH $73^{\circ}20'50''$ WEST A DISTANCE OF 381.80 FEET, THENCE RUN NORTH $72^{\circ}24'25''$ WEST A DISTANCE OF 56.25 FEET, THENCE RUN NORTH $70^{\circ}18'25''$ WEST A DISTANCE OF 69.38 FEET TO THE POINT OF BEGINNING. THENCE RUN A CHORD BEARING AND DISTANCE OF NORTH $67^{\circ}59'36''$ WEST, 69.04 FEET OF A CURVE HAVING A DELTA OF $02^{\circ}18'28''$, RADIUS 1713.99 FEET AN ARC - 69.04 FEET, THENCE

ZERO LOT LINE EASEMENT

Continued from page 14 of Exhibit "A"

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RUN NORTH 22°16'52" EAST A DISTANCE OF 124.67 FEET, THENCE
RUN A CHORD BEARING AND DISTANCE OF SOUTH 67°42'09" EAST,
62.50 FEET OF A CURVE HAVING A DELTA OF 02°12'25", RADIUS
1622.73 FEET, AN ARC 62.50, THENCE RUN SOUTH 19°16'20" WEST
A DISTANCE OF 124.49 FEET TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

38. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED TRACT OF LAND TO WIT:

A PORTION OF LOT 41 AND LOT 40, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE commence at the Southeast corner of said Clubside Patio Homes also being the Southeast corner of Lot 34 of said subdivision, thence run North 73°20' 50" West a distance of 381.80 Feet, thence run North 72°24' 25" West, a distance of 69.39 Feet, thence run North 67°59' 36" West a distance of 69.04 Feet to the Point of Beginning, thence run a chord bearing and distance of North 65°41' 07" West, 69.04 Feet of a curve having a Delta of 02°18' 29", Radius 1713.99 Feet an arc 69.05 Feet, thence run North 25°03' 37" East a distance of 124.82 Feet, thence run a chord bearing and distance of South 65°29' 13" East, 62.99 Feet of a curve having a delta of 02°13' 38" Radius 1622.73 Feet, an arc 63.00 Feet, thence run South 22°16' 52" West a distance of 124.67 Feet to the Point of beginning, of Clubside Patio Homes of Carrollwood Village, according to a plat thereof recorded in Plat Book 51, Page 34-2 of the Public Records of Hillsborough County, Florida;

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

39. AN EASEMENT OVER, ACROSS, THROUGH AND UPON THE NORTHWESTERLY FIVE (5) FEET OF THE FOLLOWING DESCRIBED AS FOLLOWS:

LOT 42 AND THE SOUTHEASTERLY 21.00 FEET OF LOT 43, LESS THE SOUTHEASTERLY 16.00 FEET OF SAID LOT 42, OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE, RECORDED IN PLAT BOOK 51, PAGE 34, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF CLUBSIDE PATIO HOMES OF CARROLLWOOD VILLAGE AS RECORDED IN PLAT BOOK 51, PAGES 34-1 THROUGH 34-3 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, SAID SOUTHEAST CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH VILLAGE DRIVE, SAID RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH; THENCE NORTH 73°20'50" WEST, ALONG SAID RIGHT-OF-WAY LINE, FOR 381.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 263.49 FEET, NORTH 68°56'27" WEST TO THE POINT OF BEGINNING; THENCE

EXHIBIT "A"

ZERO LOT LINE EASEMENT

DI. REC. 3860 PG 531

Continued from page 15 of Exhibit "A"

CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1713.99 FEET AND A CHORD AND CHORD BEARING OF 69.05 FEET, NORTH 63°22'38" WEST; THENCE NORTH 27°09'37" EAST, FOR 124.94 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLUBSIDE DRIVE SAID RIGHT-OF-WAY BEING 50.00 FEET IN WIDTH; THENCE ALONG SAID RIGHT-OF-WAY LINE AND THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1622.73 FEET AND A CHORD AND CHORD BEARING OF 64.47 FEET, SOUTH 63°14'11" EAST; THENCE SOUTH 25°03'37" WEST, FOR 124.82 FEET TO THE POINT OF BEGINNING.

SOLELY FOR THE USE AND BENEFIT OF THE ADJOINING LOT OWNER.

JOINDER IN DECLARATION OF RESTRICTIONS

DUPLICATE
REC: 3860 PG 532

THE UNDERSIGNED being the Owner of the majority of the Lots in the
aforementioned subdivision which will affect the foregoing Declaration and
in consideration of the sum of \$10.00, and other goods and valuable
consideration, receipt and efficiency being hereby acknowledged by the
undersigned. The undersigned hereby agrees as follows;

1. The undersigned hereby consents and agrees to the re-location of
the Zero Lot line Easement as set forth in the foregoing Declaration, and
agrees that the re-location of said Zero Lot Line Easements are in
substitution and replace the Zero Lot Line Easements as dedicated under
Declaration recorded in Official Record Book 3729 on page 427 of the Public
Records of Hillsborough County, Florida.

2. The undersigned further agrees that the Zero Lot Line Easement as
dedicated under Declaration recorded in Official Record Book 3729 on page 427
of the Public Records of Hillsborough County, Florida, is hereby rescinded
and thereafter null and void and of no further force and effect.

IN WITNESS WHEREOF, the undersigned has executed and delivered this
consent Joinder this 23rd day of September, 1981.

Signature Witnessed By:

CLUBSIDE, A FLORIDA GENERAL PARTNERSHIP

Christiane V. Barnes

Linda M. Johnson

BY: Alfred Hoffman Jr.
Alfred Hoffman Jr., General Partnership

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 23rd day of
of September, 1981 by Alfred Hoffman Jr., General Partner of Clubside, a
Florida General Partnership

WITNESS my hand and official seal in the county and State aforesaid this 23rd
day of September, A.D. 1981.



Donna J. Hoskinson
Notary Public, State of Florida
My Commission Expires:
Notary Public, Florida, State at Large
My Commission Expires Aug. 31, 1982