

DECLARATION OF COVENANT AND
RESTRICTION ON REAL PROPERTY

THIS COVENANT AND RESTRICTION made as of this 30th day of December, 1982, by DEBRA, INC., a Florida corporation, having its principal executive office at 5104 N. Orange Blossom Trail, Suite 110, Orlando, Florida, hereinafter referred to as the "Owner."

BACKGROUND FACTS

A. The Owner is the holder of fee simple title to the real property described on Exhibit "A" attached hereto and by reference made a part hereof (the "Property").

B. The Owner has petitioned for the establishment of a Community Development District (the "District") pursuant to the Uniform Community Development District Act of 1980, Sections 190.001 - 190.049 inclusive, Florida Statutes (1981) (the "Act").

C. According to the Act the District is controlled by a board of supervisors (the "Board").

D. According to the Act until six (6) years after the initial election of members to the Board, the landowners in the District shall elect the members of the Board, having one (1) vote for each acre, or fraction thereof, owned by such landowner within the District.

E. During the period of time that the landowners elect the members of the Board by virtue of ownership of property within the District, the Owner desires to allow the City Commission of the City of Orlando to control the election of a majority of the members of the Board.

COVENANTS AND RESTRICTIONS

NOW, THEREFORE, the Owner, being the fee simple title holder to all of the Property, declares that the Property shall be held, transferred, sold, conveyed and occupied subject to the covenants and restrictions hereinafter set forth:

1. The Owner, by making this Declaration, and its successors, assigns, grantees and any other person who accepts title to the Property or any portion thereof, agrees to be bound by the terms of that certain Agreement dated the 29th day of December, 1982, among the Owner, the Honorable Bill Frederick, Mayor of the City of Orlando, and the City of Orlando, a copy of which is attached hereto as Exhibit "B."

2. This restriction on the Property shall remain in full force and effect so long as the Agreement described in Sub-paragraph 1 above remains in effect.

IN WITNESS WHEREOF, the Owner has caused this instrument to be executed in its name all as of the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

[Signature]
[Signature]

DEBRA, INC.

By: [Signature]
Aaron H. Dowd, Vice President

By: [Signature]
J. Lindsay Builder, Jr.,
Vice President

Attest: [Signature]
Assistant Secretary

(Corporate Seal)

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the county and state aforesaid to take acknowledgments, personally appeared Aaron H. Dowd and J. Lindsay Builder, Jr., as Vice Presidents, and James E. L. Seay, as Assistant Secretary of DEBRA, INC., a Florida corporation, who after being sworn, stated that they executed this instrument on behalf of said corporation, and that the corporate seal affixed is the true corporate seal of the corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal in the county and state last aforesaid this 30th day of December, 1982.



[Signature]
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 19, 1984
BONDED THROUGH MURCOKI-ASHTON, INC