

Courtesy of Stewart Title of Tallahassee, Inc. (850) 422-2960

This instrument prepared by:
Susan S. Thompson, Esquire
Smith, Thompson, Shaw & Manausa, P.A.
3520 Thomasville Road - 4th Floor
Tallahassee, Florida 32309

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF FOX HOLLOW FARMS HOMEOWNER'S ASSOCIATION, INC.

THIS DECLARATION, made on the date hereinafter set forth by R.B HOME DEVELOPMENT, INC., hereinafter referred to as "Declarant",

WITNESSETH:

WHEREAS, Declarant is the owner of certain property in Leon County, State of Florida, which is more particularly described as:

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

NOW, THEREFORE, Declarant hereby declares that all of the property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

ARTICLE I Definitions

Section 1. "Association" shall mean and refer to FOX HOLLOW FARMS HOMEOWNER'S ASSOCIATION, INC., its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract

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sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinbefore described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property, if any, (including the improvements thereto) owned by the Association for the common use and enjoyment of the Owners. It shall include the gate area as identified in Exhibit "A" Sheet 2 of 6, the pond access easements conveyed to the association as identified in Exhibit "A" Sheet 2 of 6, and the bridle path as depicted on the subdivision plat recorded in the public records of Leon County, Florida.

Section 5. "Declarant" shall mean and refer to by RB HOME DEVELOPMENT, INC. its successors and assigns.

ARTICLE II Property Rights

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every lot, subject to the following:

- (a) The right of the Association to charge fees for maintenance and improvements.
- (b) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members has been recorded.

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Section 2. Delegation of Use. Any owner may delegate, in accordance with the Bylaws, his rights of enjoyment to the Common Area and facilities, if any, to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III Membership and Voting Rights

Section 1. Every owner of a lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall be comprised of all Owners. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any lot.

ARTICLE IV Assessments

Section 1. Type of Assessments. In addition to the obligations of Owners set forth elsewhere in this Declaration, there are several types of Assessments for which Owners are liable, as follows:

- (a) Assessments for all Operating Costs.
- (b) The Association may levy additional Assessments for any purpose, including without limitation, expenditures for capital improvements for or on Common area or for reconstructing or replacing such improvements. Assessments pursuant to this paragraph shall be payable in such manner and at such times as determined by the Association, and may be payable in installments extending beyond the fiscal year in which the Assessment is approved.

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Section 2. Designation. The designation of Assessment type shall be made by the Association and shall be binding upon all Owners. Such designation may be made on the budgets prepared by the Association.

Section 3. General Assessments Allocation. Except as herein specified to the contrary, Assessments shall be allocated equally to each Owner.

Section 4. Special Assessment Allocation. Except as herein specified to the contrary, Special Assessments shall allocated equally to each Owner.

Section 5. Establishment of Assessments. Assessments shall be established by a majority vote of the members of the Association.

Section 6. Payment of Assessments. Each Owner, by acceptance of title to a Lot, shall be deemed to have covenanted and agreed to pay the following dues, fees, charges and Assessments:

- (a) General Assessments;
- (b) Assessments for capital improvements, emergencies, and/or non-recurring expenses.
- (c) Assessments of any kind for the creation of reasonable reserves or working capital;
- (d) Special Assessments and charges for special services; and
- (e) Assessments and charges incurred in connection with the enforcement of any of the terms and conditions hereof, including reasonable attorney fees and costs.

Each Owner shall pay all taxes and obligations relating to its Lot which, if not paid, could become a lien against the Lot which is superior to the lien for Assessments created by this Declaration.

Section 7. Creation of the Lien and Personal Obligation. Each Owner, by acceptance of a deed or instrument of conveyance for the acquisition of title to a Lot, shall be deemed to have covenanted and agreed that the Assessments, and/or other charges and fees set forth herein, together with interest, late fees, costs and reasonable attorneys' (and paralegals') fees (at all levels of

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proceedings, collection and bankruptcy), shall be a charge and continuing lien in favor of the Association encumbering the Lot and all personal property located thereon owned by the Owner against whom each such Assessment is made. The lien is effective from and after recording a Claim of Lien in the Public Records, stating the description of the Lot, name of the Owner, and the amounts due as of that date. The Claim of Lien shall also cover any additional amounts which accrue thereafter until satisfied. Each Assessment, charge, fee, together with interest, late fees, costs and reasonable attorneys, fees, etc. shall be the personal obligation of the person who was the Owner of the Lots at the time when the Assessment became due, as well as that persons heirs, devisees, personal representatives, successors or assigns.

Section 8. Subordination of the Lien to Mortgages. The lien for Assessments shall be subordinate to bona fide first mortgages on any Lot, if the mortgage is recorded in the public records prior to the Claim of Lien and to the lien of the Declarant set forth in this Declaration. The lien shall not be affected by any sale or transfer of a Lot, except in the event of a sale or transfer of a Lot pursuant to a foreclosure of a bona fide first mortgage, or the lien of the Declarant, in which event, the acquirer of title, its successors and assigns, shall not be liable for Assessments encumbering the Lot or chargeable to the former owner of the Lot which became due prior to such sale or transfer. However, any such unpaid Assessments for which such acquirer of title is not liable may be reallocated and assessed to all owners (including such acquirer of title) as a part of the Operating Costs. Any sale or transfer pursuant to a foreclosure shall not relieve the owner from liability for, nor the Lot from the lien of, any Assessments made thereafter. Nothing herein contained shall be construed as releasing the party liable for any delinquent Assessments from the payment there, or the enforcement of collection by means other than foreclosure.

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Section 9. Acceleration. In the event of a default in the payment of any Assessment, the Association may accelerate the Assessments against that Owner for up to the next ensuing twelve (12) month period.

Section 10. Non-payment of Assessments. If any Assessment is not paid within fifteen (15) days after the due date, a late fee of \$25.00, per month, together with interest in an amount equal to 18% (not to exceed the maximum rate allowable by law), per annum, beginning from the due date until paid in full, may be levied. The association may, at any time thereafter, bring an action at law against the owner personally obligated to pay the same, and/or foreclose the lien against the Lot, or both. The Association shall not be required to bring such an action if it believes that the best interests of the Association would not be served by doing so. There shall be added to the Assessment all costs expended in preserving the priority of the lien and all costs and expenses of collection, including attorneys' (and paralegals) fees, at all levels of proceedings, including collection and bankruptcy. No Owner may waive or otherwise escape liability for Assessments provided for herein by non-use of, or the waiver of the right to use, the Common Area, or abandonment of a Lot.

Section 11. Collection by Declarant. If for any reason the Association shall fail or be unable to levy or collect Assessments, then in that event, Declarant shall at all times have the right, but not the obligation: (i) to advance such sums as a loan to the Association to bear interest and to be repaid as hereinafter set forth; and/or (ii) to levy and collect such Assessments by using the remedies available as set forth above, which remedies, including, but not limited to, recovery of attorneys' and paralegals', fees at all levels including appeals, collections and bankruptcy, shall be deemed assigned to Declarant for such purposes.

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Section 12. Rights to Pay Assessments and Receive Reimbursement. The Association, Declarant and any mortgagee of a Lot shall have the right, but not the obligation, jointly and severally, and at their sole option, to pay any Assessments or other charges which are in default and which may or have become a lien or charge against any Lot. If so paid, the party paying the same shall be subrogated to the enforcement rights of the Association with regard to the amounts due. Further, Declarant shall have the right, but not the obligation, at its sole option, to loan funds to the Association and pay items of Operating Costs on behalf of the Association. The entity advancing such sums shall be entitled to immediate reimbursement, on demand, from the Association for such amounts so paid, plus interest thereon at the W.S.J. Prime Rate determined as of the date such payment was due from Owner, plus 2% plus any costs of collection including, but not limited to, reasonable attorneys, (and paralegals') fees at all levels including appeals, collections and bankruptcy.

Section 13. Commencement of First Assessment. Annual assessments shall begin within one year after construction of private streets or roads or other common facilities. Such assessments shall include both maintenance costs and a reasonable contribution to a reserve account for future major repairs or replacement. Declarant owned lots shall commence assessments for maintenance costs when more than fifty percent (50%) of the lots have been sold or deeded away by Declarant. For that portion of the assessment representing the contribution to the reserve account, Declarant shall not commence paying that portion of the assessment until more than seventy-five percent (75%) of the lots have been sold or deeded away by Declarant.

ARTICLE V Land Use and Building Type

No lot shall be used except for residential purposes. All builders must be approved by the entity discussed in Article XIII below. Moreover, all structures, improvements, and materials

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utilized therein must conform with the design scheme and aesthetic scheme contemplated by Declarant. These schemes are contained in plans possessed by Declarant and available for review upon request.

ARTICLE VI Dwelling Size

No dwelling shall be permitted on any lot unless it is at least 2400 square feet.

ARTICLE VII Building Location

No building shall be located on any Lot not less than 50 feet from the front lot line, 30 feet from the side lot line(s), 50 feet from the rear lot line, or 30 feet from a side corner lot line.

ARTICLE VIII Nuisances

No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become any annoyance or nuisance to the neighborhood.

ARTICLE IX Signs

No sign of any kind shall be displayed to the public view on any lot except one sign of not more than four square feet to advertise the property for sale or lease.

ARTICLE X Livestock and Poultry

No animals, livestock, or poultry of any kind shall be raised, bred or kept on any lot, except as provided herein and except that dogs, cats or other household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose. Owners may keep one horse and one cow per one (1.0) acres and up to six (6) barnyard fowl per household and up to 8 goats or sheep per household. No swine of any kind will be allowed.

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ARTICLE XI Recreational Vehicles and Activities

No boat, trailer, motorcycle, motor home, camper, plane, recreational vehicle nor commercial van or truck may be parked nor stored on any street nor any Lot except under a covered storage area, pole barn, or stored behind a house or bar so as not to be visible from the front or side streets. The pursuit of hobbies or other activities, including, but not limited to, work on vehicles or other mechanical devices and woodworking, which tend to result in disorderly, unsightly or unkempt condition, shall not be pursued nor undertaken except within an enclosed garage.

ARTICLE XII Mail Boxes

No mail box or paper box or other receptacle of any kind for use in the delivery of mail, newspaper, magazines or similar materials shall be erected or located on the Properties unless and until the size, location and type of material for said boxes or receptacles shall have been approved by the Architectural Committee.

ARTICLE XIII Architectural Control

No building, fence, wall or other structure shall be commenced, erected or maintained upon the properties, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the nature, kind, shape, height, materials, and location of the same shall have been submitted to and approved in writing as to materials, external design, internal design, and location by the Board of Directors of the Association, or by an architectural committee composed of three (3) or more representatives appointed by the Board.

ARTICLE XIV Common Areas and Association Easements

The Association shall be responsible for all maintenance and repair of all common areas as

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identified on the Plat and all Association Easements as identified on the Plat, including but not limited to fences, Association easements, the roadway, gate, and landscaping. In addition, the Association shall, at all times, maintain a general liability insurance policy for all common areas and association easements.

ARTICLE XV Exterior Maintenance

Each Owner shall maintain the landscaping, including the trees, shrubs and grass within the boundaries of his lot, and the exterior of the buildings located on the lot in a neat and attractive condition. This includes but is not limited to maintenance of all pastures in a neat and mowed state. If an Owner shall fail to maintain or make the repairs or replacements which are the responsibility of such Owner, then upon vote of a majority of the Board of Directors and after not less than ten (10) days' written notice to the Owner, the Association shall have the right (but not the obligation) to enter upon such lot and provide such maintenance or make such repairs or replacements as it deems necessary or appropriate, and the cost thereof shall be payable to the Association by such Owner within ten (10) days after the delivery to the Owner of a demand for payment. Amounts due hereunder may be enforced and collected together with interest and attorney's fees, in the manner assessments are enforced and collected under the provisions of this Declaration. For the purpose solely of performing the maintenance authorized by this paragraph, the Association's agents and employees shall have the right, after reasonable notice to the Owner, to enter upon any such lot between the hours of 7:00 a.m. and 6:00 p.m.

ARTICLE XVI Subdivision of Lot

No lot shall be smaller than five acres. Nothing herein shall prohibit a party from further subdividing a lot to create additional lots so long as each lot meets the minimum lot size. Any

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further subdivision of a Lot shall be done to comply with all local and state regulations.

ARTICLE XV General Provisions

Section 1. Enforcement. The Association, or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of twenty (20) years from the date of this Declaration recordation, after which time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than eighty percent (80%) of the Lot Owners, and thereafter by an instrument signed by not less than two-thirds of the Lot Owners. Any amendment must be recorded.

Section 4. Annexation. No additional land may be annexed without the consent of two-thirds vote of each class of members of the Association.

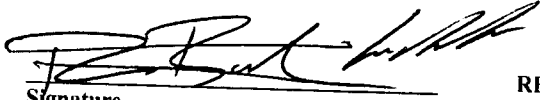
Section 5. Attorney's Fees. The prevailing party in any litigation, including appeals, to require the association to perform its obligations in regard to annual assessments and the maintenance or repair of streets and other common facilities shall be entitled to recover attorney's fees and costs. In addition, the prevailing party in any litigation, including appeals, to require the

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Declarant to incorporate the association or to perform any other action or obligation imposed on the developer pursuant to these restrictive covenants shall be entitled to recover attorney's fees and costs.

DATED this 14 day of November, 2005.

Signed, sealed and delivered in the presence of:



Signature

Printed Name

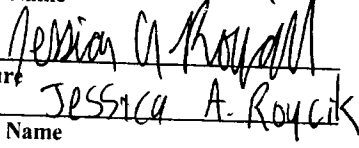
Signature

Printed Name

RB HOME DEVELOPMENT, INC.

~~Ramon Burke~~ Lin S DeComo BY:

Ramon Burke - RB
Ramon Burke
Its: Director

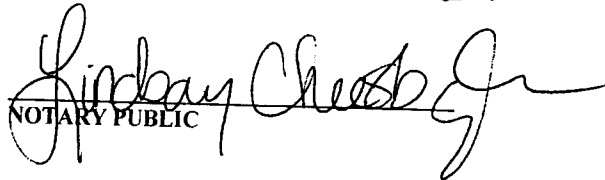


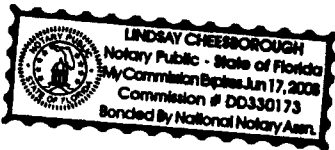
STATE OF FLORIDA
COUNTY OF LEON

Ramon Burke of RB Home Development, Inc., known to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, that I relied upon the following form of identification of the above-named person:

Ramon Burke and that an oath was/ was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of November, 2005.


NOTARY PUBLIC



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EXHIBIT "A"

PARCEL 1

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 631.37 feet; thence run North 00 degrees 19 minutes 34 seconds East 320.66 feet; thence run South 89 degrees 37 minutes 53 seconds East 310.00 feet; thence run South 00 degrees 19 minutes 34 seconds West 320.66 feet to a point lying on the aforesaid North right of way boundary of Tram Road; thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 512.59 feet; thence run North 00 degrees 00 minutes 02 seconds West 341.52 feet; thence run South 89 degrees 32 minutes 31 seconds East 225.61 feet to an iron rod with cap (LS#4792); thence run North 01 degree 07 minutes 22 seconds West 1717.16 feet to an iron rod with cap (LS#4792) lying on the North boundary of the Northeast Quarter of Section 26, Township 1 South, Range 2 East; thence run West along said North boundary of the Northeast Quarter of said Section 26 a distance of 2204.72 feet to the Northwest corner of the Northeast Quarter of said Section 26; thence run South 00 degrees 00 minutes 34 seconds East along the West boundary of said Northeast Quarter of Section 26 a distance of 1658.47 feet to the POINT OF BEGINNING, containing 96.255 acres, more or less.

The West 18.00 feet thereof being subject to an access easement.

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This Instrument prepared by:
Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
301 South Monroe Street, Suite 217
Tallahassee, Florida 32301

DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR ON-SITE STORMWATER MANAGEMENT FACILITY

THIS DECLARATION, made on the date hereinafter set forth by **RB HOME DEVELOPMENT, INC.** a Florida Corporation, whose post office address is **212 Lansing Island Drive, Indian Harbor Beach, Florida, 32937**], (hereinafter "Declarant");

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of certain property located at **Fox Hollow Farms, LP**, Leon County, Florida, and further described in the legal description attached hereto and incorporated herein by this reference as Exhibit "A" (hereinafter the "Property"); and

WHEREAS, Declarant has made application to Leon County (hereinafter the "County") for the permitting of certain development upon the Property (hereinafter the "Permit"); and

WHEREAS, the Declarant acknowledges and agrees that, given the nature and location of the Property, certain development regulations are applicable to any development proposed for the Property including, but not limited to, those regulating the on-site management and control of stormwater; and

WHEREAS, it is the intent of the Declarant that, as a condition of the County's approval of the Permit, a specific area of the Property be reserved, utilized, and maintained in perpetuity as a facility for the on-site management and control of stormwater, and that the County and its employees and agents be allowed, in perpetuity, to enter the Property when necessary to make inspections of the stormwater management facility to assure the Owner has maintained and operated such facility in accordance with any applicable local, state, and federal laws, ordinances, regulations, and policies.

NOW, THEREFORE, Declarant hereby declares that the Property shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which shall run with the Property in perpetuity and which shall be binding on all parties having any right title or interest in the Property, or any part thereof, their heirs, successors, and assigns and shall inure to the benefit of the County (hereinafter the "Declaration").

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_____ as identification, and who did take an oath.



Lindsay Cheesborough
(print name)
NOTARY PUBLIC
My Commission expires: 6/17/08

[INSERT NAME OF SECOND OWNER, IF ANY]

Date: _____

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this ____ day of _____ 200____,
by _____ who is personally known to me or who has produced
_____ as identification, and who did take an oath.

SEAL

(print name)
NOTARY PUBLIC
My Commission expires:

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EXHIBIT A

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Lot 5:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence continue run North 00 degrees 00 minutes 34 seconds West along said West boundary a distance of 726.56 feet, thence leaving said West boundary run North 89 degrees 59 minutes 26 seconds East 239.79 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING run South 63 degrees 07 minutes 26 seconds East 472.02 feet to a point lying on a curve concave Southeasterly, thence along said curve with a radius of 140.00 feet through a central angle of 38 degrees 34 minutes 07 seconds for an arc distance of 94.24 feet (chord of said arc being North 61 degrees 55 minutes 25 seconds East 92.47 feet), thence North 81 degrees 12 minutes 29 seconds East 107.14 feet to a point of curve to the left, thence along said curve with a radius of 140.00 feet through a central angle of 82 degrees 19 minutes 51 seconds for an arc distance of 201.17 feet (chord of said arc being North 40 degrees 02 minutes 33 seconds East 184.31 feet), thence North 01 degrees 07 minutes 22 seconds West 672.15 feet, thence South 89 degrees 59 minutes 26 seconds West 141.25 feet, thence South 52 degrees 54 minutes 56 seconds West 717.85 feet, thence South 226.75 feet to the POINT OF BEGINNING. Containing 10.16 acres, more or less.

Lot 6:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence continue North 00 degrees 00 minutes 34 seconds West along said West boundary a distance of 726.56 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue North 00 degrees 00 minutes 34 seconds West along said West boundary a distance of 931.90 feet to the Northwest corner of the Northeast Quarter of said Section 26, thence run East along the North boundary of the Northeast Quarter of said Section 26 a distance of 948.52 feet, thence leaving said North boundary run South 01 degrees 07 minutes 22 seconds East 272.29 feet, thence South 89 degrees 59 minutes 26 seconds West 141.25 feet, thence South 52 degrees 54 minutes 56 seconds West 717.85 feet, thence South 226.75 feet, thence South 89 degrees 59 minutes 26 seconds West 239.79 feet to the POINT OF BEGINNING. Containing 12.42 acres, more or less.

Lot 7:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence continue North 00 degrees 00 minutes 34 seconds West along said West boundary a distance of 1658.47 feet to the Northwest corner of the Northeast Quarter of said Section 26, thence run East along the North boundary of the Northeast Quarter of said Section 26 a distance of 948.52 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue East 418.04 feet, thence leaving said North boundary run South 01 degrees 07 minutes 22 seconds East 1040.20 feet, thence West 455.25 feet to a point lying on a curve concave Northwesterly, thence along said curve with a radius of 140.00 feet through a central angle of 42 degrees 45 minutes 07 seconds for an arc distance of 104.46 feet (chord of said arc being North 20 degrees 15 minutes 11 seconds East 102.06 feet), thence North 01 degrees 07 minutes 22 seconds West 944.43 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

Lot 8:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence continue North 00 degrees 00 minutes 34 seconds West along said West boundary a distance of 1658.47 feet to the Northwest corner of the Northeast Quarter of said Section 26, thence run East along the North boundary of the Northeast Quarter of said Section 26 a distance of 1366.56 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue East along said North boundary a distance of 419.08 feet, thence leaving said North boundary run South 01 degrees 07 minutes 22 seconds East 1040.20 feet, thence West 419.08 feet, thence North 01 degrees 07 minutes 22 seconds West 1040.20 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

Lot 9:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence continue North 00 degrees 00 minutes 34 seconds West along said West boundary a distance of 1658.47 feet to the Northwest corner of the Northeast Quarter of said Section 26, thence run East along the North boundary of the Northeast Quarter of said Section 26 a distance of 1785.64 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue East along said North boundary a distance of 419.08 feet to an iron rod with cap (LS#4792), thence leaving said North boundary run South 01 degrees 07 minutes 22 seconds East 1040.20 feet, thence West 419.08 feet, thence North 01 degrees 07 minutes 22 seconds West 1040.20 feet to the POINT OF BEGINNING. Containing 10.01 acres, more or less.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY AND PROPOSED LOT LAYOUT FOR: RAY BURKE SHEET 7 OF 8

LEGEND: (D) - DESCRIPTION (P) - PLAT (S) - SURVEY (C) - CALCULATED R - DELTA A - ARC LENGTH CH - CHORD T - TANGENT U - UTILITY POLE O - OVERHEAD UTILITY		R/W - RIGHT-OF-WAY D.O.T. - DEPARTMENT OF TRANSPORTATION D.B. - DEED BOOK L.S. - LAND SURVEYING BUSINESS NO. L.S.# - LAND SURVEYOR NUMBER O.R. - OFFICIAL RECORDS BOOK P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENT P.I. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVATURE		FIP - FOUND IRON PIPE FCP - FOUND CRIMPED IRON PIPE FCM - FOUND CONCRETE MONUMENT 4"x4" FR - FOUND IRON ROD FRC - FOUND IRON ROD (5/8") & PLASTIC CAP FM - FOUND NAIL & METAL CAP FTG - FOUND TIERA COTIA MONUMENT 4" X 4" SCM - SET CONCRETE MONUMENT (4" X 4") WITH METAL CAP (LS#5631) SIR - SET IRON ROD (5/8") WITH PLASTIC CAP SNC - SET NAIL & METAL CAP LS#5631		NOTES: 1) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION. 2) NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. 3) ALL MEASUREMENTS ARE U.S. FEET. 4) INFORMATION AND BEARINGS BASED ON SURVEY PREPARED BY GEG LAND SURVEYING DATED FEBRUARY 14, 2004 PS# 662-12-03	
FILE NO. 03373 P.S.R. NO. 624-06-05 DRAWING DATE: 8/18/05 SCALE: 1"=300' SURVEY DATE: 2/13/04 BOOK: 43/21-22, 27, 44 45/2 DRAWN BY: SWB 6240805.DWG	GEORGE E. GUNN, JR. SURVEYING AND MAPPING 1624-A METROPOLITAN BLVD. TALLAHASSEE, FLORIDA 32308 PHONE: (850) 386-6742 FAX: (850) 386-6230		I HEREBY CERTIFY THAT ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12043 0500 B, EFFECTIVE MARCH 15, 2005, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE FLOODPLAIN.		I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL REQUIREMENTS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 910-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE UNDERSIGNED SURVEYOR HAS NOT BEEN INFORMED & SURVEYED ALL OTHER INSTRUMENTS OR MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS, RECORDS, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.		
DATE: 11/9/05		SIGNATURE: <i>George E. Gunn, Jr.</i> GEORGE E. GUNN, JR. PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 5831		CERTIFICATE OF AUTHORIZATION NO. LB 0007172			

REVISIONS: REVISED PER GROWTH MANAGEMENT'S COMMENTS - 11/09/05

Courtesy of Stewart Title of Tallahassee, Inc. (850) 422-2960

EXHIBIT B

Page 3 of 3

Entrance/Gate Easement:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 73.16 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 25.00 feet; thence run North 00 degrees 22 minutes 07 seconds East 105.00 feet, thence North 89 degrees 37 minutes 53 seconds West 25.00 feet, thence South 00 degrees 22 minutes 07 seconds West 105.00 feet to the POINT OF BEGINNING.

Stormwater Management Facility "A":

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 138.16 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 105.34 feet; thence run North 16 degrees 44 minutes 01 seconds East 273.37 feet, thence North 78 degrees 57 minutes 15 seconds West 31.23 feet, thence North 56 degrees 16 minutes 22 seconds West 23.03 feet, thence North 01 degrees 06 minutes 01 seconds West 21.29 feet, thence North 15 degrees 10 minutes 29 seconds East 16.32 feet, thence North 68 degrees 09 minutes 33 seconds West 38.98 feet, thence South 87 degrees 06 minutes 40 seconds West 49.89 feet, thence South 66 degrees 55 minutes 37 seconds West 32.57 feet, thence South 68 degrees 57 minutes 15 seconds West 21.59 feet, thence South 00 degrees 22 minutes 07 seconds West 308.40 feet to the POINT OF BEGINNING.

Stormwater Management Facility "B":

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 9.96 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 63.21; thence North 00 degrees 22 minutes 07 seconds East 105.00 feet, thence South 89 degrees 37 minutes 53 seconds East 25.00 feet, thence North 00 degrees 22 minutes 07 seconds East 194.62 feet, thence South 79 degrees 58 minutes 54 seconds West 57.26 feet, thence South 25 degrees 40 minutes 11 seconds West 35.49 feet, thence South 17 degrees 27 minutes 47 seconds West 63.73 feet, thence South 25 degrees 44 minutes 23 seconds East 53.50 feet, thence South 12 degrees 59 minutes 40 seconds East 32.03 feet, thence South 06 degrees 53 minutes 36 seconds West 33.95 feet, thence South 21 degrees 18 minutes 23 seconds West 23.94 feet, thence South 42 degrees 13 minutes 22 seconds West 24.75 feet, thence South 00 degrees 22 minutes 07 seconds West 42.47 feet to the POINT OF BEGINNING.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY AND PROPOSED LOT LAYOUT FOR: RAY BURKE SHEET 8 OF 8

LEGEND: (D) - DESCRIPTION (P) - PLAT (S) - SURVEY (C) - CALCULATED (B) - BELLY (R) - RADIOS (L) - ARC LENGTH (G) - GRID (T) - TANGENT (U) - UTILITY POLE (W) - WERHEAD UTILITY		R/W - RIGHT-OF-WAY D.O.T. - DEPARTMENT OF TRANSPORTATION D.B. - DEED BOOK L.S.B. - LAND SURVEYING BUSINESS NO. O.R. - OFFICIAL RECORDS BOOK P.O.B. - POINT OF BEGINNING P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENT P.I. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVATURE		FIP - FOUND IRON PIPE FOP - FOUND CORRUGATED IRON PIPE FCM - FOUND CONCRETE MONUMENT 4"x4" FIR - FOUND IRON ROD FRC - FOUND IRON ROD WITH PLASTIC CAP FNC - FOUND NAIL & METAL CAP FIC - FOUND TERRA COTTA MONUMENT 4" DIA. FSCM - SET CONCRETE MONUMENT (4" X 4") SIR - SET IRON ROD (5/8") WITH PLASTIC CAP L54531 SNC - SET NAIL & METAL CAP L54531		NOTES: 1) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION. 2) NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. 3) ALL MEASUREMENTS ARE U.S. FEET. 4) INFORMATION AND BEARINGS BASED ON SURVEY PREPARED BY GEG LAND SURVEYING DATED FEBRUARY 14, 2004 PS# 862-12-03	
FILE No.	03373	GEORGE E. GUNN, JR. SURVEYING AND MAPPING 1824-A METROPOLITAN BLVD. TALLAHASSEE, FLORIDA 32308 PHONE: (850) 368-8742 FAX: (850) 368-8236					
P.S.R. NO.	624-06-05						
DRAWING DATE:	8/18/05	I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 610-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.					
SCALE:	1"=300'						
SURVEY DATE:	2/13/04	THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OR BENCH OF ABSTRACT OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS OF BENCH, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE INSTRUMENTS.					
BOOK:	43/21-22, 27, 44 45/2						
DRAWN BY:	SWB	DATE: 11/9/05 GEORGE E. GUNN, JR. PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 8831					
	6240605.DWG						
CERTIFICATE OF AUTHORIZATION NO. LB 0007172		REVISIONS: REVISED PER GROWTH MANAGEMENT'S COMMENTS - 11/09/05					

Courtesy of Stewart Title of Tallahassee, Inc. (850) 422-2960

accordance with any applicable local, state, and federal laws, ordinances, regulations, and policies. The County's entry on, over, and upon the Property under the right granted by this Article shall not constitute trespass, and the County's duly authorized employees and agents so entering shall not be liable to arrest or to a civil action by reason of such entry; provided, however, that this Article shall not give authority to such employees and agents to destroy, injure, damage, or move any physical improvements on the Property without the written permission of the Owner.

ARTICLE V General Provisions

Section 1. Enforcement. The County shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and charges now or hereafter imposed by the provisions of this Declaration. Failure by the County to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall not affect any other provisions, which provisions shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Declaration shall inure to the benefit of the County and shall run with and bind the land in perpetuity. Any amendments hereto shall not be valid without the written consent of the County.

IN WITNESS WHEREOF, the Declarant has caused this Declaration of Covenants, Conditions, and Restrictions to be executed in its name by its respective authorized representatives, the day and year aforesaid.

[INSERT NAME OF OWNER]
Ramon Burke - RB Home Development -
[Signature] - Director
Date: NOV - 14 - 05

STATE OF FLORIDA
COUNTY OF LEON

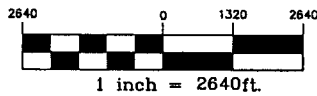
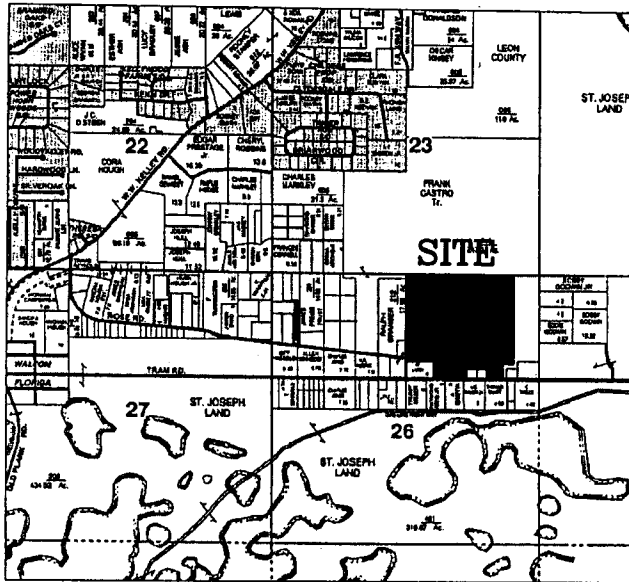
The foregoing instrument was acknowledged before me this 16th day of Nov, 2005
by Ramon Burke who is personally known to me or who has produced [Signature]

EXHIBIT A

page 1 of 5

FOX HOLLOW FARMS

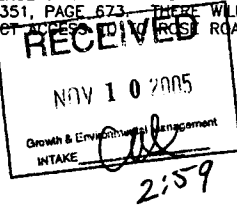
TAX I.D.#: 32-26-20-002-001-0



NOTES:

1. ANY FURTHER SUBDIVISION OF THE LOT OR LOTS SHALL BE SUBJECT TO THE PLATTING REQUIREMENTS AS SPECIFIED IN SECTION 10-1428 OF THE LEON COUNTY LAND DEVELOPMENT CODE.
2. THE UTILITIES SERVICING THE PROPOSED LOTS ARE AS FOLLOWS:
ELECTRIC - TALQUIN ELECTRIC COOPERATIVE
SEWER - PRIVATE SEPTIC SYSTEM
WATER - PRIVATE WELL
3. INSTALLATION OF PRIVATE SEPTIC SYSTEMS AND PRIVATE WELLS ARE SUBJECT TO OBTAINING THE REQUIRED APPROVALS FROM THE LEON COUNTY PUBLIC HEALTH UNIT OF THE FLORIDA DEPARTMENT OF HEALTH AND THE NORTHWEST FLORIDA WATER MANAGEMENT DISTRICT, RESPECTIVELY.
4. ALL FUTURE DEVELOPMENT MUST COMPLY WITH THE RURAL AGRICULTURE FUTURE LAND USE DISTRICT DEVELOPMENT STANDARDS.
5. SEE SHEETS 2-4 FOR BOUNDARY SURVEY AND PROPOSED LOT LAYOUT, AND SHEETS 5-8 FOR PROPERTY DESCRIPTIONS.
6. THERE WILL BE NO DIRECT ACCESS TO TRAM ROAD FROM LOTS 1 AND 2 EXCEPT THROUGH THE EXISTING ACCESS, UTILITY, AND DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3351, PAGE 673. THERE WILL BE NO DIRECT ACCESS TO TRAM ROAD FROM LOTS 3 AND 4. THERE WILL BE NO DIRECT ACCESS TO TRAM ROAD FROM LOT 1.
7. ZONING INFORMATION:
RURAL ZONING DISTRICT
SETBACKS:

FRONT YARD	30 FEET	PARKING	NONE
CORNER YARD	30 FEET		NONE
SIDE YARD	20 FEET		NONE
REAR YARD	50 FEET		NONE



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY AND PROPOSED LOT LAYOUT FOR: RAY BURKE SHEET 1 OF 8

LEGEND:	B/W - RIGHT-OF-WAY	FIP - FOUND IRON PIPE
(D) - DESCRIPTION	D.O.T. - DEPARTMENT OF TRANSPORTATION	FCIP - FOUND CORRPED IRON PIPE
(P) - PLAT	D.B. - DEED BOOK	FCM - FOUND CONCRETE MONUMENT 4"x4"
(S) - SURVEY	LS# - LAND SURVEYOR BUSINESS NO.	FR - FOUND IRON ROD
(C) - CALCULATED	LS# - LAND SURVEYOR NUMBER	FRPC - FOUND IRON ROD (5/8") & PLASTIC CAP
(D) - DELTA	U.R.B. - UTILITY RECORDS BOOK	FN - FOUND NAIL & METAL CAP
(R) - RADIUS	P.O.B. - POINT OF BEGINNING	FTCM - FOUND TERRA COTTA MONUMENT (4" DIA.)
(A) - ARC LENGTH	P.O.C. - POINT OF COMMENCEMENT	SCM - SET CONCRETE MONUMENT (4"x4")
(CH) - CHORD	P.C. - POINT OF CURVATURE	SRC - SET IRON ROD (5/8") WITH PLASTIC CAP
(T) - TANGENT	P.T. - POINT OF TANGENT	LS#5831
(U/P) - UTILITY POLE	P.I. - POINT OF INTERSECTION	SNC - SET NAIL & METAL CAP LS#5831
(OHU) - OVERHEAD UTILITY	P.R.C. - POINT OF REVERSE CURVATURE	

- NOTES:**
1. THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
 2. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
 3. ALL MEASUREMENTS ARE U.S. FEET.
 4. INFORMATION AND BEARINGS BASED ON SURVEY PREPARED BY GEG LAND SURVEYING DATED FEBRUARY 14, 2004 PSR# 862-12-03.

FILE No.	03373
P.S.R. NO.	624-06-05
DRAWING DATE:	8/18/05
SCALE:	1"=300'
SURVEY DATE:	2/13/04
BOOK:	43/21-22, 27, 44
	45/2
DRAWN BY:	SWB
	6240605.DWG

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING

1824-A METROPOLITAN BLVD.
TALLAHASSEE, FLORIDA 32308
PHONE: (850) 388-8742
FAX: (850) 388-8239

G.E.G.
LAND SURVEYING

I HEREBY CERTIFY THAT ACCORDING TO THE FLORIDA STATUTES AND THE FLORIDA BOARD OF SURVEYORS AND MAPPERS REGULATIONS, THE SURVEY MEETS THE REQUIREMENTS OF THE FLORIDA STATUTES AND THE FLORIDA BOARD OF SURVEYORS AND MAPPERS REGULATIONS. THE UNDERSIGNED SURVEYOR HAS NOT BEEN AFFECTED BY ANY MATTERS AFFECTING TITLE TO THE SUBJECT PARCELS, IF ANY, WHICH ARE UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH ARE UNRECORDED.

DATE: 11/9/05

GEORGE E. GUNN, JR.
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE No. 5831

REVISIONS: REVISED PER GROWTH MANAGEMENT'S COMMENTS - 11/09/05

Courtesy of Stewart Title of Tallahassee, Inc. (850) 422-2960

EXHIBIT A

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Lot 2:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 118.16 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 513.20 feet; thence run North 00 degrees 19 minutes 34 seconds East 320.66 feet, thence North 690.60 feet, thence West 260.32 feet to a point lying on a curve concave Northwesterly, thence along said curve with a radius of 140.00 feet through a central angle of 39 degrees 34 minutes 44 seconds for an arc distance of 96.71 feet (chord of said arc being South 61 degrees 25 minutes 07 seconds West 94.80 feet), thence South 81 degrees 12 minutes 29 seconds West 107.14 feet to a point of curve to the left, thence along said curve with a radius of 140.00 feet through a central angle of 121 degrees 36 minutes 20 seconds for an arc distance of 297.14 feet (chord of said arc being South 20 degrees 24 minutes 19 seconds West 244.42 feet) to a point of reverse curve, thence along said curve with a radius of 100.00 feet through a central angle of 40 degrees 45 minutes 58 seconds for an arc distance of 71.15 feet (chord of said arc being South 20 degrees 00 minutes 53 seconds East 69.66 feet), thence South 00 degrees 22 minutes 07 seconds West 651.70 feet to the POINT OF BEGINNING. Containing 11.79 acres, more or less.

Lot 3:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 631.37 feet; thence run North 00 degrees 19 minutes 34 seconds East 320.66 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 37 minutes 53 seconds East 310.00 feet; thence run South 00 degrees 19 minutes 34 seconds West 320.66 feet to a point lying on the aforesaid North right of way boundary of Tram Road; thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 225.30 feet, thence leaving said right-of-way boundary run North 1014.70 feet, thence West 533.46 feet, thence South 690.60 feet to the POINT OF BEGINNING. Containing 10.13 acres, more or less.

Lot 4:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road, thence run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 631.37 feet; thence run North 00 degrees 19 minutes 34 seconds East 320.66 feet; thence run South 89 degrees 37 minutes 53 seconds East 310.00 feet; thence run South 00 degrees 19 minutes 34 seconds West 320.66 feet to a point lying on the aforesaid North right of way boundary of Tram Road; thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 225.30 feet for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 287.29 feet; thence run North 00 degrees 00 minutes 02 seconds West 341.52 feet; thence run South 89 degrees 32 minutes 31 seconds East 225.61 feet to an iron rod with cap (LS#4792); thence run North 01 degree 07 minutes 22 seconds West 676.96 feet, thence West 499.62 feet, thence South 1014.70 feet to the POINT OF BEGINNING. Containing 10.10 acres, more or less.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY AND PROPOSED LOT LAYOUT FOR: RAY BURKE SHEET 6 OF 8

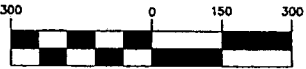
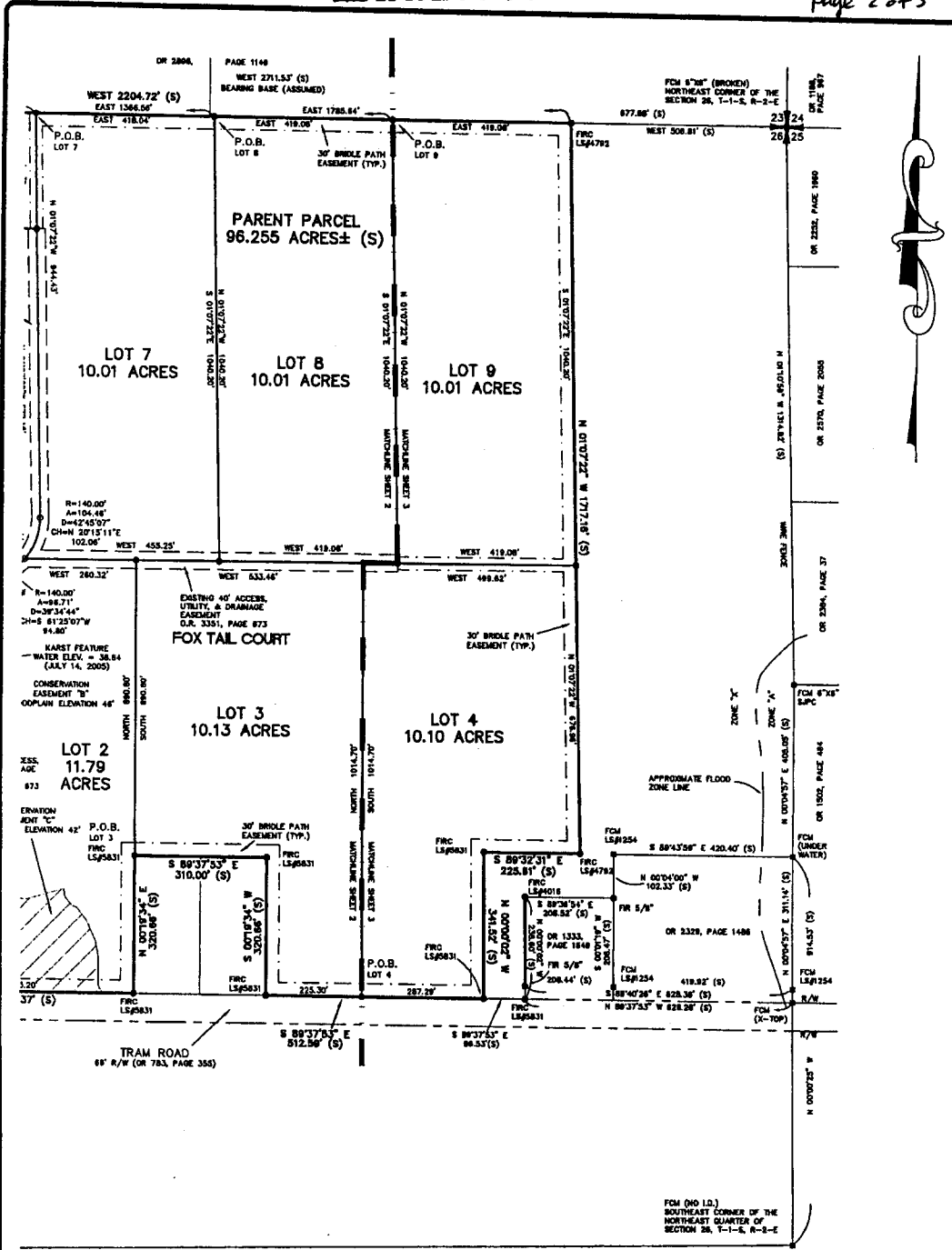
LEGEND: (B) - DESCRIPTION (P) - PLAT (S) - SURVEY (C) - CALCULATED R - RADII A - ARC LENGTH CHD - CHORD PH - TANGENT U/P - UTILITY POLE OHU - OVERHEAD UTILITY		R/W - RIGHT-OF-WAY D.O.T. - DEPARTMENT OF TRANSPORTATION D.B. - DEED BOOK L.S.F. - LAND SURVEYING BUSINESS NO. L.S.F. - LAND SURVEYOR NUMBER P.D.B. - OFFICIAL RECORDS BOOK P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENT P.I. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVATURE		PIP - FOUND IRON PIPE FCB - FOUND CORRODED IRON PIPE FCM - FOUND CONCRETE MONUMENT 4"x4" FIR - FOUND IRON ROD (5/8") FIC - FOUND IRON ROD (5/8") & PLASTIC CAP FNC - FOUND NAIL & METAL CAP FTM - FOUND TERRA COTTA MONUMENT 4" DIA. SCM - SET CONCRETE MONUMENT (4" X 4") WITH METAL CAP (LS#5831) SIRC - SET IRON ROD (5/8") WITH PLASTIC CAP SMC - SET NAIL & METAL CAP (LS#5831)		NOTES: 1) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION. 2) NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. 3) ALL MEASUREMENTS ARE U.S. FEET. 4) INFORMATION AND BEARINGS BASED ON SURVEY PREPARED BY GEO LAND SURVEYING DATED FEBRUARY 14, 2004 PS# 082-12-03	
FILE No. 03373 P.S.R. NO. 624-06-05 DRAWING DATE: 8/18/05 SCALE: 1"=300' SURVEY DATE: 2/13/04 BOOK: 43/21-22, 27, 44 45/2 DRAWN BY: SWB 6240605.DWG	GEORGE E. GUNN, JR. SURVEYING AND MAPPING 1824-A METROPOLITAN BLVD. TALLAHASSEE, FLORIDA 32308 PHONE: (850) 368-6742 FAX: (850) 368-8238		I HEREBY CERTIFY THAT ACCORDING TO THE FEDERAL RESERVE REGULATION TITLE II, FEDERAL RESERVE RATE MAP, COMMUNITY PANEL NO. 120143 0000 I DETERMINE THAT THIS PARCEL IS LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE OF A FLOODPLAIN.		I HEREBY CERTIFY THAT THIS SURVEY MEETS THE HUMAN REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 118-17, FLOWING UNDER THE PROVISIONS PURSUANT TO SECTION 471.027, FLORIDA STATUTES.		
G.E.C. LAND SURVEYING		DATE: 11/9/05		GEORGE E. GUNN, JR. PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE No. 5831			

REVISIONS: REVISED PER GROWTH MANAGEMENT'S COMMENTS - 11/09/05

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EXHIBIT A

page 2 of 5



1 inch = 300 ft.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY AND PROPOSED LOT LAYOUT FOR: RAY BURKE SHEET 3 OF 8

LEGEND:		RIGHT-OF-WAY		FIP	
(D) - DESCRIPTION	B/W -	DEPARTMENT OF TRANSPORTATION	FIP -	FOUND IRON PIPE	FOUND CRIMPED IRON PIPE
(P) - PLAT	D.O.T. -	DEED BOOK	FCM -	FOUND CONCRETE MONUMENT 4"x4"	FOUND IRON ROD
(S) - SURVEY	L.S.B. -	LAND SURVEYOR BUSINESS NO.	FCR -	FOUND IRON ROD (5/8") & PLASTIC CAP	FOUND NAIL & METAL CAP
(C) - CALCULATED	L.S.F. -	LAND SURVEYOR NUMBER	FCN -	FOUND TERRA COTTA MONUMENT 4" DIA.	SET CONCRETE MONUMENT (4" x 4") WITH METAL CAP LS/5831
(D.R.) - DELTA	P.O.B. -	OPTIONAL RECORDS BOOK	FTCM -	FOUND IRON ROD (5/8") WITH PLASTIC CAP	SET IRON ROD (5/8") WITH PLASTIC CAP LS/5831
(R) - RADIUS	P.O.C. -	POINT OF BEGINNING	SCH -	SET CONCRETE MONUMENT (4" x 4") WITH METAL CAP LS/5831	SET NAIL & METAL CAP LS/5831
(A) - ARC LENGTH	P.O.C. -	POINT OF COMMENCEMENT	SNC -	SET IRON ROD (5/8") WITH PLASTIC CAP	SET NAIL & METAL CAP LS/5831
(C.H.) - CHORD	P.I. -	POINT OF CURVATURE			
(T) - TANGENT	P.T. -	POINT OF TANGENCY			
(U/P) - UTILITY POLE	P.I. -	POINT OF INTERSECTION			
(O.H.U.) - OVERHEAD UTILITY	P.R.C. -	POINT OF REVERSE CURVATURE			

NOTES:
 1) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION.
 2) NO IMPROVEMENTS LOCATED OTHER THAN SHOWN.
 3) ALL MEASUREMENTS ARE U.S. FEET.
 4) INFORMATION AND BEARINGS BASED ON SURVEY PREPARED BY GEO LAND SURVEYING, DATED FEBRUARY 14, 2004 PS# 862-14-11.

FILE No. 03373
 P.S.R. NO. 624-06-05
 DRAWING DATE: 8/18/05
 SCALE: 1"=300'
 SURVEY DATE: 2/13/04
 BOOK: 43/21-22, 27, 44
 45/2
 DRAWN BY: SWB
 6240605.DWG

GEORGE E. GUNN, JR.
SURVEYING AND MAPPING
 1624-A METROPOLITAN BLVD.
 TALLAHASSEE, FLORIDA 32308
 PHONE: (850) 386-6742
 FAX: (850) 386-6239

I HEREBY CERTIFY THAT ACCORDING TO THE FEDERAL EASMENT ACT, THE SUBJECT PARCEL IS LOCATED IN FLOOD ZONE 'X', AREA DEEMED TO BE WITHIN THE FLOODPLAIN.
 I HEREBY CERTIFY THAT THIS SURVEY MEETS THE REQUIREMENTS OF SECTION 472.027, FLORIDA STATUTES.
 THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED WITH ANY RECORDS OR MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT TITLE TO THE SUBJECT PARCEL.
 DATE: 11/9/05
GEORGE E. GUNN, JR.
 PROFESSIONAL SURVEYOR AND MAPPER
 CERTIFICATE No. 5831

REVISIONS: REVISED PER GROWTH MANAGEMENT'S COMMENTS - 11/09/05

Courtesy of Stewart Title of Tallahassee, Inc. (850) 422-2960

ARTICLE I Definitions

Section 1. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to all or any part of the Property, and the owner's heirs, successors, and assigns, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 2. "Property" shall mean and refer to that certain real property hereinbefore described in Exhibit "A" and shall include any lots which may be created in a subsequent re-division or subdivision.

Section 3. "Declarant" shall mean and refer to any or either of the Declarants.

Section 4. "Stormwater Management Facility" or "SWMF" shall mean and refer to that area of the Property described in the legal description attached hereto and incorporated herein by this reference as Exhibit "B", which shall be reserved, utilized, and maintained in perpetuity for the on-site management and control of stormwater.

ARTICLE II Reservation and Use of Stormwater Management Facility

Declarant hereby covenants and agrees to reserve in perpetuity the area of the Property delineated and described in the legal description attached hereto and incorporated herein by this reference as Exhibit "B" for use as a stormwater management facility in accordance with any and all applicable local, state, and federal laws, ordinances, regulations, and policies (hereinafter the "Stormwater Management Facility" or "SWMF").

ARTICLE III Covenant to Properly Operate and Maintain Stormwater Management Facility

Declarant hereby covenants and agrees to the perpetual operation and maintenance of the SWMF, at the Declarant's expense, in accordance with any and all applicable local, state, and federal laws, ordinances, regulations, and policies.

ARTICLE IV Permission for County Inspection of Stormwater Management Facility

Declarant hereby covenants and agrees to permit the County and its employees and agents to enter on, over, and upon the Property when necessary to make inspections of the SWMF pursuant to its duty to assure the Owner has maintained and operated such facility in

Courtesy of Stewart Title of Tallahassee, Inc. (850) 422-2960

EXHIBIT A

page 3 of 5

Parent Tract:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 631.37 feet; thence run North 00 degrees 19 minutes 34 seconds East 320.66 feet; thence run South 89 degrees 37 minutes 53 seconds East 310.00 feet; thence run South 00 degrees 19 minutes 34 seconds West 320.66 feet to a point lying on the aforesaid North right of way boundary of Tram Road; thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 512.59 feet; thence run North 00 degrees 00 minutes 02 seconds West 341.52 feet; thence run South 89 degrees 32 minutes 31 seconds East 225.61 feet to an iron rod with cap (LS#4792); thence run North 01 degree 07 minutes 22 seconds West 1717.16 feet to an iron rod with cap (LS#4792) lying on the North boundary of the Northeast Quarter of Section 26, Township 1 South, Range 2 East; thence run West along said North boundary of the Northeast Quarter of said Section 26 a distance of 2204.72 feet to the Northwest corner of the Northeast Quarter of said Section 26; thence run South 00 degrees 00 minutes 34 seconds East along the West boundary of said Northeast Quarter of Section 26 a distance of 1658.47 feet to the POINT OF BEGINNING, containing 96.255 acres, more or less.

Lot 1:

Commence at a concrete monument marking the Southwest corner of the Northeast Quarter of Section 26, Township 1 South, Range 2 East, Leon County, Florida and run North 00 degrees 00 minutes 34 seconds West along the West boundary of said Northeast Quarter of Section 26 a distance of 1000.23 feet to a point lying on the Northerly boundary of Rose Road for the POINT OF BEGINNING. From said POINT OF BEGINNING run South 85 degrees 09 minutes 26 seconds East along said Northerly boundary of Rose Road a distance of 46.27 feet; thence run South 00 degrees 00 minutes 07 seconds West along the Easterly boundary of said Rose Road a distance of 41.60 feet to an iron rod with cap (LB#6154) lying on the North boundary of lands described in Official Records Book 1854, Page 2288 of the Public Records of Leon County, Florida; thence run South 89 degrees 42 minutes 51 seconds East along said North boundary a distance of 512.74 feet; thence run South 00 degrees 02 minutes 42 seconds West along the East boundary of said lands and a projection thereof a distance of 340.66 feet to a point lying on the North right of way boundary of Tram Road (66 foot right of way); thence run South 89 degrees 37 minutes 53 seconds East along said right of way boundary a distance of 118.16 feet; thence leaving said right-of-way boundary run North 00 degrees 22 minutes 07 seconds East 651.70 feet to a point of curve to the left, thence along said curve with a radius of 100.00 feet through a central angle of 40 degrees 45 minutes 58 seconds for an arc distance of 71.15 feet (chord of said arc being North 20 degrees 00 minutes 53 seconds West 69.66 feet) to a point of reverse curve, thence along said curve with a radius of 140.00 feet through a central angle of 83 degrees 02 minutes 14 seconds for an arc distance of 202.90 feet (chord of said arc being North 01 degrees 07 minutes 15 seconds East 185.60 feet, thence North 63 degrees 07 minutes 26 seconds West 472.02 feet, thence South 89 degrees 59 minutes 26 seconds West 239.79 feet to the aforementioned West boundary of said Northeast quarter of Section 26, thence run South 00 degrees 00 minutes 34 seconds East along said West boundary a distance of 726.56 feet to the POINT OF BEGINNING, containing 11.63 acres, more or less.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BOUNDARY SURVEY AND PROPOSED LOT LAYOUT FOR: RAY BURKE SHEET 5 OF 8

LEGEND: (D) - DESCRIPTION (P) - PLAT (S) - SURVEY (C) - CALCULATED (B) - BETA (R) - RADIUS (A) - ARC LENGTH (CH) - CHORD (T) - TANGENT (U) - UTILITY POLE (OH) - OVERHEAD UTILITY		R/W - RIGHT-OF-WAY D.O.T. - DEPARTMENT OF TRANSPORTATION D.B. - DEED BOOK L.S. - LAND SURVEYING BUSINESS NO. L.S.# - LAND SURVEYOR NUMBER D.B.# - OFFICIAL RECORDS BOOK P.O.B. - POINT OF BEGINNING P.O.C. - POINT OF COMMENCEMENT P.C. - POINT OF CURVATURE P.T. - POINT OF TANGENCY I.P. - POINT OF INTERSECTION P.R.C. - POINT OF REVERSE CURVATURE		FIP - FOUND IRON PIPE FCP - FOUND CORRUGATED IRON PIPE FCM - FOUND CONCRETE MONUMENT 4"x4" FIR - FOUND IRON ROD FFR - FOUND IRON ROD (5/8") & PLASTIC CAP FMC - FOUND NAIL & METAL CAP FFC - FOUND TIERA COTTA MONUMENT 4" DIA. SCM - SET CONCRETE MONUMENT (4" X 4") WITH METAL CAP (LS#5831) SIR - SET IRON ROD (5/8") WITH PLASTIC CAP (LS#5831) SNC - SET NAIL & METAL CAP (LS#5831)		NOTES: 1) THIS SURVEY IS DEPENDENT ON EXISTING MONUMENTATION. 2) NO IMPROVEMENTS LOCATED OTHER THAN SHOWN. 3) ALL MEASUREMENTS ARE U.S. FEET. 4) INFORMATION AND BEARINGS BASED ON SURVEY PREPARED BY GED LAND SURVEYING DATED FEBRUARY 14, 2004 PSR# 662-12-03	
FILE No.	03373	GEORGE E. GUNN, JR. SURVEYING AND MAPPING 1024-A METROPOLITAN BLVD. TALLAHASSEE, FLORIDA 32308 PHONE: (850) 366-6742 FAX: (850) 366-8239					
P.S.R. NO.	624-06-05						
DRAWING DATE:	8/18/05	I HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL REQUIREMENTS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A SUBJECT TITLE ORIGIN OR A LIST OF MATTERS AFFECTING TITLE TO THE SUBJECT PARCEL. IT IS POSSIBLE THERE ARE DEEDS OR RECORDS UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SURVEYING.					
SCALE:	1"=300'						
SURVEY DATE:	2/13/04	DATE: 11/9/05 GEORGE E. GUNN, JR. PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 6631					
BOOK:	43/21-22, 27, 44						
	45/2						
DRAWN BY:	SWB						
	6240605.DWG	CERTIFICATE OF AUTHORIZATION NO. LB 0007172 REVISIONS: REVISED PER GROWTH MANAGEMENT'S COMMENTS - 11/09/05					