

Prepared by and return to:

Rachael L. Greenstein, Esq.
Mahoney Law Group, P.A.
2240 Belleair Road, Suite 210
Clearwater, Florida 33764

Cross-reference to Declaration: OR BK 1544 PG 258

**AMENDMENT TO MASTER DECLARATION
FOR MEADOW OAKS**
(Parcel U Annexation)

This **AMENDMENT TO MASTER DECLARATION FOR MEADOW OAKS** (“**Amendment**”) is made as of August 8, 2023 by the **MEADOW OAKS MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation (“**Master Association**”) and joined in by **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company (“**M/I**”).

WHEREAS, Master Association is the Master Association, as defined under that certain Master Declaration for Meadow Oaks recorded in October 7, 1986, in Official Records Book 1544, Page 258 of the Public Records of Pasco County Florida (as amended, collectively, the “**Declaration**”).

WHEREAS, M/I is the owner of the real property described on Exhibit A attached to this Amendment (the “**M/I Property**”), a portion of which is not subject to the Declaration (the “**Additional Property**”), and portions of which are subject to the Declaration (“**Existing Property**”).

WHEREAS, pursuant to the Association’s governing documents and applicable Florida law, the Declaration may be amended upon the approval of one hundred percent (100%) of the votes of the Master Association’s entire membership.

WHEREAS, the Master Association, with the consent of M/I, desires to annex and submit the Additional Property to the provisions of the Declaration and to otherwise subject the entire M/I Property to the terms set forth in this Amendment.

NOW, THEREFORE, the Master Association hereby amends, supplements and modifies the Declaration as set forth herein.

1. Recitals and Defined Terms. The foregoing recitals are true and correct and are incorporated herein by reference. All initially capitalized terms not defined herein shall have the meanings set forth in the Declaration.

2. Annexation of Additional Property. The Declaration is hereby amended by the addition of the Additional Property. The annexation of the Additional Property is being made by the Master Association, with the consent of M/I, pursuant to the terms of the Declaration for the purpose of annexing property to the Declaration and extending the jurisdiction of the Master Association to the Additional Property. The Additional Property shall be part of the Property and Subject Property, as such terms are defined in the Declaration, and shall be held, sold and conveyed subject to the covenants, restrictions and easements contained in the Declaration, as may be amended hereafter, which shall run with the

Additional Property and be binding on all parties having any right, title or interest therein, their respective heirs, personal representatives, successors and assigns.

3. Plat of M/I Property and Conveyance of Common Areas. Upon the recording of each subdivision plat of the M/I Property, the Master Association authorizes M/I to convey to the Master Association all such common area tracts dedicated on each such subdivision plat to the Master Association and any associated common area improvements, and the Master Association shall accept such common area tracts and improvements as Common Areas, as defined under the Declaration.

4. Homeowners Associations for M/I Property. M/I shall create a Homeowners Association, as defined in the Declaration, for each of the Additional Property and the Existing Property (collectively, the "**M/I Homeowners Associations**"), which shall govern the respective subdivisions developed thereon, and the Master Association acknowledges that the M/I Homeowners Associations shall each be a Member, as defined in the Declaration, of the Master Association.

5. Architectural Control. The Master Association agrees that the M/I Homeowners Associations shall each have sole architectural control over and be permitted to have its own Architectural Control Board and Architectural Design Standards ("**Standards**") for their respective subdivisions; provided that, any Standards adopted will be, at a minimum, in conformance with the Meadow Oaks Master Association Architectural Guidelines, or will be more restrictive than the Meadow Oaks Master Association Architectural Guidelines. Notwithstanding the foregoing, future changes to the Meadow Oaks Master Association Architectural Guidelines shall not have any retroactive effect on any of M/I's home plans or fencing plans applicable to the M/I Property approved by the Master Association as of the date of this Amendment.

6. Conflicts; Ratification. In the event there is a conflict between this Amendment and the Declaration, this Amendment shall control. Whenever possible, this Amendment and the Declaration shall be construed as a single document. Except as specifically supplemented, modified, and amended hereinabove, the Declaration is hereby ratified and confirmed in its entirety.

7. Effect of Amendment. In accordance with the governing documents of the Master Association and applicable Florida law, this Amendment was approved at a duly called meeting of the membership of the Master Association on July 31, 2023, by a vote of one hundred percent (100%) of the votes of the entire membership of the Master Association in person or by proxy at such meeting. This Amendment shall become effective upon being recorded in the Public Records of Pasco County Florida.

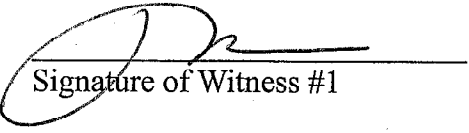
[Signatures begin on following page.]

(Master Association signature page to Amendment)

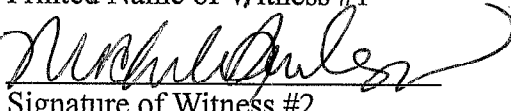
IN WITNESS WHEREOF, Master Association has executed this Amendment on the date and year first written above.

Signed, sealed and delivered in the presence of:

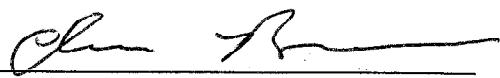
MEADOW OAKS MASTER ASSOCIATION, INC.,
a Florida not-for-profit corporation


Signature of Witness #1

MARYANN SYRASKI
Printed Name of Witness #1


Signature of Witness #2

Michele Dunlavy
Printed Name of Witness #2

By: 

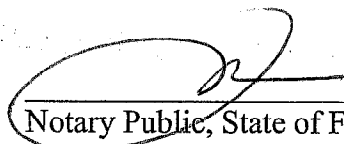
Printed Name: CHRIS BRENNER

Title: President

STATE OF FLORIDA

COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 31 day of July, 2023, by CHRIS BRENNER President of Meadow Oaks Master Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ who has produced _____ as identification.


Notary Public, State of Florida

Printed Name: MARY ANN SYRASKI

My Commission Expires: _____

[Signatures continue on following page.]



MARY ANN SYRASKI
Commission # HH 196530
Expires November 13, 2025
Bonded thru Budget Notary Services

(Master Association signature page to Amendment)

IN WITNESS WHEREOF, the foregoing Amendment is certified by the Secretary of the Master Association in accordance with Section 10.1 of the Declaration on the date and year first written above.

Signed, sealed and delivered in the presence of:

MEADOW OAKS MASTER ASSOCIATION, INC.,
a Florida not-for-profit corporation

Signature of Witness #1

MARY ANN SYRASKI
Printed Name of Witness #1

Signature of Witness #2

J.W. CLENDENING
Printed Name of Witness #2

By:

Michele Dunlavy
Printed Name: Michele Dunlavy
Title: ~~President~~ Secretary

STATE OF FLORIDA

COUNTY OF PASCO

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 5 day of Aug, 2023, by Michele Dunlavy as Secretary of Meadow Oaks Master Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is ☒ personally known to me or ☐ who has produced _____ as identification.

Notary Public, State of Florida

Printed Name: _____

My Commission Expires: _____

[Signatures continue on following page.]



MARY ANN SYRASKI
Commission # HH 196530
Expires November 13, 2025
Bonded Thru Budget Notary Services

(M/I signature page to Amendment)

IN WITNESS WHEREOF, M/I has executed this Amendment on the date and year first written above.

Signed, sealed and delivered in the presence of

M/I HOMES OF TAMPA, LLC,
a Florida limited liability company

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

By:

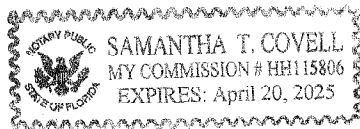
Printed Name:

Title:

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 1st day of August, 2023, by R. Scott Griffith, as Vice President of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company, who is ☒ personally known to me or ☐ who has produced _____ as identification.



Notary Public, State of Florida

Printed Name: Samantha Covell

My Commission Expires: 4/20/25

EXHIBIT A

Legal Description of the M/I Property

PARCEL IA - TRACT "T":

That portion of the Northwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida, described as follows:

BEGIN at the Northeast corner of Lot 11, Block I of MEADOW OAKS PARCELS I & Q as recorded in Plat Book 36, Pages 6 through 10 of the Public Records of Pasco County, Florida; thence N.89°25'29"W. along the North line of said Lot 11, a distance of 1.00 foot to the Southwest corner of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, thence N.01°26'01"E. along the West line of said East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4, a distance of 1289.76 feet to a point lying 60.00 feet South of the North line of said Section 34, thence S.89°11'02"E., parallel with said North line, a distance of 329.59 feet to the East line of said East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4; thence S.01°21'44"W., along said East line, a distance of 1288.35 feet to the Southeast corner of said East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4; thence N.89°25'29"W., a distance of 330.21 feet to the POINT OF BEGINNING.

LESS AND EXCEPT FROM TRACT "T":

That parcel conveyed by Fee Simple Deed recorded in Official Records Book 10703, Page 648 of the Public Records of Pasco County Florida.

PARCEL IB - TRACT "J":

A portion of the Northwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida, described as follows:

BEGIN at the Northeast corner of Lot 11, Block I of MEADOW OAKS PARCELS I & Q as recorded in Plat Book 36, Pages 6 through 10 of the Public Records of Pasco County, Florida; thence S.89°25'29"E., a distance of 1655.05 feet to the East line of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence S.01°04'33"W., along said East line, a distance of 1089.52 feet to the North line of that parcel described in Official Records Book 1465, Page 1672 of the Public Records of Pasco County, Florida; thence N.88°55'27"W., a distance of 160.00 feet to the Northerly extension of the East line of Block D of MEADOW OAKS UNIT TWO as recorded in Plat Book 25, Pages 121 through 125 of the Public Records of Pasco County, Florida; thence S.01°04'33"W., along said extension, a distance of 74.71 feet; thence N.55°42'47"W., a distance of 269.80 feet; thence N.35°15'07"W., a distance of 334.11 feet; thence N.55°33'39"W., a distance of 376.57 feet; thence N.73°30'38"W., a distance of 238.79 feet; thence S.89°57'42"W., a distance of 184.74 feet; thence S.26°16'23"W., a distance of 180.00 feet; thence S.43°43'37"E., a distance of 35.00 feet to a point on the North line of Lot 17, Block Q of the aforesaid Meadow Oaks Parcels I & Q plat; thence along the East line of said Plat the following: S.51°42'55"W., a distance of 18.84 feet; thence N.38°17'05"W., a distance of 15.61 feet to a curve concave to the Northeast having a radius of 865.00 feet; thence Northerly along the arc of said curve, 405.26 feet through a central angle of 26°50'36" (chord bearing N.24°51'47"W., 401.56 feet); thence non-tangent, S.78°33'33"W., a distance of 70.00 feet to a non-tangent curve concave to the Northeast having a radius of 935.00 feet; thence Northerly along the arc of said curve, 210.10 feet through a central angle of 12°52'29" (chord bearing N.05°00'14"W., 209.66 feet); thence N.01°26'01"E., a distance of 99.13 feet to the POINT OF BEGINNING.

LESS AND EXCEPT FROM TRACT "J":

A parcel of land lying within Section 34, Township 24 South, Range 17 East, Pasco County, Florida, being a portion of "Tract J" as described in Official Records Book 6801, Page 152 of the Public Records of Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of said Section 34; thence S.00°54'18"W. along the West boundary of the Northwest 1/4 of said Section 34, a distance of 1,351.33 feet to the Southwest corner of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence N.89°57'09"E. along the South boundary thereof, a distance of 331.16 feet to the Southeast corner thereof; thence S.83°19'34"E., a distance of 0.93 feet to the Northeast corner of Lot 11, Block I, MEADOW OAKS PARCELS I & Q, according to the map or plat thereof as recorded in Plat Book 36, Pages 6 through 10 of the Public Records of Pasco County, Florida; thence N.89°57'11"E., a distance of 330.26 feet to the Southeast corner of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34 ; thence N.89°57'10"E., a distance of 993.30 feet to the Southwest corner of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 34 ; thence S.89°54'26"E. along the South boundary thereof, a distance of 160.64 feet for a POINT OF BEGINNING; thence continue S.89°54'26"E., a distance of 171.24 feet to the East boundary of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence S.00°29'41"W. along said East line, a distance of 1,089.52 feet to the North boundary of that Parcel described in Official Records Book 1465, Page 1672 of the Public Records of Pasco County, Florida, the same being the South boundary of the aforementioned "Tract J"; thence along the common boundary of said parcels the following two (2) courses: (1) N.89°26'39"W., a distance of 160.00 feet; (2) S.00°40'49"W., a distance of 74.71 feet to the Southernmost corner of said Tract J; thence N.01°43'53"W., a distance of 175.85 feet; thence N.88°16'07"E., a distance of 50.00 feet; thence N.01°43'53"W., a distance of 74.01 feet; thence N.00°28'47"E., a distance of 75.02 feet; thence N.89°30'19"W., a distance of 50.00 feet; thence N.00°29'41"E., a distance of 616.85 feet; thence S.89°30'19"E., a distance of 50.00 feet; thence N.00°29'41"E., a distance of 150.00 feet; thence N.89°30'19"W., a distance of 50.00 feet; thence N.00°29'41"E., a distance of 39.94 feet to a point of curvature; thence Northerly 29.46 feet along the arc of a curve to the left, said curve having a radius of 350.00 feet, a central angle of 04°49'21", and a chord bearing and distance of N.01°54'59"W., 29.45 feet to the POINT OF BEGINNING.

PARCEL IC - NEW LIFE PARCEL:

A parcel of land lying within Section 34, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of said Section 34; thence S.00°54'18"W. along the West boundary the Northwest 1/4 of said Section 34, a distance of 1291.33 feet to a point lying 60.00 feet North of the South boundary of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence N.89°57'09"E., parallel with said South boundary a distance of 271.09 feet to a point lying 60.00 feet West of the East boundary of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34 for a POINT OF BEGINNING; thence continue N.89°57'09"E., a distance of 60.00 feet to the East boundary of said West 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34; thence N.00°50'23"E., along said East boundary, a distance of 870.11 feet; thence S.89°57'09"W., a distance of 60.00 feet; thence S.00°50'23"W., parallel with said East boundary, a distance of 870.11 feet to the POINT OF BEGINNING.

THE EASTERLY PORTION OF TRACT J:

DESCRIBED AS:

A parcel of land lying within Section 34, Township 24 South, Range 17 East, Pasco County, Florida, being a portion of "Tract J" as described in Official Records Book 6801, Page 152 of the Public Records of Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of said Section 34; thence S.00°54'18"W. along the West boundary of the Northwest 1/4 of said Section 34, a distance of 1,351.33 feet to the Southwest corner of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence N.89°57'09"E. along the South boundary thereof, a distance of 331.16 feet to the Southeast corner thereof; thence S.83°19'34"E., a distance of 0.93 feet to the Northeast corner of Lot 11, Block I, MEADOW OAKS PARCELS I & Q, according to the map or plat thereof as recorded in Plat Book 36, Pages 6 through 10 of the Public Records of Pasco County, Florida; thence N.89°57'11"E., a distance of 330.26 feet to the Southeast corner of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence N.89°57'10"E., a distance of 993.30 feet to the Southwest corner of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence S.89°54'26"E. along the South boundary thereof, a distance of 160.64 feet for a POINT OF BEGINNING; thence continue S.89°54'26"E., a distance of 171.24 feet to the East boundary of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence S.00°29'41"W. along said East line, a distance of 1,089.52 feet to the North boundary of that Parcel described in Official Records Book 1465, Page 1672 of the Public Records of Pasco County, Florida, the same being the South boundary of the aforementioned "Tract J"; thence along the common boundary of said parcels the following two (2) courses: (1) N.89°26'39"W., a distance of 160.00 feet; (2) S.00°40'49"W., a distance of 74.71 feet to the Southernmost corner of said Tract J; thence N.01°43'53"W., a distance of 175.85 feet; thence N.88°16'07"E., a distance of 50.00 feet; thence N.01°43'53"W., a distance of 74.01 feet; thence N.00°28'47"E., a distance of 75.02 feet; thence N.89°30'19"W., a distance of 50.00 feet; thence N.00°29'41"E., a distance of 616.85 feet; thence S.89°30'19"E., a distance of 50.00 feet; thence N.00°29'41"E., a distance of 150.00 feet; thence N.89°30'19"W., a distance of 50.00 feet; thence N.00°29'41"E., a distance of 39.94 feet to a point of curvature; thence Northerly 29.46 feet along the arc of a curve to the left, said curve having a radius of 350.00 feet, a central angle of 04°49'21", and a chord bearing and distance of N.01°54'59"W., 29.45 feet to the POINT OF BEGINNING.

PARCEL A

(Per Official Records Book 5262, Pg. 28 of the Public Records of Pasco County, Florida):

BEGIN at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida, which is also the Northwest corner of Lot 59, Block F of MEADOW OAKS UNIT TWO as recorded in Plat Book 25, pages 121 through 125 of the Public Records of Pasco County, Florida thence run Southerly along the Westerly boundary of said Lot 59 to the Northeasterly corner of Lot 60, Block F of said Meadow Oaks Unit Two; thence run Westerly along the Northerly boundary of said Lot 60, and the extension thereof, to a point on the Easterly boundary of Lot 13, Block D of said Meadow Oaks Unit Two; thence run Northerly along the Easterly boundary of said Lot 13, N.01°04'36"E., 42.97 feet to the Northeasterly corner of said Lot 13; thence run N.01°04'28"E., along the Easterly boundary of property described as "Fairways 12 and 13" in that certain Warranty Deed recorded in O.R. Book 3335, page 1031 of the Public Records of Pasco County, Florida, 170.75 feet to a Southerly corner of "Tract J" as described in Warranty Deed recorded in O.R.

Book 5132, Page 757 of the Public Records of Pasco County, Florida; thence continue along the boundary said "Tract J"; N.01°04'33"W., 74.71 feet to a Southerly corner of said "Tract J"; thence run along a Southerly boundary of said "Tract J", S.88°55'27"E., 160.00 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 34; thence run South along the West line of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 34 to the POINT OF BEGINNING.

TRACT "U"

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:

Commence at the Southeast corner of the Northeast 1/4 of said Section 33, N.00°52'41"E., a distance of 828.00 feet for a POINT OF BEGINNING; thence along the Northerly boundary line of the parcel described in Official Records Book 1467, page 1382, the following three courses and distances: N.89°57'39"W., 839.83 feet; S.01°15'03"W., 403.01 feet; North 89°57'39"W., 485.78 feet to the West boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 33; thence along the West boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 33, N.00°23'25"E., a distance of 925.86 feet to the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 33; thence along the North boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 33, S.89°58'35"E., a distance of 1336.12 feet to the East boundary line of said Section 33; thence along the East boundary line of said Section 33, S.00°52'41"W., a distance of 523.25 feet to the POINT OF BEGINNING.

Less portion conveyed by Warranty Deed recorded in Official Records Book 5822, Page 810, Public Records of Pasco County, Florida.

Also, Less portion conveyed by Quit Claim Deed recorded in Official Records Book 6833, Page 668, Public Records of Pasco County, Florida.

Also, Less portion conveyed by Quit Claim Deed recorded in Official Records Book 7249, Page 1939, Public Records of Pasco County, Florida.

Also, Less portion conveyed by Quit Claim Deed recorded in Official Records Book 7341, Page 475, Public Records of Pasco County, Florida.

AND TWO ENTRANCE PARCELS BEING DESCRIBED AS:

PARCEL D:

The South 60 feet of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida.

PARCEL E:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of said Section 33; N.00°52'41"E., a distance of 1,351.34 feet to the POINT OF BEGINNING, also the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 33; thence go along the North boundary line of said Southeast 1/4 of the Northeast 1/4 of said Section 33, N.89°58'35"W., 372.07 feet; thence N.45°27'03"E., 85.48 feet; thence S.89°58'35"W. 372.07 feet to the East boundary line of said Section 33; thence along the East boundary line of said Section 33, S.00°52'41"W., 60.00 feet to the POINT OF BEGINNING.

AND - PARCEL "S":

(Derived from Official Records Book 9303, Pg. 3321 of the Public Records of Pasco County, Florida)

That portion of Section 33 and 34, Township 24 South, Range 17 East, Pasco County, Florida, described as follows:

COMMENCE at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 33, Township 24 South, Range 17 East, Pasco County, Florida; thence N.01°18'34"E., along the West line of said Southeast 1/4 of Northeast 1/4, a distance of 425.00 feet; thence S.88°58'09"E., a distance of 485.78 feet; thence N.02°14'33"E., a distance of 403.07 feet; thence S.88°58'09"E., a distance of 821.27 feet to the East line of said Southeast 1/4 of Northeast 1/4 for a POINT OF BEGINNING; thence N.01°30'17"E., a distance of 523.18 feet, to the Northeast corner of said Southeast 1/4 of Northeast 1/4; thence S.89°25'29"E., a distance of 331.21 feet to the Southwest corner of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida; thence N.01°26'01"E., along the West line of said East 1/2 of West 1/2 of Northwest 1/4 of Northwest 1/4, a distance of 1289.76 feet, to a point lying 60.00 feet South of the North line of said Section 34; thence S.89°11'02"E., parallel with the said North line, a distance of 329.59 feet, to the East line of said East 1/2 of West 1/2 of Northwest 1/4 of Northwest 1/4; thence S.01°21'44"W., along the said East line, a distance of 1288.35 feet to the Southeast corner of said East 1/2 of West 1/2 of Northwest 1/4 of Northwest 1/4; thence S.89°26'29"E., a distance of 993.63 feet, to the Southwest corner of the East 1/2 of the West 1/2 of the Northeast 1/4 of Northwest 1/4 of said Section 34; thence N.01°08'51"E. along the West line of said East 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4, a distance of 953.91 feet to a point lying 390.23 feet S.01°08'51"W of the North line of said Section 34; thence S.89°11'02"E., parallel with the said North line, a distance of 330.01 feet, to the East line of said East 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4; thence S.01°04'33"W., along said East line, a distance of 2042.03 feet, to the North line of that parcel described in Official Records Book 1465, Page 1672, Public Records of Pasco County, Florida; thence N.88°55'27"W., a distance of 160.00 feet to the Northerly extension of the East line of Block "D" of MEADOW OAKS UNIT TWO, according to the Plat thereof as recorded in Plat Book 25, Page 121 through 125 of said Public Records; thence S.01°04'33"W., along said extension, a distance of 74.71 feet; thence N.55°42'47"W., a distance of 269.80 feet; thence N.35°15'07"W., a distance of 334.11 feet; thence N.55°33'39"W., a distance of 376.57 feet; thence N.73°30'38"W., a distance of 238.79 feet; thence S.89°57'42"W., a distance of 184.74 feet; thence S.26°16'23"W., a distance of 180.00 feet; thence S.43°43'37"E., a distance of 35.00 feet; thence S.80°41'10"E., a distance of 416.42 feet; thence S.48°17'57"E., a distance of 391.73 feet; thence S.56°09'57"E., a distance of 170.39 feet; thence S.36°27'45"W., a distance of 545.71 feet; thence N.27°58'47"W., a distance of 38.37 feet; thence

S.57°05'09"E., a distance of 92.12 feet; thence N.34°54'54"W., a distance of 174.53 feet; thence S.52°06'50"W., a distance of 475.00 feet; thence S.36°57'35"W., a distance of 330.00 feet; thence S.61°59'57"W., a distance of 178.10 feet; thence N.63°31'18"W., a distance of 389.05 feet; thence N.20°39'52"E., a distance of 292.46 feet; thence N.36°57'35"E., a distance of 400.00 feet; thence North, a distance of 313.30 feet; thence N.61°46'04"E., a distance of 256.34 feet; thence S.75°15'23"E., a distance of 138.23 feet; thence N.50°31'39"E., a distance of 78.81 feet, to a point on a curve of which the radius point lies S.52°43'39"W., a radial distance of 2685.73 feet; thence Northwesterly, along the arc of said curve, through a central angle of 01°00'44", a distance of 47.45 feet; thence N.38°17'07"W., a distance of 49.23 feet; thence N.56°06'22"W., a distance of 399.11 feet; thence N.87°05'17"W., a distance of 200.00 feet; thence S.74°33'35"W., a distance of 45.29 feet, to the POINT OF BEGINNING.

LESS AND EXCEPT FROM PARCEL "S" ABOVE, THOSE 2 PORTIONS THEREOF WHICH HAVE BEEN PLATTED AS: (1) Fairway Villas At Meadow Oaks, according to the map or plat thereof recorded in Plat Book 33, Page(s) 96 through 99, Public Records of Pasco County, Florida, and (2) Meadow Oaks Parcels I & Q, according to the map or plat thereof recorded in Plat Book 36, Page(s) 6 through 10, Public Records of Pasco County, Florida.

FURTHER LESS AND EXCEPT FROM PARCEL "S" ABOVE, THE FOLLOWING DESCRIBED 2 TRACTS OF LAND:

TRACT "J" - A portion of the Northwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida, described as follows:

BEGIN at the Northeast corner of Lot 11. Block I of MEADOW OAKS PARCELS I & Q as recorded in Plat Book 36, Pages 6 through 10 of the Public Records of Pasco County, Florida; thence S.89°25'29"E., a distance of 1655.05 feet to the East line of the East 1/2 of the West 1/2 of the Northeast Southeast 1/4 of the Northwest 1/4 of said Section 34; thence S.01°04'33"W., along said East line, a distance of 1089.52 feet to the North line of that parcel described in Official Records Book 1465, Page 1672 of the Public Records of Pasco County, Florida; thence N.88°55'27"W., a distance of 160.00 feet to the Northerly extension of the East line of Block D of MEADOW OAKS UNIT TWO as recorded in Plat Book 25, Pages 121 through 125 of the Public Records of Pasco County, Florida; thence S.01°04'33"W., along said extension, a distance of 74.71 feet; thence N.55°42'47"W., a distance of 269.80 feet; thence N.35°15'07"W., a distance of 334.11 feet; thence N.55°33'39"W., a distance of 376.57 feet; thence N.73°30'38"W., a distance of 238.79 feet; thence S.89°57'42"W., a distance of 184.74 feet; thence S.26°16'23"W., a distance of 180.00 feet; thence S.43°43'37"E., a distance of 35.00 feet to a point on the North line of Lot 17, Block Q of the aforesaid Meadow Oaks Parcels I & Q plat; thence along the East line of said Plat the following: S.51°42'55"W., a distance of 18.84 feet; thence N.38°17'05"W., a distance of 15.61 feet to a curve concave to the Northeast having a radius of 865.00 feet; thence Northerly along the arc of said curve, 405.26 feet through a central angle of 26°50'36" (chord bearing N.24°51'47"W., 401.56 feet); thence non-tangent, S.78°33'33"W., a distance of 70.00 feet to a non-tangent curve concave to the Northeast having a radius of 935.00 feet; thence Northerly along the arc of said curve, 210.10 feet through a central angle of 12°52'29" (chord bearing N.05°00'14"W., 209.66 feet); thence N.01°26'01"E., a distance of 99.13 feet to the POINT OF BEGINNING.

AND TRACT "T", described as:

That portion of the Northwest 1/4 of Section 34, Township 24 South, Range 17 East, Pasco County, Florida, described as follows:

BEGIN at the Northeast corner of Lot 11, Block I of MEADOW OAKS PARCELS I & Q as recorded in Plat Book 36, Pages 6 through 10 of the Public Records of Pasco County, Florida; thence N.89°25'29"W. along the North line of said Lot 11, a distance of 1.00 foot to the Southwest corner of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, thence N.01°26'01"E. along the West line of said East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4, a distance of 1289.76 feet to a point lying 60.00 feet South of the North line of said Section 34, thence S.89°11'02"E., parallel with said North line, a distance of 329.59 feet to the East line of said East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4; thence S.01°21'44"W., along said East line, a distance of 1288.35 feet to the Southeast corner of said East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4; thence N.89°25'29"W., a distance of 330.21 feet to the POINT OF BEGINNING.

THE SAME LANDS BEING COLLECTIVELY DESCRIBED AS:

(Description prepared per this survey)

A parcel of land lying within Sections 33 and 34, Township 24 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northwest corner of said Section 34; thence S.00°54'18"W. along the West boundary of the Northwest 1/4 of said Section 34, a distance of 1,291.33 feet for a POINT OF BEGINNING; thence N.89°57'09"E. along the North boundary of the South 60.00 feet of the West 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 271.09 feet; thence N.00°50'23"E. along a line being 60.00 feet West of and parallel with the West line of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 870.11 feet; thence N.89°57'09"E., a distance of 60.00 feet to a point on the aforementioned West line of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence N.00°50'23"E. along said West line, a distance of 359.80 feet; thence S.89°45'15"E. along a line being 60.00 feet South of the North line of said Section 34, the same being the Southerly right-of-way line of Hudson Avenue, a distance of 329.57 feet; thence S.00°46'08"W. along the East line of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34, a distance of 480.46 feet to the Northeast corner of that parcel described in Fee Simple Deed recorded in Official Records Book 10703, Page 648 of the Public Records of Pasco County, Florida; thence along the boundary of said parcel the following three (3) courses: (1) N.89°13'52"W., a distance of 10.00 feet; (2) S.00°46'08"W., a distance of 287.52 feet; (3) S.89°13'52"E., a distance of 10.00 feet to the aforementioned East line of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence S.00°46'08"W. along said East line, a distance of 520.33 feet to the Southeast corner of said East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence N.89°57'10"E., a distance of 993.30 feet to the Southwest corner of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 34; thence N.00°35'02"E. along the West boundary thereof, a distance of 953.23 feet to a point lying 390.23 feet S.01°08'51"W. of the North line of said Section 34; thence S.89°46'59"E., parallel with said North line, a distance of 329.94 feet; thence S.00°28'02"W. along the East line of the East 1/2 of the West 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 952.50 feet to the Southeast

corner thereof; thence S.00°29'41"W. along the East boundary of the East 1/2 of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 34, a distance of 1,342.65 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 34; thence S.00°24'49"E., a distance of 35.08 feet to the Northeasterly corner of Lot 60, Block F, MEADOW OAKS UNIT TWO according to the map or plat thereof as recorded in Plat Book 25, Page 121 of the Public Records of Pasco County, Florida; thence N.89°32'56"W. along the Northerly boundary of said Lot 60 and the Westerly extension thereof, a distance of 160.55 feet to a point on the East boundary of Lot 13, Block D of said MEADOW OAKS UNIT TWO; thence N.01°27'00"W. along said East boundary, a distance of 43.19 feet to the Northeast corner of said Lot 13, Block D; thence along the boundary of Fairways 12 and 13 as described in Warranty Deed recorded in Official Records Book 3335, Page 1035 of the Public Records of Pasco County, Florida, the following eight (8) courses: (1) N.00°54'22"E., a distance of 170.63 feet to the most Southerly Corner of Tract J as described in Warranty Deed recorded in Official Records Book 5132, Page 757 of the Public Records of Pasco County, Florida; (2) N.56°22'58"W., a distance of 269.33 feet; (3) N.35°50'22"W., a distance of 334.28 feet; (4) N.56°03'53"W., a distance of 376.42 feet; (5) N.74°12'37"W., a distance of 238.92 feet; (6) S.89°20'42"W., a distance of 184.46 feet; (7) S.25°58'38"W., a distance of 179.87 feet; (8) S.44°27'18"E., a distance of 35.62 feet; thence along the East line of MEADOW OAKS PARCELS I & Q, according to the map or plat thereof as recorded in Plat Book 36, Page 6 of the Public Records of Pasco County, Florida the following six (6) courses: (1) S.51°46'16"W., a distance of 18.85 feet; (2) N.38°54'39"W., a distance of 16.30 feet to a point of curvature; (3) Northwesterly 404.47 feet along the arc of a curve to the right, said curve having a radius of 865.00 feet, a central angle of 26°47'29", and a chord bearing and distance of N.25°25'27"W., 400.80 feet; (4) S.78°00'23"W., a distance of 69.82 feet to a non-tangent point of curvature; (5) Northerly 210.15 feet along the arc of a curve to the right, said curve having a radius of 935.00 feet, a central angle of 12°52'39", and a chord bearing and distance of N.05°41'01"W., 209.70 feet; (6) N.00°53'02"E., a distance of 98.91 feet to the Northeast corner of Lot 11, MEADOW OAKS PARCELS I & Q; thence N.83°19'34"W. along the North line of said Lot 11, a distance of 0.93 feet to the Southwest corner of the East 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 34; thence S.89°57'09"W. along the South boundary of the West 1/4 of the Northwest 1/4 of said Section 34, a distance of 331.16 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 34, the same being the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 33; thence S.00°53'56"W. along the East line of said Southeast 1/4 of the Northeast 1/4 of said Section 33, a distance of 522.88 feet; thence along the Northerly boundary of RESERVE AT MEADOW OAKS, according to the map or plat thereof as recorded in Plat Book 60, Page 32 of the Public Records of Pasco County, Florida, the following two (2) courses: (1) N.89°35'21"W., a distance of 821.28 feet; (2) S.01°38'29"W., a distance of 166.07 feet; thence along the North boundary of that parcel described in Quit Claim Deed recorded in Official Records Book 6833, Page 668 of the Public Records of Pasco County, Florida, the following ten (10) courses: (1) N.87°53'46"W., a distance of 22.80 feet to a non-tangent point of curvature; (2) Westerly 36.99 feet along the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 70°38'36", and a chord bearing and distance of S.88°33'41"W., 34.69 feet to a point of reverse curvature; (3) Westerly 151.21 feet along the arc of a curve to the left, said curve having a radius of 255.00 feet, a central angle of 33°58'28", and a chord bearing and distance of N.73°35'13"W., 149.00 feet; (4) S.89°23'13"W., a distance of 35.15 feet; (5) S.00°44'06"E., a distance of 34.77 feet; (6) S.89°12'28"W., a distance of 76.95 feet; (7) S.00°28'27"W., a distance of 19.94 feet; (8) S.89°26'40"W., a distance of 95.69 feet; (9) N.01°02'24"W., a distance of 20.00 feet; (10) S.89°22'42"W., a distance of 86.92 feet; thence N.00°34'13"W. along the East boundary of that parcel described in Quit Claim Deed recorded in Official Records Book 7341, Page 475 of the Public Records of Pasco County, Florida, a distance of 570.91 feet; thence N.50°57'19"E. along the South boundary of that parcel described in Warranty Deed recorded in Official Records Book 5822, Page 810 of the Public Records of Pasco County, Florida, a distance of 173.40 feet; thence S.89°56'28"E. along the North boundary of the Southeast 1/4 of the Northeast 1/4 of said

Section 33, a distance of 828.32 feet; thence along the North boundary of that parcel described in Warranty Deed recorded in Official Records Book 6191, Page 853 the following two (2) courses: (1) N.45°29'10"E., a distance of 85.49 feet; (2) S.89°56'28"E., a distance of 312.06 feet to the POINT OF BEGINNING.

The M/I Property is depicted on the survey attached on the following pages for informational purposes only, and the Additional Property is any portion of the M/I Property described above that was not previously subject to the Declaration.

[Survey attached on the following page for informational purposes only.]

