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W Jenks

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and Return to:
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DRAINAGE EASEMENT AGREEMENT

THIS DRAINAGE EASEMENT AGREEMENT ("Agreement"), made this 25th day of February, 2004, by and between **WINGFIELD GLEN HOMEOWNERS ASSOCIATION, INC.**, a Florida non-profit corporation with a mailing address of 9456 Philips Highway, Suite 1, Jacksonville, Florida 32256, hereinafter called the "Grantor" and **MHK OF VOLUSIA COUNTY, INC.**, a Florida corporation, with a mailing address of 2359 Beville Road, Daytona Beach, Florida 32119, hereinafter called the "Grantee".

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid, the receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns forever, for the benefit of the real property more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Benefitted Property") a perpetual, non-exclusive easement for the purpose of providing storm water and surface water drainage from the Benefitted Property through the existing retention ponds and drainage facilities (the "Storm Water Drainage Facilities") located within the real property of the Grantor more particularly described on Exhibit "B" attached hereto and made a part hereof (the "Easement Parcel").

PROVIDED, however, that this Drainage Easement Agreement is subject to the following representations, warranties, reservations, limitations and conditions:

1. The drainage easement hereby granted permits the Grantee, its successors and assigns, to discharge into the existing Storm Water Drainage Facilities on the Easement Parcel without any liability whatsoever on the part of the Grantor, its successors and assigns, for any damages, injuries or losses to persons or property resulting from the acceptance or use of this drainage easements by the Grantee, its successors and assigns. Grantee may not use or permit or suffer the use of the easement granted herein in any way which shall either overburden the capacity of the existing Storm Water Drainage Facilities, or in any way result in any violation of or default under any regulatory or governmental permit applicable to the Storm Water Drainage Facilities, or otherwise result, directly or indirectly, in any loss or damage to the Storm Water Drainage Facilities or the Grantor.
2. Grantor reserves all other property rights to the Easement Parcel not expressly conveyed herein.
3. Grantor covenants with the Grantee that the Grantor has good, right and lawful authority to grant this easement.

Exhibit "A"
Legal Description

Wingfield Glen-Multi-Family Parcel:

A portion of Sections 20 and 21, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commencing at the Southwest corner of the F. J. Fatio Grant, Section 46 said Township and Range, said point also being common to a corner of said Section 20; thence North 88 degrees 34 minutes 24 seconds East, along the South line of said Section 40 and along the North line of said Sections 20 and 21, a distance of 861.65 feet to a point situate on the Westerly right of way line of State Road No. 9 and/or Interstate Highway I-95 (a 300 foot limited access right of way as shown on the State of Florida Department of Transportation right of way map Section No. 78080-2403, said right of way map also recorded in Road Plat Book 1, page 1 of the Public Records of said St. Johns County); thence South 03 degrees 08 minutes 06 seconds East, along said Westerly right of way line, a distance of 905.87 feet for a Point of Beginning; thence continue South 03 degrees 08 minutes 06 seconds East, along said Westerly right of way line, a distance of 605.76 feet; thence North 71 degrees 32 minutes 30 seconds West, 70.88 feet; thence South 18 degrees 27 minutes 30 seconds West, 20.00 feet; thence South 71 degrees 32 minutes 30 seconds East, 78.79 feet to said Westerly right of way line of State Road No. 9; thence South 03 degrees 08 minutes 06 seconds East along last said line, 2,720.21 feet to a point of curvature of a curve to the left, concave Easterly and having a radius of 3,925.72 feet; thence Southerly around and along the arc of said curve and continuing along said Westerly right of way line, through a central angle of 04 degrees 05 minutes 20 seconds, a distance of 280.15 feet, said arc being subtended by a chord bearing and distance of South 05 degrees 10 minutes 46 seconds East, 280.09 feet to a point situate on the South line of said Section 21; thence South 89 degrees 57 minutes 30 seconds West, along said South line of Section 21 and along the South line of said Section 20, a distance of 1,031.26 feet; thence North 15 degrees 57 minutes 21 seconds West, a distance of 2,233.98 feet; thence North 38 degrees 14 minutes 40 seconds West, a distance of 2,336.54 feet; thence North 23 degrees 29 minutes 42 seconds East, a distance of 419.63 feet; thence South 57 degrees 38 minutes 28 seconds East, a distance of 700.89 feet; thence South 89 degrees 22 minutes 33 seconds East, a distance of 1,480.02 feet; thence South 61 degrees 10 minutes 48 seconds East, a distance of 735.17 feet to the Point of Beginning.

Parcel 5B:

A portion of Section 20, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commencing at the Northwest corner of Government Lot 1, said Section 20; thence North 89 degrees 22 minutes 33 seconds West, along the North line of said Section 20, a distance of 127.31 feet; thence South 23 degrees 29 minutes 42 seconds West, a distance of 1,073.46 feet to the Point of Beginning; thence continue South 23 degrees 29 minutes 42 seconds West, a distance of 416.44 feet; thence North 38 degrees 14 minutes 40 seconds West, a distance of 10.80 feet to a point situate in the Easterly line of that certain 120 feet Easement for Ingress and

Egress recorded in Official Records Volume 955, page 1147 (Exhibit "C"); thence North 23 degrees 06 minutes 27 seconds West, along said Easterly line, a distance of 419.63 feet; thence South 57 degrees 29 minutes 42 seconds East, a distance of 12.48 feet to the Point of Beginning.

Parcel 3-A

A portion of Government Lot 4, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commencing at the Southwest corner of said Government Lot 4; thence North 02 degrees 11 minutes 30 seconds East, along the Westerly line of said Government Lot 4, the same being the Easterly line of Government Lot 5, said Section 17, a distance of 368.92 feet; thence continue North 02 degrees 11 minutes 30 seconds East, along said Westerly line of Government Lot 4, a distance of 89.98 feet to a point situate in the Easterly right of way line of Leo McGuire Road (a 60 foot right of way), said right of way line being a curve concave Westerly and having a radius of 3,252.25 feet; thence Northerly around and along the arc of said curve and along said Easterly right of way line of Leo McGuire Road a distance of 54.86 feet, said arc being subtended by a chord bearing and distance of North 13 degrees 46 minutes 47 seconds East, 54.86 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 9,130.01 feet; thence Northerly around and along the arc of said curve and continuing along said Easterly right of way line, a distance of 268.01 feet, said arc being subtended by a chord bearing and distance of North 14 degrees 08 minutes 14 seconds East, 268.00 feet to the point of tangency of said curve; thence North 14 degrees 58 minutes 42 seconds East, and continuing along said Easterly right of way line, a distance of 317.54 feet for a Point of Beginning; thence continue North 14 degrees 58 minutes 42 seconds East, along said Easterly right of way line, a distance of 61.69 feet to its intersection with the proposed Southeasterly right of way line of County Road No. 210; thence North 57 degrees 49 minutes 33 seconds East along said Southeasterly right of way line, a distance of 29.41 feet; thence South 14 degrees 58 minutes 42 seconds West, 20 feet Easterly of, when measured at right angles to, said Easterly right of way line of Leo McGuire Road, a distance of 83.25 feet; thence North 75 degrees 01 minutes 18 seconds West, a distance of 20.00 feet to the Point of Beginning.

Parcel 3-B:

A portion of Government Lot 4, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commencing at the Southwest corner of said Government Lot 4; thence North 02 degrees 11 minutes 30 seconds East, along the Westerly line of said Government Lot 4, the same being the Easterly line of Government Lot 5, said Section 17, a distance of 368.92 feet; thence continue North 02 degrees 11 minutes 30 seconds East, along said Westerly line of Government Lot 4, a distance of 89.98 feet to a point situate in the Easterly right of way line of Leo McGuire Road (a 60 foot right of way), said right of way line being a curve concave Westerly and having a radius of 3,252.25 feet; thence Northerly around and along the arc of said curve and along said Easterly right of way line of Leo McGuire

Road, a distance of 54.86 feet, said arc being subtended by a chord bearing and distance of North 13 degrees 46 minutes 47 seconds East, 54.86 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 9,130.01 feet; thence Northerly around and along the arc of said curve and continuing along said Easterly right of way line, a distance of 268.01 feet, said arc being subtended by a chord bearing and distance of North 14 degrees 08 minutes 14 seconds East, 268.00 feet to the point of tangency of said curve; thence North 14 degrees 58 minutes 42 seconds East, and continuing along said Easterly right of way line, a distance of 127.54 feet for a Point of Beginning; thence continue North 14 degrees 58 minutes 42 seconds East along said Easterly right of way line, a distance of 190.00 feet; thence South 75 degrees 01 minutes 18 seconds East, a distance of 20.00 feet; thence South 14 degrees 58 minutes 42 seconds West, parallel to said Easterly right of way line of Leo McGuire Road, a distance of 190.00 feet; thence North 75 degrees 01 minutes 18 seconds West, a distance of 20.00 feet to the Point of Beginning.

Parcel 3-C:

A portion of Government Lot 4, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commencing at the Southwest corner of said Government Lot 4; thence North 02 degrees 11 minutes 30 seconds East, along the Westerly line of said Government Lot 4, the same being the Easterly line of Government Lot 5, said Section 17, a distance of 368.92 feet for a Point of Beginning; thence continue North 02 degrees 11 minutes 30 seconds East, along said Westerly line of Government Lot 4, a distance of 89.98 feet to a point situate in the Easterly right of way line of Leo McGuire Road (a 60 foot right of way), said right of way line being a curve concave Westerly and having a radius of 3,252.25 feet; thence Northerly around and along the arc of said curve and along said Easterly right of way line of Leo McGuire Road, a distance of 54.86 feet, said arc being subtended by a chord bearing and distance of North 13 degrees 46 minutes 47 seconds East, 54.86 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 9,110.01 feet; thence Northerly around and along the arc of said curve and continuing along said Easterly right of way line, a distance of 268.01 feet, said arc being subtended by a chord bearing and distance of North 14 degrees 08 minutes 14 seconds East, 268.00 feet to the point of tangency of said curve; thence North 14 degrees 58 minutes 42 seconds East, and continuing along said Easterly right of way line, a distance of 127.54 feet; thence South 75 degrees 01 minutes 18 seconds East, a distance of 20.00 feet; thence South 14 degrees 58 minutes 42 seconds West, 20 feet Easterly of, when measured at right angles to, said Easterly right of way line of Leo McGuire Road, a distance of 127.54 feet to the point of curvature of a curve concave Easterly and having a radius of 9,130.01 feet; thence Southerly around and along the arc of said curve, concentric to when measured 20 feet Easterly of to said curved Easterly right of way line of Leo McGuire Road, a distance of 267.42 feet, said arc being subtended by a chord bearing and distance of South 14 degrees 08 minutes 14 seconds West, 267.41 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 3,272.25 feet; thence Southerly around and along the arc of said curve, concentric to, when measured 20 feet from said curved Easterly right of way line of Leo McGuire Road, a distance of 143.20 feet, said arc being

subtended by a chord bearing and distance of South 14 degrees 33 minutes 00 seconds West, 143.18 feet to the Point of Beginning.

Parcel 7

A portion of Government Lots 4 and 5, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Beginning at the Southeast corner of those certain lands described in deed recorded in Official Records Volume 1096, page 310 (Parcel 1) of the Public Records of said County, said point also being situate at the Southerly terminus of Leo McGuire Road (a 60 foot right of way); thence Northerly around and along the Westerly right of way line of said Leo McGuire Road, said Westerly right of way line being a curve concave Westerly and having a radius of 3,192.25 feet, an arc distance of 401.20 feet, said arc being subtended by a chord bearing and distance of North 16 degrees 53 minutes 48 seconds East, 400.93 feet to the point of compound curvature of a curve concave Westerly and having a radius of 9,190.01 feet; thence Northerly around and along the arc of said curve, and continuing along said Westerly right of way line of Leo McGuire Road, a distance of 269.77 feet; said arc being subtended by a chord bearing and distance of North 14 degrees 08 minutes 14 seconds East, 269.76 feet to the point of tangency of said curve, thence North 14 degrees 58 minutes 42 seconds East, continuing along said Westerly right of way line, a distance of 342.15 feet to a point situate in the Southeasterly right of way line of County Road No. C-210 (formerly State Road No. S-210, a 100 foot right of way as established by the State of Florida Department of Transportation Right of Way Map Section 7851-250, dated 2-14-51), said Southeasterly right of way line being a curve concave Northwesterly and having a radius of 2,914.93 feet, thence Northeasterly around and along the arc of said curve and along said Southeasterly right of way line a distance of 93.48 feet, said arc being subtended by a chord bearing and distance of North 54 degrees 54 minutes 33 seconds East, 93.48 feet to its intersection with said Southeasterly right of way line of County Road No. C-210 and the Easterly right of way line of said Leo McGuire Road; thence South 14 degrees 58 minutes 42 seconds West, along said Easterly right of way line of Leo McGuire Road, a distance of 413.83 feet to the point of curvature of a curve to the right, concave Westerly and having a radius of 9,130.01 feet; thence Southerly around and along the arc of said curve and continuing along said Easterly right of way line, a distance of 268.01 feet, said arc being subtended by a chord bearing and distance of South 14 degrees 08 minutes 14 seconds West, 268.00 feet to the point of compound curvature of a curve concave Westerly and having a radius of 3,252.25 feet; thence Southerly around and along the arc of said curve and continuing along said Easterly right of way line, a distance of 54.86 feet, said arc being subtended by a chord bearing and distance of South 13 degrees 46 minutes 47 seconds West, 54.86 feet to a point situate on the Westerly line of said Government Lot 4 and the Easterly line of said Government Lot 5, said point being situate North 02 degrees 11 minutes 30 seconds East, 458.90 feet from the Southwest corner of said Government Lot 4, also being the Southeast corner of said Government Lot 5; thence continue Southerly around and along the arc of said last mentioned curve, and along said Easterly right of way line of Leo McGuire Road, a distance of 344.21 feet, said arc being subtended by a chord bearing

and distance of South 17 degrees 17 minutes 41 seconds West, 344.05 feet; thence North 78 degrees 39 minutes 46 seconds West, along the Southerly terminus of said Leo McGuire Road, a distance of 60.76 feet to the Point of Beginning.

Parcel 4

A portion of Government Lot 5, Section 17, together with a portion of Section 20, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: Commencing at the Southeast corner of said Government Lot 5, said Section 17; thence North 89 degrees 22 minutes 33 seconds West, along the South line of said Government Lot 5, the same being the North line of said Section 20, a distance of 133.30 feet for a Point of Beginning; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 998.20 feet, a distance of 10.09 feet, said arc being subtended by a chord bearing and distance of South 32 degrees 06 minutes 48 seconds West, 10.09 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 948.64 feet; thence Southerly around and along the arc of said curve, a distance of 153.90 feet, said arc being subtended by a chord bearing and distance of South 27 degrees 45 minutes 19 seconds West, 153.74 feet to the point of tangency of said curve; thence South 23 degrees 06 minutes 27 seconds West, along the Easterly line of that certain 120 foot Easement for Ingress and Egress, recorded in Official Records Book 955, page 1147 (Exhibit "C"), a distance of 1,322.39 feet; thence North 38 degrees 14 minutes 40 seconds West, a distance of 91.16 feet; thence North 23 degrees 06 minutes 27 seconds East, a distance of 1,278.69 feet to the point of curvature of a curve concave Easterly and having a radius of 1,028.64 feet; thence Northerly around and along the arc of said curve, a distance of 166.88 feet, said arc being subtended by a chord bearing and distance of North 27 degrees 45 minutes 19 seconds East, 166.70 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 918.20 feet; thence Northerly around and along the arc of said curve, a distance of 121.91 feet, said arc being subtended by a chord bearing and distance of North 28 degrees 35 minutes 58 seconds East, 121.82 feet to a point situate in the Southerly line of those certain lands described in deed recorded in Official Records Book 1096, page 310 (Parcel 1), of said Public Records; thence South 78 degrees 39 minutes 46 seconds East, along said Southerly line and along the Southerly terminus of Leo McGuire Road (a 60 foot right of way), a distance of 64.41 feet; thence Northerly around and along the arc of a curve concave Westerly and having a radius of 3,252.25 feet and along the Easterly right of way line of said Leo McGuire Road, a distance of 344.21 feet, said arc being subtended by a chord bearing and distance of North 17 degrees 17 minutes 41 seconds East, 344.05 feet to a point situate in the East line of said Government Lot 5, Section 17; thence South 02 degrees 11 minutes 30 seconds West, along said last mentioned line, a distance of 89.98 feet to a point situate North 02 degrees 11 minutes 30 seconds East, 368.92 feet from said Southeast corner of Government Lot 5; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 3,272.25 feet and 20 feet Easterly therefrom, when measured concentrically to said Easterly right of way line of Leo McGuire Road, a distance of 169.84 feet, said arc being subtended by a chord bearing and distance of South 17 degrees 17 minutes 26 seconds West, 169.82 feet to the point of compound curvature of a curve concave Westerly and having a radius of 998.20

feet; thence Southerly around and along the arc of said curve, a distance of 237.38 feet, said arc being subtended by a chord bearing and distance of South 25 degrees 35 minutes 25 seconds East, 236.82 feet to the Point of Beginning.

Parcel 1:

A part of Government Lot 5, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows: Beginning at the Southeast corner of those certain lands described in deed recorded in Official Records Book 1096, page 310 (Parcel 1), of the Public Records of said County, said point also being situate at the Southerly terminus of Leo Maquire Road (a 60 foot right of way); thence Northerly along the Westerly right of way line of said Leo Maquire Road, said Westerly right of way line being a curve concave Westerly and having a radius of 3,192.25 feet; thence Northerly around and along the arc of said curve and along said Westerly right of way line, a distance of 95.82 feet, said arc being subtended by a chord bearing and distance of North 19 degrees 38 minutes 14 seconds East, 95.81 feet; thence Southerly around and along the arc of a curve concave Westerly and having a radius of 918.20 feet, a distance of 96.45 feet, said arc being subtended by a chord bearing and distance of South 21 degrees 47 minutes 12 seconds West, 96.41 feet to a point situate in the South line of said lands in Official Records Book 1096, page 310 (Parcel 1); thence South 78 degrees 39 minutes 46 seconds East, along said last mentioned line, a distance of 3.65 feet to the Point of Beginning.

EXHIBIT B

All of the "Stormwater Management Facility/Drainage Easement" areas and parcels designated and described as Tracts "A", "B", "C", "D", "E", "G", "H", "I", "J-1", and "J-3", WINGFIELD GLEN, a subdivision according to plat thereof recorded in Map Book 43, pages 47 through 56 of the public records of St. Johns County, Florida.

And

The "Drainage Easement" area and parcel designated and described as Tract "J-2", WINGFIELD GLEN, a subdivision according to plat thereof recorded in Map Book 43, pages 47 through 56 of the public records of St. Johns County, Florida.

And

All of the areas designated "drainage easement" or "maintenance access and drainage easement" on the plat of WINGFIELD GLEN, a subdivision according to plat thereof recorded in Map Book 43, pages 47 through 56 of the public records of St. Johns County, Florida.

**WINGFIELD GLEN HOMEOWNERS
ASSOCIATION, INC.**

PMB #325
2220 County Road #210 W, Suite #198
Jacksonville, FL 32259

**Fence Resolution
Adopted, August 9, 2011
By The Board of Directors**

The Wingfield Glen Homeowners Association, Inc. Board of Directors do hereby certify that the following is a true and correct copy of a fence resolution that was duly adopted at a meeting of the Board of Directors held on August 9, 2011, at which meeting a quorum of the Board of Directors were present and acting throughout. This fence resolution has not been modified, rescinded or revoked and is at present in full force and effect.

According to the Declaration of Covenants, Conditions, Restrictions, and Easements for Wingfield Glen (hereinafter the "Covenants"), Section Declaration, Subsection I. Definitions:

"The provisions of this Declaration, as well as those of the Articles, By-Laws and any rules and regulations of the Association, shall be interpreted by the Board of Directors. Any such interpretation of the Board which is rendered in good faith shall be final, binding and conclusive if the Board receives written opinion of legal counsel to the Association, or the counsel having drafted this Declaration or other applicable document, that the interpretation is not unreasonable, which opinion may be rendered before or after the interpretation is adopted by the Board. Notwithstanding any rule of law to the contrary, the provisions of this Declaration and the Articles, By-Laws and the Rules and Regulations of the Association shall be liberally construed so as to effectuate the purpose herein expressed with respect to the efficient operation of the Association and the Property, the preservation of the values of the Lots and Residences and the protection of the Developer's rights, benefits and privileges herein contemplated."

Therefore, under the Legal Recommendation and Opinion of the Wingfield Glen Homeowners Association, Inc. Legal Counsel, Upchurch, Bailey & Upchurch, P.A., the Board of Directors sets forth the following good faith interpretation of a fence resolution defining the following section of the Covenants:

Section Declaration, Subsection VII. Architectural Control, B.,4.,e.:

"Fences. No fences or walls shall exceed six (6) feet in height and no chain link fence shall be allowed on any Lot. All fences, except those abutting the lake,

shall be constructed in shadow box style, using one inch (1") thick wood material or shall be design[ed] and materials approved in advance by the ARB. No fence or wall shall be built beyond the imaginary line extending from the front corner of the Residence to the side lot lines. For corner Lots, no fence or wall on the side common to the street right of way shall extend forward of the rear corner of the Residence. On lots abutting lakes, no fence shall be placed beyond the top of the bank. Only black aluminum ornamental fences shall be allowed on lots abutting the Lake and shall be no higher than four (4') feet at the side and rear of [the] Lot."

The following Fence Resolution shall take effect and is set forth and approved by the Board of Directors as it applies to the above referenced section of the Covenants titled Fences and states:

There are no inconsistencies or ambiguities regarding fences in the governing Covenants. Specifically, there are two (2) types of fences that can be constructed on Lots within Wingfield Glen. Of the two (2) types of fences permitted, such will depend on whether the fence is placed on a Lot that abuts a lake or a Lot that does not abut a lake.

- Fences constructed on Lots abutting a lake must be constructed of black aluminum ornamental and no higher than four (4') feet all the way around the Lot. Language in the Covenants refers to the requirement of no more than four (4) feet at the side of a Lot and the rear of a Lot. The sides of a Lot include the street facing portion of a Lot, the left portion of a Lot and the right portion of a Lot. Such a fence may not be placed beyond the top of the bank of the lake.
- Fences constructed on all other Lots must be constructed of shadow box style, using wood material, no higher than 6 feet.

Additional requirements stated in the above referenced Fence Section of the Covenants continues to be applicable for all fences placed on Lots that abut a lake and Lots that do not abut a lake. These additional requirements for all Lots include the requirement for Corner Lots in which a fence or wall may not be placed beyond the imaginary line extending from the front corner of the Residence to the side lot lines.

All other sections of the governing Covenants continue to remain in effect, when applicable.

If any terms of this Fence Resolution shall be held to be unenforceable or illegal by a court of competent jurisdiction, the remaining terms shall remain in full force and effect.

The Wingfield Glen Homeowners Association, Inc. Board of Directors hereby adopt this Fence Resolution and shall strictly enforce its interpretation as of this 9th day of August, 2011.

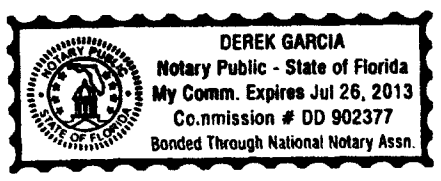
The corporate seal of the Wingfield Glen Homeowners Association, Inc. is affixed below on this 9th day of August, 2011.

COPY
Corporate Seal Placed Here

[Handwritten Signature] 9/11/2011

Brian J. Sabal - President

[Handwritten Signature] 9/1/11
Derek Garcia
State of Florida
County of St Johns



CLIFFORD B. NEWTON, P.A.

ATTORNEY AT LAW
10192 SAN JOSE BOULEVARD
JACKSONVILLE, FLORIDA 32257
TELEPHONE: (904) 262-8777
TELECOPIER: (904) 260-0657
(904) 262-4309

CLIFFORD B. NEWTON
JEFFREY D. SMITH

February 21, 2002

MR. DAN BOSANKO, ESQUIRE
BOARD OF COUNTY COMMISSIONERS
4020 LEWIS SPEEDWAY
ST. AUGUSTINE, FL 32084

RE: PLAT LETTER - PROPOSED WINGFIELD GLEN

Gentlemen:

This is to certify that we have searched the public records of St. Johns County, Florida, through February 18, 2002 at 5:00 P.M. to the extent the same are maintained in the Office of the Clerk of the Circuit Court, on the attached legal description: (See attached Exhibit "A"). This search reveals that the fee simple title holder **D.R. HORTON, INC.-JACKSONVILLE, A DELAWARE CORPORATION** and **A & S LAND DEVELOPMENT COMPANY, A FLORIDA CORPORATION**. We further certify that our search reveals the following to be open and not satisfied of record:

1. Mortgage from A & S Land Development Company and G & C Developers, Inc., to SunTrust Bank, dated March 24, 2000 and recorded in Official Records Volume 1484, page 1016, together with First Note and Mortgage Modification and Extension Agreement recorded in Official Records Volume 1548, page 1008, both of the public records of St. Johns County, Florida.
2. Assignment of Leases, Rents and Profits from A & S Land Development Company and G & C Developers, Inc., to SunTrust Bank, dated March 24, 2000 and recorded in Official Records Volume 1484, page 1035, of the public records of St. Johns County, Florida.
3. Collateral Assignment of Development Rights between A & S Land Development Company; G & C Developers, Inc. and SunTrust Bank, recorded in Official Records Volume 1484, page 1052, of the public records of St. Johns County, Florida.
4. UCC-1 Financing Statement between A & S Land Development Company; G & C Developers, Inc. and SunTrust Bank, recorded in Official Records Volume 1484, page 1063, of the public records of St. Johns County, Florida.
5. Covenants and restrictions as contained in Special Warranty Deed recorded in Official Records Volume 1484, page 995, of the public records of St. Johns County, Florida.
6. Covenants and restrictions as contained in Special Warranty Deed recorded in Official Records Volume 1484, page 999, of the public records of St. Johns County, Florida.

Ret - George Searau

7. Easement for Ingress, Egress, Utilities and Right of Way as recorded in Official Records Volume 1484, page 1008 and re-recorded in Official Records Volume 1490, page 79, both of the public records of St. Johns County, Florida.

Note: Upon dedication and acceptance of the easement premises, proposed Leo Maguire Road, this easement shall terminate.

8. Easement as contained in instrument recorded in Official Records Volume 557, page 494, of the public records of St. Johns County, Florida.

9. St. Joe Development and Impact Fee Agreement recorded in Official Records Volume 1451, page 561, of the public records of St. Johns County, Florida, as assigned by unrecorded Assignment dated February 28, 2000.

10. Easement for Ingress, Egress and Right of Way as recorded in Official Records Volume 1546, page 712, of the public records of St. Johns County, Florida.

Note: Upon dedication and acceptance of the easement premises, proposed Leo Maguire Road, this easement shall terminate.

11. Easement for Ingress, Egress and Right of Way as recorded in Official Records Volume 1546, page 694, of the public records of St. Johns County, Florida.

12. Conservation Easement recorded in Official Records Volume 1535, page 1368, together with Corrective Conservation Easement recorded in Official Records Volume 1541, page 830, both of the public records of St. Johns County, Florida.

13. Terms and conditions as contained in Right of Way Deed recorded in Official Records Volume 1489, page 1520 and Official Records Volume 1489, page 1531, both of the public records of St. Johns County, Florida.

14. Easement for ingress and egress recorded in Official Records Volume 724, page 1696 and Official Records Volume 955, page 1147, both of the public records of St. Johns County, Florida.

Note: Upon dedication and acceptance of the easement premises, proposed Leo Maguire Road, this easement shall terminate.

15. Notice of Commencement recorded in Official Records Volume 1681, page 1965, Official Records Volume 1701, page 888, and Official Records Volume 1715, page 381, all of the public records of St. Johns County, Florida.

Taxes are paid for the year 2001 and all previous years under RE# 026390-0062 in the gross amount of \$43.73; Assessed Value \$2,640.00; Homestead exemption was not allowed; RE# 026440-0100 in the gross amount of \$16,923.23; Assessed Value \$1,021,360.00; Homestead exemption was not allowed; RE# 026440-0110 in the gross amount of \$25,946.21; Assessed Value \$1,565,920.00; Homestead exemption was not allowed; RE# 026480-0000 in the gross amount of \$165.70; Assessed Value \$10,000.00; Homestead exemption was not allowed.

CLIFFORD B. NEWTON, P.A.

By: 

For the Firm

WINGFIELD GLEN

A PORTION OF SECTIONS 17, 20 AND 21, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CAPTION

A portion of Sections 17, 20 and 21, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: BEGINNING at the Southwest corner of the F. J. Fatio Grant, Section 40, said Township and Range, said point also being common to a corner of said Section 20; thence North $88^{\circ}34'24''$ East, along the South line of said Section 40 and along the North line of said Sections 20 and 21, a distance of 861.65 feet to a point situate on the Westerly right of way line of State Road No. 9 and/or Interstate Highway 1-95 (a 300 foot limited access right of way as shown on the State of Florida Department of Transportation Right of Way Map Section No. 78080-2403, said Right of Way Map also recorded in Road Plat Book 1, Page 1 of the Public Records of said St. Johns County); thence South $03^{\circ}08'06''$ East, along said Westerly right of way line, a distance of 905.97 feet; thence North $61^{\circ}70'48''$ West, a distance of 735.17 feet; thence North $89^{\circ}22'33''$ West, a distance of 1,460.02 feet; thence North $57^{\circ}38'29''$ West, a distance of 713.36 feet, thence South $23^{\circ}05'27''$ West, along the Easterly line of that certain 120 foot Easement for Ingress and Egress recorded in Official Records Book 955, Page 1147 (Exhibit "C"), a distance of 287.28 feet to the point of curvature of a curve concave Northeasterly and having a radius of 60.00 feet; thence Southwesterly, Westerly, Northwesterly, Northerly and Northeasterly around and along the arc of said curve, through a central angle of $238^{\circ}02'03''$, an arc distance of 249.27 feet, said arc being subtended by a chord bearing and distance of North $37^{\circ}52'32''$ West, 104.94 feet to the point of reverse curvature of a curve concave Northwesterly and having a radius of 25.00 feet, thence Northeasterly around and along the arc of said curve, a distance of 25.32 feet, said arc being subtended by a chord bearing and distance of North $52^{\circ}07'28''$ East, 24.25 feet to the point of tangency of said curve, thence North $23^{\circ}06'27''$ East, parallel to and 80 feet Westerly, when measured at right angles to said Easterly line of said lands described in Official Records Book 955, Page 1147 (Exhibit "C"), a distance of 1,121.11 feet to the point of curvature of a curve to the right, concave Southeasterly, and having a radius of 1,028.64 feet; thence Northeasterly around and along the arc of said curve, a distance of 166.88 feet, said arc being subtended by a chord bearing and distance of North $27^{\circ}45'19''$ East, 166.70 feet to the point of reverse curvature of a curve concave Northwesterly and having a radius of 918.20 feet; thence Northeasterly around and along the arc of said curve a distance of 218.36 feet, said arc being subtended by a chord bearing and distance of North $25^{\circ}35'25''$ East, 217.84 feet to the point of compound curvature of a curve concave Westerly and having a radius of 3,192.25 feet; thence Northerly around and along the arc of said curve, a distance of 305.38 feet, said arc being subtended by a chord bearing and distance of North $16^{\circ}02'13''$ East, 305.26 feet to the point of reverse curvature of a curve concave Easterly and having a radius of 9,190.01 feet; thence Northerly around and along the arc of said curve, a distance of 269.77 feet, said arc being subtended by a chord bearing and distance of North $14^{\circ}08'14''$ East, 269.76 feet to the point of tangency of said curve; thence North $14^{\circ}58'42''$ East, a distance of 314.54 feet to a point situate in the present Southeasterly right of way line of County Road No. 210 West (formerly State Road No. 210) said point being situate South $14^{\circ}38'42''$ West, 27.61 feet from the former 100 foot Southeasterly right of way line of said County Road No. 210 West, thence North $57^{\circ}49'33''$ East, along said Southeasterly right of way line of County Road No. 210, a distance of 117.64 feet to a point situate South $14^{\circ}58'42''$ West, 38.01 feet from said former 100 foot Southeasterly right of way line of County Road No. 210; thence South $14^{\circ}58'42''$ West, a distance of 400.79 feet to the point of curvature of a curve to the left, concave Easterly and having a radius of 9,110.01 feet; thence Southerly around and along the arc of said curve, a distance of 267.42 feet, said arc being subtended by a chord bearing and distance of South $14^{\circ}08'14''$ West, 267.41 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 3,272.25 feet; thence Southerly around and along the arc of said curve, a distance of