

This instrument Prepared By:
Mark A. Watts, Esq.
Cobb Cole, P.A.
231 North Woodland Ave.,
DeLand, FL 32720

**TWENTY FIFTH AMENDMENT TO DECLARATION OF COVENANTS AND
RESTRICTIONS FOR THE HUNTER'S RIDGE SUBDIVISION VOLUSIA
COUNTY/FLAGLER COUNTY, FLORIDA**

WHEREAS, US Capital Alliance, LLC, a Florida Limited Liability Corporation, is the current Developer of the Hunter's Ridge Subdivision ("Developer");

WHEREAS, US Capital Alliance, LLC, is the successor developer to Hunter's Ridge Residential Golf Properties, Inc., a Florida corporation (hereinafter referred to as "Hunter's Ridge RGP");

WHEREAS, Hunter's Ridge RGP was the successor by merger between Hunter's Ridge Residential Golf Properties, Inc., a Florida corporation, Hunter's Ridge Golf Company, Inc., a Florida corporation, and Hunter's Ridge Timber Company, Inc., a Florida corporation (collectively, the "Hunter's Ridge Corporations"), who, as tenants in common, were the Developer of the Hunter's Ridge Subdivision;

WHEREAS, previous Amendments to the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida have erroneously referred to the Hunter's Ridge Corporations as the "predecessor" developer to Georgia Pacific Investment Company, an Oregon corporation, and the Original Developer of the Subdivisions, the FLA-GA Venture Group, a Florida general Partnership;

WHEREAS, the Hunter's Ridge Corporations were in fact the successor developer to Georgia Pacific Investment Company, an Oregon corporation, and the Original Developer of the Subdivision, the FL-GA Venture Group, a Florida general partnership

WHEREAS, on the 24th day of April, 1990, the Developer recorded the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida et al. at Official Records Book 3457, Pages 1623-1676, Public Records of Volusia County, Florida, and subsequently at Official Records Book 1512, Page 1642, Public Records of Flagler County, Florida (the "Declaration"), which Declaration has been amended as follows:

- a. First Amendment to said Declaration at Official Records Book 3600, Pages 1212-1217, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1688, Public Records of Flagler County; and
- b. Second Amendment to said Declaration at Official Records Book 3710, Page 3559, Public Records of Volusia County, Florida, and at Official Records Book 1512, Page 194, Public Records of Flagler County, Florida;

- c. Third Amendment to said Declaration at Official Records Book 3771, Pages 3128-3132, Public Records of Volusia County, Florida, and at Official Records Book 1512, Page 1697, Public Records of Flagler County, Florida;
- d. Fourth Amendment to said Declaration at Official Records Book 4031, Pages 1727-1733, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1702, Public Records of Flagler County, Florida;
- e. Fifth Amendment to said Declaration at Official Records Book 4067, Pages 2967-2969, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1709, Public Records of Flagler County, Florida;
- f. Sixth Amendment to said Declaration at Official Records Book 4160, Page 4276, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1712, Public Records of Flagler County, Florida;
- g. Seventh Amendment to said Declaration at Official Records Book 4286, Page 4436, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1716, Public Records of Flagler County, Florida;
- h. First Eighth Amendment to said Declaration at Official Records Book 4318, Page 2090, Public Records of Volusia County, Florida;
- i. Second Eighth Amendment to said Declaration at Official Records Book 4551, Page 1550, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1720, Public Records of Flagler County, Florida;
- j. Ninth Amendment to said Declaration at Official Records Book 5099, Page 3685, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1724, Public Records of Flagler County, Florida;
- k. Tenth Amendment to said Declaration at Official Records Book 5259, Page 585, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1728, Public Records of Flagler County, Florida;
- l. Eleventh Amendment to said Declaration at Official Records Book 5373, Page 958, Public Records of Volusia County, Florida and at Official Records Book 1512, Page 1736, Public Records of Flagler County, Florida;
- m. Twelfth Amendment to said Declaration at Official Records Book 5976, Page 4228, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1511, Public Records of Flagler County, Florida;
- n. Thirteenth Amendment to said Declaration at Official Records Book 6159, Page 2886, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1519, Public Records of Flagler County, Florida;
- o. Fourteenth Amendment to said Declaration at Official Records Book 6192, Page 1130, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1524, Public Records of Flagler County, Florida;
- p. Fifteenth Amendment to said Declaration at Official Records Book 6225, Page 1958, Public Records of Volusia County, Florida and at Official Records Book 1751, Page 1530, Public Records of Flagler County, Florida;
- q. Sixteenth Amendment to said Declaration at Official Records Book 6431, Page 4443, Public Records of Volusia County, Florida and at Official Records Book 2121, Page 1071, Public Records of Flagler County, Florida;
- r. Seventeenth Amendment to said Declaration at Official Records Book 6471, Page 3046, Public Records of Volusia County, Florida and at Official Records Book 1767, Page 303, Public Records of Flagler County, Florida;

- s. Eighteenth Amendment to said Declaration at Official Records Book 6698, Page 2024, Public Records of Volusia County, Florida and at Official Records Book 1861, Page 743, Public Records of Flagler County, Florida;
- t. Nineteenth Amendment to said Declaration at Official Records Book 7239, Page 297, Public Records of Volusia County, Florida and at Official Records Book 1982, Page 877, Public Records of Flagler County, Florida;
- u. Amended Seventeenth Amendment to said Declaration at Official Records Book 7006, Page 4351, Public Records of Volusia County, Florida and at Official Records Book 1987, Page 274, Public Records of Flagler County, Florida;
- v. Twentieth Amendment to said Declaration at Official Records Book 7047, Page 2628, Public Records of Volusia County, Florida and at Official Records Book 2030, Page 1184, Public Records of Flagler County, Florida;
- w. Twenty First Amendment to said Declaration at Official Records Book 7094, Page 3290, Public Records of Volusia County, Florida and at Official Records Book 2059, Page 1855, Public Records of Flagler County, Florida;
- x. Twenty Second Amendment to said Declaration at Official Records Book 7267, Page 2583, Public Records of Volusia County, Florida and at Official Records Book 2144, Page 585, Public Records of Flagler County, Florida.
- y. Twenty Third Amendment to said Declaration at Official Records Book 7597, Page 4420, Public Records of Volusia County, Florida and at Official Records Book 2304, Page 721, Public Records of Flagler County, Florida.
- z. Twenty Fourth Amendment to said Declaration at Official Records Book 7643, Page 439, Public Records of Volusia County, Florida.

WHEREAS, the Hunters Ridge Homeowners Association of East Florida, Inc. (the "Owner's Association") has the power and authority to enforce the Declaration in accordance with the terms thereof;

WHEREAS, BADC Huntington Communities LLC ("BADC"), is the record title owner of all of the real property described in Exhibit "A" attached hereto, and said real property comprised of all of the real property described in Exhibit "A" whether sold or not is located within the Hunter's Ridge Subdivision and shall be referred to herein as "Property";

WHEREAS, BADC, desires that said Property be incorporated within the Hunter's Ridge Subdivision and thereby become subject to the Declaration as amended through and including this Twenty Fifth Amendment;

WHEREAS, pursuant to Article V, Section 5.1 of said Declaration, the Developer has the right to amend, modify or rescind such parts of the Declaration as it, in its sole discretion, deems necessary or desirable as long as such amendment, modification or rescission does not substantially change the character, nature or general scheme of development of the Hunter's Ridge Subdivision;

WHEREAS, the Developer has determined it desirable to amend portions of said Declaration in a manner which does not substantially change the character, nature or general scheme of the development of the Hunter's Ridge Subdivision as provided herein below:

1. Exhibit "A" of the Declaration, as amended by prior amendments to the said Declaration, is again hereby amended by adding to and incorporating therein the additional Property into the legal description attached thereto in Exhibit "A" of said Declaration.
2. As applied to the Property, Article IV, Section 4.3 is hereby amended by adding the following paragraphs:

Assessments shall not be due on the lots within existing and subsequent plats of the Property until the earlier of:

- a) 18 months from the date of recording of each individual plat; or
- b) Conveyance or transfer of a completed residence on a lot within that plat of Huntington for occupancy by a third-party owner.

At the time the Assessments are made against the lot or dwelling unit as stated hereinabove in paragraph (a) or (b), the owner of any such lot or dwelling unit shall immediately become a member of the Association and entitled to vote in accordance with the terms and conditions set forth in the Declarations.

No estoppel or transfer fees shall be charged by the Owner's Association on any sale or transfer of a lot by BADC to any company that is a related entity to BADC. This provision does not include sales or transfers from BADC to an unrelated builder or third-party.

3. As applied to the Property, the following paragraphs are hereby added as amendments to the Declaration:
 - a. BADC hereby dedicates the following conservation areas within Hunter's Ridge Subdivision to the Owner's Association:
 - i. The plat for Huntington Villas Phase 1A as recorded in Map Book 38, Pages 51 through 54, Official Records of Flagler County, Florida:

Tract W-4
Tract W-6
Tract W-7
 - ii. The plat for Huntington Villas Phase 1B as recorded in Map Book 38, Pages 71 through 73, Official Records of Flagler County, Florida:

Tract W-5

- iii. The plat for Huntington Woods Phase I as recorded in Map Book 37, Pages 65 through 69, Official Records of Flagler County, Florida:

Tract B
Tract J
Tract K
Tract L

- b. All conservation areas located within subsequent plats shall be dedicated to the Owner's Association. All internal subdivision roadways for the additional Property shall be dedicated and conveyed to the CDD No. 1 for maintenance with an easement granted herein in favor of all residents and Owner's Association for maintenance if the CDD No. 1 fails to perform hereunder. All internal stormwater or retention ponds within the BADC subdivision shall be dedicated and conveyed to the CDD No. 1 for maintenance and an easement dedicated herein by this Agreement in favor of residents and the Owner's Association. The Owners' Association will take over responsibility for maintenance of the stormwater or retention ponds located in specific platted phase once the deferral on assessments provided in Paragraph 2, above, has passed. Until the deferral period has occurred as provided in Paragraph 2, above, BADC shall be responsible for all maintenance responsibilities or any costs incurred to maintain the Property or any portion thereof.
- c. Simultaneously herewith, BADC will dedicate by separate written instrument the Tract F lift station within the plat for Huntington Woods Phase I as recorded in Map Book 37, Pages 65 through 69, Official Records of Flagler County, Florida of Hunter's Ridge Subdivision to the City of Ormond Beach, Florida, its successors and assigns.
- d. The Owner's Association will dedicate by separate written instrument the Tract G roadways within the plat for Huntington Woods Phase I as recorded in Map Book 37, Pages 65 through 69, Official Records of Flagler County, Florida (Roadways) to Hunter's Ridge Community Development District No. 1 ("CDD No. 1"). CDD No. 1 shall have ownership over all Roadways located within Huntington Woods Phase I and shall retain responsibility for all associated maintenance of the Roadways within Huntington Woods Phase I.
- e. Except as provided herein for the irrigation systems, the Owner's Association will take over responsibility for all associated maintenance of the common areas of Tract PR-1 within the plat for Huntington Villas Phase 1A as recorded in Map Book 38, Pages 51 through 54, Official Records of Flagler County, Florida and Tract PR-4 and PR-5 within the plat for Huntington Villas Phase 1B as recorded in Map Book 38, Pages 71 through 73, Official Records of Flagler County, Florida. CDD No. 1 shall provide irrigation systems and related maintenance of said irrigation systems for the common areas of the tracts listed in this paragraph herein. The Owner's Association shall be dedicated herein by this Agreement an easement to access and maintain the irrigation systems if

the CDD No. 1 fails to do so or if it is necessary to make any adjustments that may be required to support or care for the landscaping for which the Owner's Association may become responsible.

- f. CDD No. 1 shall retain the following retention ponds within Hunter's Ridge:
- i. The plat for Huntington Villas Phase 1A as recorded in Map Book 38, Pages 51 through 54, Official Records of Flagler County, Florida:
 - Tract ST-10
 - Tract ST-11
 - ii. The plat for Huntington Villas Phase 1B as recorded in Map Book 38, Pages 71 through 73, Official Records of Flagler County, Florida:
 - Tract ST-8
 - Tract ST-9
 - iii. The plat for Huntington Woods Phase I as recorded in Map Book 37, Pages 65 through 69, Official Records of Flagler County, Florida:
 - Tract A
 - Tract C
 - Tract D
 - Tract E
- g. CDD No. 1 shall hold ownership over all retention ponds located within future plats of developments by BADCO. CDD No. 1 hereby grants the Owner's Association a maintenance easement over the tracts listed in this section hereinabove. The CDD No. 1 shall be responsible for all maintenance of the associated surface water and stormwater management systems of the retention ponds and all related drainage easements in a specific platted phase until the deferral on assessments provided in Paragraph 2, above, has passed. In the event the CDD No.1 fails to maintain the retention ponds, the Owner's Association shall do so and assess the CDD No. 1 for such costs.
- h. Prior to the Owner's Association taking over maintenance responsibility for the stormwater or retention ponds in any phase, the Developer shall complete a one-time obligation to mow and clean the areas surrounding all retention ponds located within the plats for Huntington Villas Phases 1A, 1B, 2A and 2B, Huntington Green Phases 2A and 2B as well as Huntington Woods Phases I and II (collectively referred to as "Huntington Village"). After the deferral on assessments provided in Paragraph 2 for any platted phase, Owner's Association shall assume all responsibility for on-going maintenance of all

retention ponds listed herein, including mowing and maintaining banks and grass areas from the rear lot lines of all houses, or from the naturally dedicated preserves, down to the water's edge; appropriate treatment of water quality; maintenance of weed growth from within the water body; and normal maintenance to preserve retention ponds in an aesthetically pleasant condition.

- i. The Huntington Village Residents Association ("HVRA") is responsible for maintaining all wall, monuments, and vertical structures installed along Hunter's Ridge Boulevard, the Airport Road entry, or otherwise constructed within Huntington Village. An easement shall be dedicated herein by this Agreement in favor of the Owner's Association for the maintenance of said walls, monuments and vertical structures in the event the HVRA fails to do so.
 - j. The Owner's Association will retain responsibility for all landscape maintenance from the back of the curb of Hunter's Ridge Boulevard up to the vertical structures, at least to a quality equivalent to that provided in the original section of Hunter's Ridge. Further, HVRA will have the right, at its sole expense, to supplement or enhance the landscaping along its vertical structures or signage areas. If such improvements require unusual maintenance not typically provided by the Owner's Association, a cost for services will be negotiated between the parties.
 - k. Huntington Villas Phases 1A, 1B, 2A and 2B shall use the architectural plans approved in connection with the Twenty Third Amendment to the Declaration. If new architectural plans are proposed, review and approval by the Owner's Association Architectural Review Committee (ARC) is required. Each builder within Huntington Village shall submit master sets of architectural plans for approval by the ARC. Once approved, no further submission of these plans is required. Any changes to the plans shall be approved through the Owner's Association regular approval processes. A master set of approved color schemes, pre-designating the color of each building within Huntington Village, shall be submitted by each individual builder. Upon commencement of construction of any building within Huntington Village, the builder shall submit a set of master plans to the Owner's Association which affirms the approved color scheme and approved model that will be constructed thereon. No further approvals shall be required to meet the terms for new construction under the ARC as long as there are no changes to the approved color scheme and model scheme. If a builder chooses not to submit a set of master plans, approval is still required by the Owner's Association for each individual lot upon which a builder constructs a building.
4. Except as specifically amended hereinabove or in the amendments to Declaration referenced above, the Declaration of Covenants and Restrictions for the Hunter's Ridge Subdivision, Volusia County/Flagler County, Florida, are unchanged and remain in full force and effect. In the event of a conflict between any provision of this Twenty Fifth Amendment and any provision of the prior Amendments, the provisions of this Twenty Fifth Amendment shall prevail.

[signature pages follow]

[THIS SPACE LEFT BLANK INTENTIONALLY]

Unofficial Copy

WITNESS:

Patricia A. Hall
JAKE STEHR

BADC Huntington Communities, LLC,
 a Florida Limited Liability Company

By Its Managing Member: BADC Asset
 Managers, Inc., a Florida Profit
 Corporation

By: [Signature]
 Date: April 3, 2020

STATE OF Florida
 COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence
 or ☐ online notarization, this 3rd day of April, 2020, by Howard DeKoe whose
 is personally known to me; or who has produced ☐ _____ as
 identification.

NOTARY PUBLIC:

Sign: Patricia A. Hall
 Print: Patricia A. Hall
 State of Florida At Large (Seal)
 My Commission Expires: 9.13.2021



Patricia A. Hall
 Commission # GG142765
 Expires: September 13, 2021
 Bonded thru Aaron Notary

WITNESS:

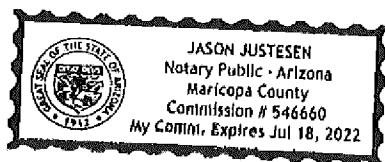
US Capital Alliance, LLC,
a Florida Limited Liability Company

Jason Justesen
Kevin Wolfe

By: GJDDate: April 13, 2020

STATE OF ARIZONA
 COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
 or ☐ online notarization, this 13th day of APRIL, 2020, by GREGORY J. OAVIS, who ☒
 is personally known to me; or who has produced ☐ _____ as
 identification.



NOTARY PUBLIC:

Sign: [Signature]Print: JASON JUSTESENState of ARIZONA At Large (Seal)My Commission Expires: 7/18/22

WITNESS:

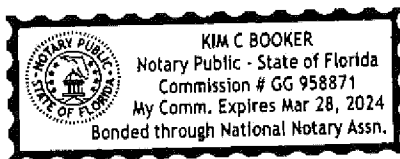
Hunter's Ridge Homeowners Association
of East Florida, Inc., a Florida not for
profit corporation

Mary Helen R. Murphy
Mary Helen R. Murphy
KCB
Kim C Booker

By: Wayne Griffin
Date: 4-8-20

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 8 day of April, 2020, by Wayne Griffin, who ☒
is personally known to me; or who has produced ☐ _____ as
identification.



NOTARY PUBLIC:

Sign: KCB
Print: Kim C Booker
State of Florida At Large (Seal)
My Commission Expires: 3/28/24

Exhibit "A"
Legal Descriptions

Unofficial Copy

HUNTINGTON VILLAS PHASE 2A

LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE S89°00'00"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR 254.16 FEET; THENCE DEPARTING SAID LINE RUN N34°22'50"W FOR 2,032.52 FEET TO THE SOUTHERLY LINE OF HUNTINGTON WOODS AT HUNTER'S RIDGE - PHASE 1, AS RECORDED IN PLAT BOOK 37, PAGES 65 THROUGH 69, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING EIGHTEEN (18) COURSES: N63°59'36"E FOR 78.48 FEET; THENCE N79°42'37"E FOR 129.91 FEET; THENCE S51°38'31"E FOR 75.82 FEET; THENCE S65°28'33"E FOR 5.62 FEET; THENCE N43°44'25"E FOR 163.67 FEET; THENCE N20°57'45"W FOR 100.88 FEET; THENCE N74°39'31"W FOR 29.68 FEET; THENCE S75°25'23"W FOR 63.04 FEET; THENCE N30°59'02"W FOR 72.55 FEET; THENCE N29°13'11"W FOR 65.66 FEET; THENCE N04°40'12"E FOR 62.24 FEET; THENCE N07°45'47"E FOR 76.24 FEET; THENCE N04°13'18"W FOR 52.23 FEET; THENCE N28°21'37"E FOR 57.36 FEET; THENCE N86°31'25"E FOR 519.49 FEET; THENCE S03°28'35"E FOR 62.61 FEET; THENCE S44°27'47"E FOR 115.76 FEET; THENCE N86°31'25"E FOR 281.67 FEET TO THE WESTERLY RIGHT OF WAY LINE OF HUNTER'S RIDGE BOULEVARD (AN 80.00 FOOT WIDE RIGHT OF WAY) AS SHOWN ON AIRPORT ROAD/HUNTER'S RIDGE BOULEVARD, AS RECORDED IN PLAT BOOK 37, PAGES 38 AND 39, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, SAID POINT BEING A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,255.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING EIGHT (8) COURSES; SOUTHERLY, FROM A RADIAL LINE WHICH BEARS S84°26'09"W, THROUGH A CENTRAL ANGLE OF 27°31'53" FOR A DISTANCE OF 603.04 FEET TO THE POINT OF TANGENCY; THENCE S33°05'44"E FOR 146.49 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,120.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°03'32" FOR A DISTANCE OF 137.98 FEET TO THE POINT OF TANGENCY; THENCE S26°02'12"E FOR 912.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34" FOR A DISTANCE OF 118.34 FEET TO THE POINT OF TANGENCY; THENCE S41°26'46"E FOR 167.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 387.57 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55'33" FOR A DISTANCE OF 297.13 FEET TO THE POINT OF TANGENCY; THENCE S02°28'47"W FOR 5.68 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S88°22'23"W ALONG SAID SOUTH LINE FOR 721.46 FEET TO THE POINT OF BEGINNING.

HUNTINGTON VILLAS PHASE 2B
LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTION 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE S89°00'04"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR 254.17 FEET; THENCE DEPARTING SAID SOUTH LINE N08°30'10"W FOR 20.03 FEET; THENCE N88°51'03"E FOR 55.12 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 47.57 FEET AND A CENTRAL ANGLE OF 84°35'04"; THENCE NORTHEASTERLY, FROM A RADIAL LINE WHICH BEARS S46°39'14"W, ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.22 FEET TO A POINT OF NON TANGENT; THENCE N43°16'58"E FOR 103.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 41.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°08'31" FOR A DISTANCE OF 60.79 FEET TO A POINT OF NON TANGENT; THENCE N41°37'04"E FOR 31.66 FEET TO A POINT OF NON TANGENT OF A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 58.00 FEET AND A CENTRAL ANGLE OF 61°39'32"; THENCE NORTHERLY, FROM A RADIAL LINE WHICH BEARS S71°22'25"W, ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 62.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°58'39" FOR A DISTANCE OF 22.68 FEET TO THE POINT OF TANGENCY; THENCE N08°56'43"W FOR 383.35 FEET; THENCE S81°03'24"W FOR 129.50 FEET; THENCE N08°56'43"W FOR 180.00 FEET; THENCE N81°03'17"E FOR 129.30 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 12°56'45"; THENCE NORTHERLY, FROM A RADIAL LINE WHICH BEARS N78°51'59"E, ALONG THE ARC OF SAID CURVE A DISTANCE OF 62.14 FEET TO A POINT OF NON TANGENT; THENCE N65°55'14"E FOR 50.00 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, FROM A RADIAL LINE WHICH BEARS S65°55'14"W, ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 38.42 FEET TO A POINT OF NON TANGENT; THENCE N38°30'00"W FOR 51.21 FEET; THENCE N63°57'50"E FOR 7.09 FEET; THENCE N26°02'12"W FOR 130.00 FEET; THENCE N63°57'48"E FOR 305.00 FEET TO THE WESTERLY RIGHT OF WAY LINE FOR HUNTER'S RIDGE BOULEVARD (AN 80.00 FOOT WIDE RIGHT OF WAY) AS SHOWN ON AIRPORT ROAD/HUNTER'S RIDGE BOULEVARD, AS RECORDED IN MAP BOOK 37, PAGES 38 AND 39 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: S26°02'12"E FOR 781.94 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°24'34" FOR A DISTANCE OF 118.34 FEET TO THE POINT OF TANGENCY; THENCE S41°26'46"E FOR 167.07 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 387.57 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°55'33" FOR A DISTANCE OF 297.13 FEET TO THE POINT OF TANGENCY; THENCE S02°28'47"W FOR 5.68 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 22; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, S88°22'23"W ALONG SAID SOUTH LINE FOR 721.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.10 ACRES, MORE OR LESS.

HUNTINGTON GREEN PHASE 2A LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE S89°00'00"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR 254.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°00'00"W ALONG SAID SOUTH LINE FOR 1469.68 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 750.26 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL LINE WHICH BEARS N35°02'32"E, THROUGH A CENTRAL ANGLE OF 20°25'10" FOR A DISTANCE OF 267.38 FEET TO A POINT OF NON TANGENT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 774.39 FEET; THENCE FROM A RADIAL LINE WHICH BEARS S14°12'09"W, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°35'38" FOR A DISTANCE OF 440.53 FEET TO A POINT OF NON TANGENT; THENCE N42°41'07"W FOR 1644.15 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2700.00 FEET (SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD AS SHOWN ON AIRPORT ROAD EXTENSION, AS RECORDED IN MAP BOOK 38, PAGES 55 AND 56, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA); THENCE FROM A RADIAL LINE WHICH BEARS N38°34'25"W, NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°45'04" FOR A DISTANCE OF 176.76 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N55°10'38"E FOR 802.46 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S41°35'34"E FOR 307.67 FEET; THENCE N59°41'39"E FOR 348.97 FEET TO THE NORTHERLY EXTENSION OF THE WESTERLY LINE (AS MONUMENTED) OF HUNTINGTON WOODS AT HUNTER'S RIDGE - PHASE 1, AS RECORDED IN MAP BOOK 37, PAGES 65 THROUGH 69, INCLUSIVE, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE ALONG SAID MONUMENTED LINE THE FOLLOWING ELEVEN (11) COURSES: S30°23'24"E FOR 51.26 FEET; THENCE S43°39'12"E FOR 145.64 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1175.00 FEET; THENCE FROM A RADIAL LINE WHICH BEARS N38°40'46"E, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°16'50" A DISTANCE OF 477.43 FEET TO THE POINT OF TANGENCY; THENCE S28°02'23"E FOR 223.68 FEET; THENCE N73°14'31"E FOR 175.42 FEET; THENCE N25°55'39"E FOR 37.59 FEET; THENCE N08°17'44"W FOR 110.18 FEET; THENCE N45°43'44"W FOR 33.78 FEET; THENCE N10°24'21"E FOR 35.83 FEET; THENCE N28°01'10"E FOR 35.46 FEET; THENCE N28°48'42"E FOR 92.23 FEET; THENCE S34°22'50"E FOR 2032.54 FEET TO THE POINT OF BEGINNING.

HUNTINGTON GREEN PHASE 2B LEGAL DESCRIPTION

A PORTION OF LAND LYING IN SECTIONS 21 AND 22, TOWNSHIP 14 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE S89°00'00"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 22, FOR 1084.52 FEET TO THE SOUTHEAST CORNER OF SAID TRACT F-1 AND THE POINT OF BEGINNING; THENCE ALONG THE SAID BOUNDARY OF SAID TRACT F-1 THE FOLLOWING COURSES: CONTINUE S89°00'00"W ALONG SAID SOUTH LINE OF SOUTHWEST 1/4 FOR 639.32 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 750.26 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIAL LINE WHICH BEARS N35°02'32"E, A CENTRAL ANGLE OF 20°25'10" FOR A DISTANCE OF 267.38 FEET TO A POINT OF NON TANGENT ON A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 774.39 FEET; THENCE FROM A RADIAL LINE WHICH BEARS S14°12'09"W, NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°35'38" FOR A DISTANCE OF 440.53 FEET TO A POINT OF NON TANGENT; THENCE N42°41'07"W FOR 1644.15 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2700.00 FEET (SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF THE PROPOSED AIRPORT ROAD); THENCE FROM A RADIAL LINE WHICH BEARS N38°34'25"W, NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°45'04" FOR A DISTANCE OF 176.76 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE N55°10'38"E, ALONG SAID PROPOSED SOUTHERLY LINE FOR 517.09 FEET TO THE SOUTHWESTERLY LINE OF HUNTINGTON GREEN AT HUNTER'S RIDGE PHASE 2-A, AS RECORDED IN MAP BOOK , PAGES THROUGH , OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA (ALSO BEING THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET); THENCE ALONG SAID SOUTHWESTERLY LINE THE FOLLOWING COURSES: DEPARTING SAID SOUTHERLY LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'59" FOR A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE S34°49'23"E FOR 72.25 FEET; THENCE S53°57'03"W FOR 146.63 FEET; THENCE S36°02'57"E FOR 15.08 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°18'12" FOR A DISTANCE OF 390.64 FEET TO THE POINT OF TANGENCY; THENCE S73°21'09"E FOR 33.54 FEET; THENCE N16°38'50"E FOR 100.30 FEET; THENCE S73°21'10"E FOR 200.00 FEET; THENCE N16°38'50"E FOR 13.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°21'36" FOR A DISTANCE OF 64.72 FEET TO A POINT OF NON TANGENT; THENCE N40°19'25"W FOR 10.26 FEET; THENCE N61°56'43"W FOR 28.68 FEET; THENCE N25°35'42"W FOR 31.74 FEET; THENCE N59°15'53"W FOR 78.01 FEET TO A POINT OF NON TANGENT ON A CIRCULAR CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE NORTHEASTERLY, FROM A RADIAL LINE WHICH BEARS N59°15'53"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°15'39" FOR A DISTANCE OF 78.80 FEET TO A POINT OF NON TANGENT; THENCE S41°45'01"E FOR 62.37 FEET; THENCE S04°42'28"E FOR 51.16 FEET; THENCE S51°57'45"E FOR 130.47 FEET TO A POINT OF NON TANGENT ON A CIRCULAR CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 825.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL LINE WHICH BEARS N37°32'07"E, THROUGH A CENTRAL ANGLE OF 31°31'17" FOR A DISTANCE OF 453.87 FEET TO THE POINT OF TANGENCY; THENCE S20°56'37"E FOR 438.98 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1060.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°13'26" FOR A DISTANCE OF 96.65 FEET TO A POINT OF NON TANGENT; THENCE N62°28'52"E FOR 116.61 FEET; THENCE S27°31'08"E FOR 50.00 FEET; THENCE S62°28'52"W FOR 114.85 FEET; THENCE S27°31'08"E FOR 42.30 FEET TO A POINT ON A NON TANGENT CIRCULAR CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1060.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL LINE WHICH BEARS S58°50'26"W, THROUGH A CENTRAL ANGLE OF 15°49'58" FOR A DISTANCE OF 292.92 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°06'19" FOR A DISTANCE OF 41.98 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°19'13" FOR A DISTANCE OF 29.37 FEET TO THE POINT OF TANGENCY; THENCE S27°46'38"E FOR 169.40 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 295.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°07'11" FOR A DISTANCE OF 41.81 FEET TO THE POINT OF TANGENCY; THENCE S19°39'27"E FOR 90.68 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°08'03" FOR A DISTANCE OF 321.61 FEET TO A POINT OF NON TANGENT; THENCE S24°39'28"E FOR A DISTANCE OF 41.57 FEET TO THE POINT OF BEGINNING.