

**Clarcona Resort Condominium Association
A Condominium Resort**

Legal Description

The Northeast Quarter (NE ¼) of the Southwest Quarter (SW ¼); the Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼); the West half (W ½) of the northeast Quarter (NE 1/r) of the Northwest Quarter (NW ¼), all subject to Right-of-Way for road over the West 30 feet thereof; the South 889.30 feet of the East half (E ½) of the North-east Quarter (NE ¼) of the Northwest Quarter (NW ¼) lying West of road; and all that portion of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) lying West of Apopka-Vineland Road; and the South Ten (10) feet of the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) lying West of Apopka-Vineland Road; all in Section 27, Township 21 South, Range 28 East, Orange County, Florida. Less the North 30 feet of the West Half (W ½) of the Northeast ¼ (NE ¼) of the Northwest ¼ (NW ¼) for road, Section 27, Township 21 South, Range 28 East.

Condominium Land Definition

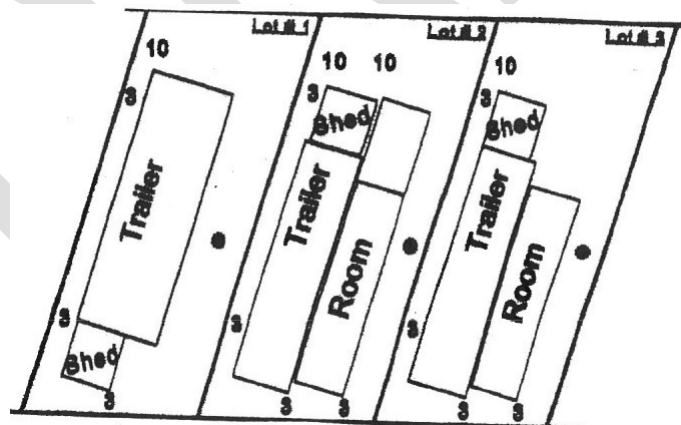
Under the Clarcona Resort Condominium Association is comprised of five (5) land condominiums, managed under one association Clarcona Resort Condominium Association; each lot is privately owned. There are also several pieces of track land, some privately owned and the commons.

Phase I

Condominium I – 533 Lots

Lots 100 to 682 only, have one street in the front of the lot with the exception of corner lots.

Looking at the home from the street, the home must be three (3) feet from the right property line (measured with the slide outs, tip outs fully extended), three (3) feet from the rear property line, ten (10) feet from the front (street side) property line whenever possible. All of these lots may have an eight (8) foot room addition as long as it does not end closer than three (3) feet from the lot line. Any room addition larger than eight (8) feet must be at least ten (10) feet from the lot line, whenever possible.



Lots 2000 to 2019, 2100 to 2119, 2200 to 2219, 2300 to 2313, 2400 to 2413, 2500 to 2519, 2600 to 2619, 2700 to 2719.

Pull through lots - in Condominium I have a street on both sides.

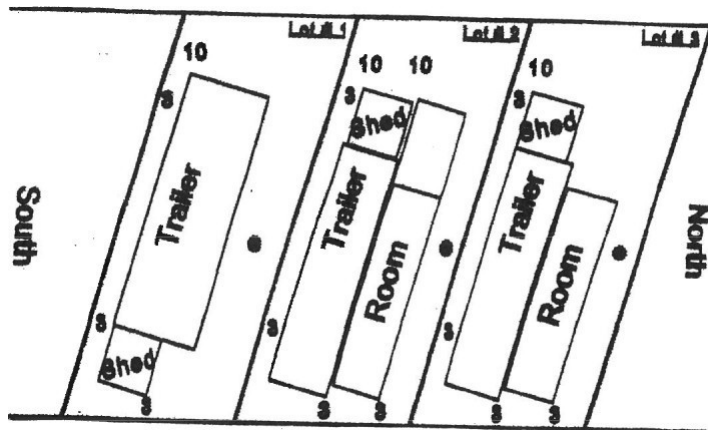
Example lots #1, #2 and #3 show different configurations of trailer, shed and add-on room.

Looking at the home from the west street (front), the home must be three (3) feet from the right property line (measured with the slide outs, tip outs fully extended), three (3) feet from the rear east street side property line, ten (10) feet from the front (west street side) property line whenever possible.

All homes, sheds, carports, decks, concrete etc., must be (3) feet from the south side lot line.

All lots may have an eight (8) foot room addition as long as it does not end closer than three (3) feet from the lot line.

Any room addition larger than eight (8) feet must be at least ten (10) feet from the lot line whenever possible.



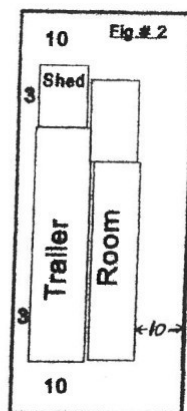
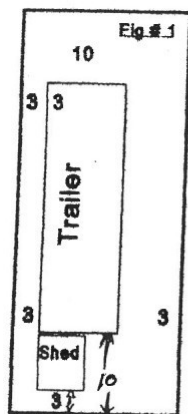
Phase II

Condominium II A – 188 Lots

Lots 701 to 839 and 1001 to 1414

Looking at the home from the street, the home must be three (3) feet from the right property line (measured with slide outs fully extended), ten (10) feet from the rear property line, ten (10) feet from the front (street side) property line.

Any room addition must be at least ten (10) feet from the lot line.



Phase III

Condominium IIB1 – 24 Lots

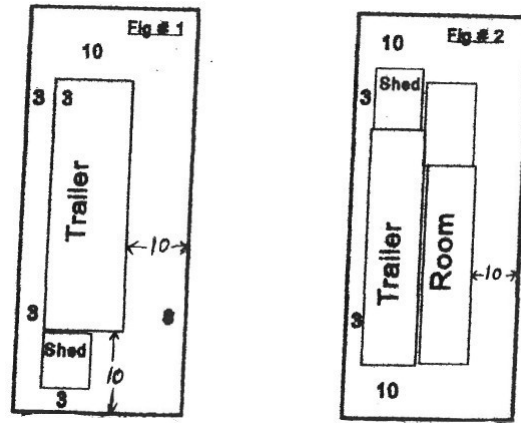
Lots 2031, 2033, 2230, 2232, 2529, 2531, 2828, 2830, 2900, 2902, 2904, 2906, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2918, 2920, 2922

Condominium IIB2 – 27 Lots

Lots 2027, 2029, 2120, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2231, 2314, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2530, 2620, 2822, 2824, 2826

Looking at the home from the street, the home must be three (3) feet from the right property line (measured with the slide outs fully extended), ten (10) feet from the rear property line, ten (10) feet from the front (street side) property line.

Any room addition must be at least ten (10) feet from the lot line.



Undeveloped Condominium IIIA – 20 Lots

Total

792 Privately Owned Lots

Existing Land Use

These privately owned condominium lots are comprised of a mixture of permanent park models, recreation vehicles and motor homes. Property size does not allow for the placement of mobile homes. Having said that there is currently one existing mobile home located in the resort. This is located on property previously owned by the developer (lot #99) and under special contract with the association.

Porches and screen rooms may be constructed utilizing three walls, the fourth wall being the park model or RV, or four walls allowing the RV to be moved more frequently and allowing better security for the porch.

The resort contains a mixture of year-round residents, semi-permanent and rental residents. All lots pay Orange County Property tax and a monthly condominium assessment. There are currently 179 properties that are currently homesteaded by Orange County for year-round owners.

Sheds

Shed maximum size is 144 square feet and must meet all easement requirements, have a floor designed to resist rot and termite damage, must be anchored according to county code, not in any instance be considered additional sleeping or living area, only one (1) free standing storage shed per lot.

Carports

Carports defined as a roofed, wall-less, and open sided automobile shelter by the side of a building. The dimensions of the roof or slab underlying a temporary automobile shelter shall not exceed four hundred (400) square feet and in no event shall any part of the roof or temporary automobile shelter be placed less than three (3) feet from the side or rear property lines of the condominium unit upon which it is established or less than ten (10) feet from any roadside property line.

Gazebo

Gazebos may be constructed on site, providing that they have an engineering's drawing and meet all codes and park criteria.

Note: All buildings must be tied down.

Cumulative Square Footage

The cumulative square footage of all detached accessory buildings shall be limited to a maximum of 500 gross square feet.

Parking

Each lot shall maintain a minimum of one parking space of 180 square feet (10 feet by 18 feet or 9 feet by 20 feet). Parking spaces may be constructed of permeable materials such as crushed stone.

Fencing, Privacy Fence and Hedge Criteria

Location

- a. All fences/hedges on the rear and sides of the lot must be constructed/planted on the owner's side of the property line.
- b. All fences must be a minimum of two feet from the edge of the roadway.

Gates

Fences or hedges around the perimeter of the lot can fully enclose the lot providing that there is an unlocked gate providing an unrestricted path to the utilities.

Privacy Fence

Privacy fences may be constructed to the following criteria.

The term privacy fences shall apply to any fence greater than four (4) feet in height. The privacy fence cannot be taller than six (6) feet high.

A privacy fence may be placed on all sides of the unit, as long as the privacy fence meets the following criteria. Privacy fences must be set ten (10) feet back from the front (and rear, if the property is a pull-through) property line when installed on the sides of the property. This limits the six (6) foot high privacy fence on the sides of the unit from being closer than ten (10) feet from the road. A privacy fence running parallel to a street adjacent to the property must be a minimum of two (2) feet behind the nearest part of the residence (i.e. home, room addition, etc.).

Street Entrance

Right of way is on S.R. 435, 100 feet from the centerline.

- i. A southbound deceleration lane
- ii. A northbound by-pass lane
- iii. Left turn lane

Gated Community

Virtual Gatehouse
Brick and Mortar Gatehouse
Gate

Additional Common Assets

Office Building

Maintenance Buildings

Extra Parking Lot

Mail Pavilion

Recreational Property

Recreation Hall

Bath House / Laundry Facilities

Each consisting of showers, lavatories, and a laundry room.

iv. BH Pool

v. BH 202

vi. BH 256

vii. BH 418

viii. BH 455

ix. BH 547

Childrens Playground Area

Miniature Golf Course

Basketball Court

Shuffle Board Courts

Horse Shoe Pits

Commercial – Privately owned convenience store; snack bar and commercial rental space.

Resort Acreage

Phase I

Private Lots 49.2 acres

Commercial 1 acre

Recreational 6.0 acres

56.2

Phase II

Private Lots 45.8 acres

Sewer .4 acres

Recreational 6.6 acres

Commercial .6 acres

53.4

Phase III

Private Lots 9.7 Acres

Recreational 9.1 Acres

18.8

Resort Totals

Private Lots 104.7 Acres

Commercial 1.6 Acres

Recreational 21.7 Acres

Sewer	<u>.4 Acres</u>
Total	128.4 Acres

Existing Topography

Soils

Lakeland 90%
Blanton 9%
Rutledge 1%
Vegetation: lightly wooded to open grassland

Utilities:

Private streets within the resort, asphalt/concrete, one-way 15' wide, two-way (20' wide).

Water Treatment – Existing permitted facility.

Fire Protection – Hydrants, stand pipes, line sizes and pressure meet the approval of the Orange County Fire Department, in accordance with the Zoning Code.

Electricity – Provided by Duke Energy. Condominium lots are metered and common areas are cost shared.

Stormwater Management – To utilize the high infiltration capacity of Lakeland soils, an 'outfall percolating' system is planned.

Sewerage – Existing on-site package plant with percolation area berms and plant site above the 100-year flood elevation. The Orange County Department of Environmental Regulation permit the contact stabilization sewage treatment plant to serve 721 lots.

Septic Systems – Condominium 2B2 and 2B1 lots totally 51

Dump Station for recreational vehicles as required in our Declaration.

Compressed Air Station is available.

Garbage disposal handled by the resort's maintenance staff and the Orange County Land-fills.