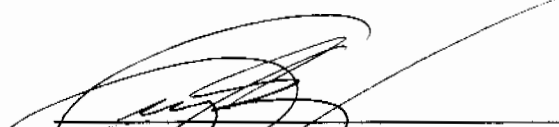


5.

NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE

The following property located in Sarasota County, Florida, owned by G.E. Mathis, and described in Ordinance No. 2000-003 attached hereto, has been rezoned to a RSF-3 (Residential, Single Family, 4.5 units/acre) zone district pursuant to Rezone Petition No. 99-34 filed by Rod Krebs, Agent, and granted by Sarasota County on January 12, 2000, and is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

(Stipulations and limitations are those described in Section 3 of Ordinance No. 2000-003, attached hereto)

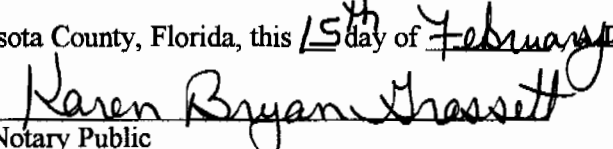


Executive Director
Growth Management Business Center

STATE OF FLORIDA
COUNTY OF SARASOTA

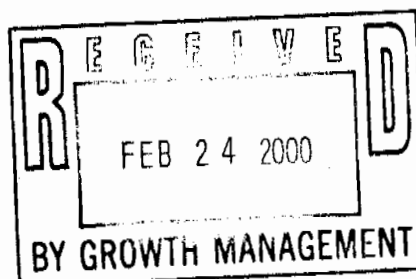
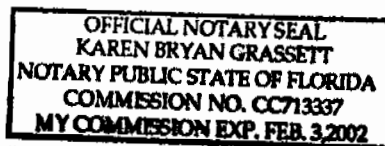
Before me, the undersigned Notary Public, personally appeared Jerry Gray, Executive Director of the Growth Management Business Center, to me known to be the individual who executed the foregoing Notice of Stipulations and Limitations Encumbering Real Property pursuant to the Sarasota County Zoning Code, and he acknowledged before me that he executed the same.

Witness my hand and official seal at Sarasota County, Florida, this 15th day of February, 2000.



Notary Public
State of Florida at Large

This instrument prepared by: ✓
Nancy Higgins
Growth Management Business Center
1660 Ringling Boulevard, 5th Floor
Sarasota, FL 34236



RECORDED IN OFFICIAL RECORDS
INSTRUMENT # 2000020426 5 PGS
2000 FEB 18 11:08 AM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
VBROTHER Receipt#012838

ORDINANCE NO. 2000-003

AN ORDINANCE OF THE COUNTY OF SARASOTA, FLORIDA, AMENDING THE OFFICIAL ZONING ATLAS, AS PART OF SARASOTA COUNTY ORDINANCE NO. 75-38, RELATING TO ZONING WITHIN THE UNINCORPORATED AREA OF SARASOTA COUNTY; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF THE ZONING ATLAS; PROVIDING RESTRICTIONS, STIPULATIONS AND SAFEGUARDS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA:

Section 1. Findings. The Board of County Commissioners, hereinafter referred to as the "Board," hereby makes the following findings:

A. The Board has received and considered the report of the Sarasota County Planning Commission concerning Rezoning Petition No. 99-34, requesting rezoning of the property described herein.

B. The Board has held a public hearing on the proposed rezoning of the property described herein in accordance with the requirements of Sarasota County Ordinance No. 75-38 and has considered the information received at said public hearing.

C. The rezoning herein granted is consistent with the Sarasota County Comprehensive Plan and meets the requirements of Sarasota County Ordinance No. 75-38 and any amendments thereto.

D. Pursuant to the provisions of Sarasota County Ordinance No. 89-103, an evaluation has been completed of the impacts that the proposed rezoning of the property described herein will have on the levels of service for parks, drainage, solid waste, roads, mass transit and water and sewer systems. With the exception of the provisions of Section 3 of this Ordinance, adequate levels of service are anticipated to be available.

Section 2. Amendment of Ordinance No. 75-38. The Official Zoning Atlas, as part of Sarasota County Ordinance No. 75-38, is hereby amended by changing the zoning district classification for 13.81 acres ± from RE-2 (Residential, Estate, 1 unit/acre) to RSF-3 (Residential, Single Family, 4.5 units/acre) for the following described property located in Sarasota County, Florida:

FILED
2000 JAN 28 PM 12:02
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

SARASOTA COUNTY, FL
CLERK OF CIRCUIT COURT
JAN 18 2000
FILED FOR RECORDS

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South of Richardson Road and 750' + east of East Pointe Parkway, more particularly described as follows:

A portion of Lot 6, and Lot 7, Palmer Farms, Unit 1, as per the Plat thereof recorded in Plat Book 2, Page 216, of the public records of Sarasota County, Florida and being more particularly described as follows:

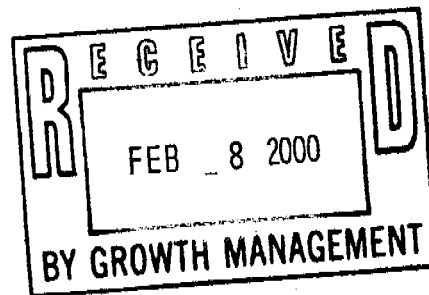
Begin at the southeast corner of Lot 7, Palmer Farms, Unit 1, as per the plat thereof recorded in Plat Book 2, page 216, of the public records of Sarasota County, Florida; thence, north 89°11'24" west, along the south line of Lot 6, and Lot 7, of said Palmer Farms, Unit 1, a distance of 784.42 feet; thence, north 00°18'33" west, along the easterly Right-of-Way of a 52' wide drainage Right-of-Way, 1157.27 feet to intersect the southerly maintained Right-of-Way line of Richardson Road per maintained Right-of-Way map as recorded in Road Plat Book 3, Page 23A of the public records of Sarasota County, Florida; thence, north 89°04'40" east, along said southerly maintained Right-of-Way, 283.89 feet; thence, south 00°08'00" east, 629.90 feet; thence, north 89°04'40" east, 504.05 feet to intersect the east line of aforementioned Lot 7, Palmer Farms, Unit 1, thence, south 00°08'00" east, along the east line of said Lot 7, a distance of 551.13 feet to the point of beginning.

Section 3. Restrictions, Stipulations and Safeguards. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section 2 and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land. The use of the property described in Section 2 of this Ordinance, in addition to the applicable restrictions imposed by Sarasota County Ordinance No. 75-38 and any amendments thereto, is hereby further limited by and subject to the following restrictions, stipulations and safeguards:

1. The proposed access on Richardson Road shall align with Greystone Lane on the north side of Richardson Road.
2. The Owner shall be required to maintain the appearance and function of any private drainage facilities to be constructed on the site, including retention ponds and drainage ditches, at its own expense in accordance with applicable federal, state and local regulations. At the time of recording a plat or prior to final construction approval, the Owner shall be required to record in the public records, a Notice to Purchaser, approved by Sarasota County, putting purchasers on notice that the maintenance of drainage facilities is a private responsibility.
3. The wetlands and associated upland vegetative buffers shall be preserved in accordance with the Land Development Regulations and labeled a preserve on all plans. All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas, unless written approval is first obtained from Resource Protection Services.

4. Mesic hammock areas proposed for alteration shall not exceed 25 percent of the total on-site mesic hammock area, subject to the review and approval by Resource Protection Services during preliminary plan submittal. Mesic hammock areas not approved for removal shall be preserved. All activities involving filling, excavating, removing of vegetation (both trees and understory) and storing of materials shall be prohibited within preservation areas.
5. Nuisance and invasive vegetation shall be removed from the property and properly disposed of in an approved landfill or other method approved by Resource Protection Services.

Section 4. Effective Date. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State of Florida that this Ordinance has been filed with said office.



PASSED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA, this 12 day of February, A.D., 2000.

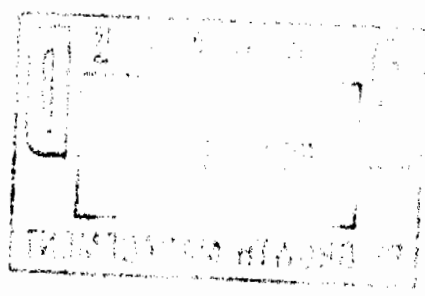
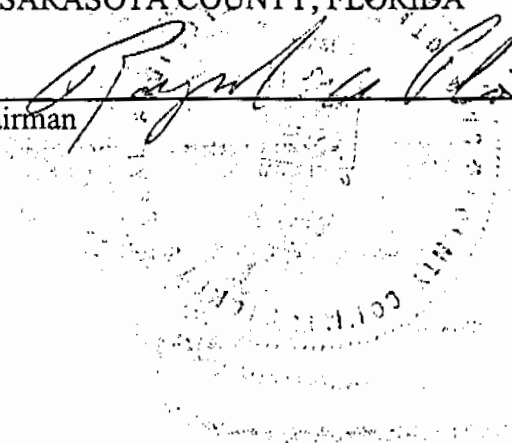
BOARD OF COUNTY COMMISSIONERS OF SARASOTA COUNTY, FLORIDA

[Signature]
Chairman

ATTEST:

KAREN E. RUSHING, Clerk of the Circuit Court and Ex-Officio Clerk of the Board of County Commissioners of Sarasota County, Florida.

By: [Signature]
Deputy Clerk



STATE OF FLORIDA
COUNTY OF SARASOTA
I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE ORIGINAL FILES IN THIS OFFICE. WITNESS MY HAND AND OFFICIAL SEAL THIS DATE 11/18/00
KAREN E. RUSHING, CLERK OF THE CIRCUIT COURT EX-OFFICIO CLERK TO THE BOARD OF COUNTY COMMISSIONERS, SARASOTA COUNTY, FLORIDA
BY: [Signature]
DEPUTY CLERK