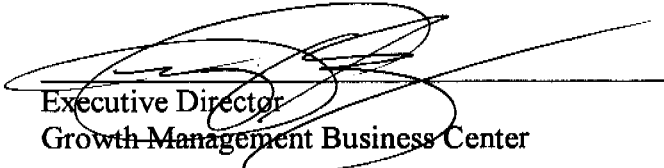


NOTICE OF STIPULATIONS AND LIMITATIONS ENCUMBERING
REAL PROPERTY PURSUANT TO THE SARASOTA COUNTY ZONING CODE

The following property located in Sarasota County, Florida, owned by Royal Resorts Corporation, and described in Resolution No. 2000-083 attached hereto, to allow a Recreational Vehicle Park in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district, pursuant to Special Exception Petition No. 1484 filed by David Allott, Agent, and granted by Sarasota County on April 12th, 2000, is subject to the following stipulations and limitations, violations of which shall constitute a violation of the Sarasota County Zoning Code:

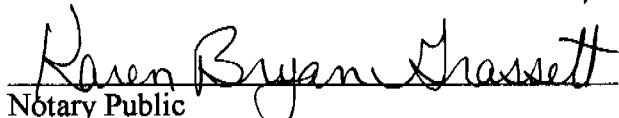
(Stipulations and limitations are those described in Section B of Resolution No. 2000-083, attached hereto)


Executive Director
Growth Management Business Center

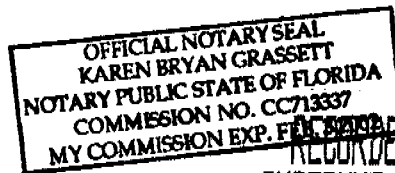
STATE OF FLORIDA
COUNTY OF SARASOTA

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 28th day of April, A.D. 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 # 2000053769 8 PGS
2000 MAY 01 02:37 PM
KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#033837

RESOLUTION NO. 2000-083
OF THE BOARD OF COUNTY COMMISSIONERS
OF SARASOTA COUNTY, FLORIDA
SPECIAL EXCEPTION NO. 1484

WHEREAS, David Allott, agent for the owner of the hereinafter described real property has filed Special Exception Petition No. 1484 requesting that a special exception be granted to allow the property, located at the northwest corner of Fruitville Road and Kurtz Road, Sarasota County, Florida, to be used for expansion of a Recreational Vehicle Park in the OUE-1 (Open Use, Estate, 1 unit/5 acres) zone district; and

WHEREAS, the Planning Commission of Sarasota County, after due public notice, did hold a public hearing on the 17th day of February, 2000, to consider said Special Exception Petition No. 1484, and

WHEREAS, the said Planning Commission did submit and report its findings and recommendations to this Board that said Special Exception Petition No. 1484 be granted, and

WHEREAS, this Board, after due public notice, did on the 12th day of April, 2000, hold a public hearing to consider said special exception petition, the recommendation of the Planning Commission and all matters relevant to said petition.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Sarasota County, Florida, in public meeting assembled:

A. This Board, after having considered the report of the Planning Commission, the testimony of the applicant, evidence entered into the record, public comment on the petition and all things brought to its attention with regard to said Special Exception Petition No. 1484 does make the following findings:

- (1) The granting of the Special Exception will not adversely affect the public health, safety, morals, order, comfort, convenience, appearance, prosperity, or general welfare;
- (2) All the requirements of the Sarasota County Zoning Regulations and the Comprehensive Plan for Sarasota County, Florida, have been met and satisfied;
- (3) That the requirements of the District Regulations governing this Special Exception have been met; and
- (4) The following standards have or have not been met as indicated:

BOARD RECORDS
FILED FOR RECORD
2000 APR 17 PM 1:02
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FL

R 2000-083

- a. The proposed use is consistent with the intent, goals, objectives, policies and programs of the Sarasota County comprehensive plan for the area in which the property is located;
- b. The intensity of the proposed use is consistent with the intended future use of the area in which the property is located, in accordance with the programs of the "Future Land Use Plan";
- c. The proposed use singularly or in combination with other special exceptions does not change the character of the general vicinity, as shown on the locator map;
- d. The intensity of the proposed use is harmonious with the character of other uses in the general vicinity, as shown on the locator map;
- e. The height and orientation of the proposed structure(s) or use is compatible with the existing neighboring structures and uses;
- f. The subject parcel is sufficient and adequate in shape and size to accommodate the proposed use, and would provide for the appropriate separation between neighboring uses;
- g. The proposed use is adequately screened and buffered to effectively separate traffic, light and noise from the existing or intended abutting uses;
- h. The loading and refuse areas would not impose negative visual, odor, or noise impacts on abutting uses and thoroughfares;
- i. The size and location of the proposed sign(s) would conform to the character of existing neighboring uses;
- j. The exterior lighting would be harmonious with the existing character of existing neighboring uses, in terms of glare;
- k. The ingress and egress to the subject parcel and the structures involved, if any, would not adversely affect traffic flow, safety and control;
- l. The access and internal circulation is adequate in case of fire or emergency;
- m. The proposed use would not cause excessive traffic impacts on the surrounding roadway system;

n. The location, type and availability of potable water for the proposed use is compatible with neighboring uses;

o. The location, type and availability of the proposed wastewater system is compatible with neighboring uses; and

p. The proposed use would not cause or intensify flooding of neighboring uses.

B. Special Exception Petition No. 1484 is hereby granted for the following described property, said property being in Sarasota County, Florida, to-wit:

Northwest corner of Fruitville Road and Kurtz Road, more particularly described as follows:

The East 98 feet of Tract 4, Unit 5, Palmer Farms Subdivision, in Sections 20, 29, and 32, Township 36 South, Range 19 East, as per Plat thereof recorded in Plat Book 3, Page 15, of the Public Records of Sarasota County, Florida.

LESS;

A strip of land 11 feet wide in the northeast corner of said Tract, the center line of which is parallel to and 5.5 feet West of the East boundary line of said Tract and extends from the North boundary line of said Tract 27 feet South thereof, and **LESS;** a strip of land 98 feet long off the Southern end thereof, being 8.1 feet wide on the Eastern boundary of said strip and 8.2 feet wide on the Western boundary of said strip, which is more fully described in Order of Taking entered in Chancery Suite #7713, Circuit Court of Sarasota County, and recorded in Official Records Book 581, Page 682, of the Public Records of Sarasota County, Florida.

TOGETHER WITH;

An undivided 1/2 interest in a strip of land 11 feet wide, the centerline which is parallel to and 5.5 feet West of the East boundary line of said Tract 4 and extends from the North boundary line of said Tract 4 to a point 27 feet South thereof,

TOGETHER WITH;

All improvements thereon.

and the same is hereby approved for 1484, subject to the stipulations as set forth below. As used in the stipulations hereinafter set forth, the term "Owner" shall refer to the owner or owners of the property described in Section B and their successors and assigns. Upon recording in the public records of Sarasota County, these stipulations shall be covenants running with the land.

LS000-083

1. Development shall occur in substantial compliance with the Development Concept Plan date stamped January 24, 2000, attached hereto as Exhibit A, except modified as necessary to comply with the stipulations contained herein. This does not imply or confer any variances from applicable zoning or land development regulations except as identified herein.
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 or 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. All vehicles must be kept in a state of repair that will prevent fluid leaks on pervious parking areas in other than trace amounts.
4. Wastewater storage tanks on all recreational vehicles shall be emptied to sanitary sewer and flushed prior to being placed into storage.
5. No servicing or washing of vehicles shall occur on the subject parcel.
6. Access to the storage area shall be limited to employees of the Sun-N-Fun R.V. Resort only.
7. Section 8.6.e.4 of the Zoning Ordinance requires structures housing accessory uses to be set back at least 100 feet from any public street. Pursuant to Variance Appeal No. 00-0048, Royalty Resorts obtained from the Board of Zoning Appeals a variance from the required 100 foot setback to the east property line of the subject parcel. The variance allows the existing structures to be used as accessory structures for a recreational vehicle park with the condition that there shall be no additional structures on the subject parcel and that the four existing structures intended to be used for accessory uses remain as they exist today and as they are shown on the Development Concept Plan.
8. The subject parcel shall be operated as an integral part of the adjoining recreational vehicle resort located to the north and west pursuant to a unified plan for the subject parcel and the resort.
9. Access to Fruitville Road and Kurtz Road is prohibited. Emergency access to Kurtz Road is permissible provided the Applicant constructs an all weather driving surface a minimum of 15' in width capable of supporting the imposed loads of fire apparatus. A gate shall also be constructed and a key provided to the Fire Department.

10. No storage of recreational vehicles or other accessory uses shall occur on the subject parcel until a site and development plan has been approved by Sarasota County and all required improvements installed.
11. No signage shall exist on the subject parcel except internal signs used for directional purposes only. No signage shall be visible from Fruitville Road or Kurtz Road.
12. Exterior lighting on the site shall be directed only toward the subject site and away from adjacent properties and streets. Light posts shall be no more than 15 feet in height.
13. Pursuant to Section 8.6.g of the Zoning Ordinance an average 25' buffer shall be provided along the external boundaries (east and south property lines) of the subject parcel and shall be landscaped in accordance with Section 13.14 buffer "A". Along the Fruitville Road frontage and along the southerly 180' feet of the Kurtz Road frontage the buffer shall contain an 8' high opaque wall or fence and all required vegetation shall be planted on the outside (street side) of the wall/fence. The northern end of the eastern boundary fence will begin no less than 180' from Fruitville Road and run in a southerly direction until it meets the southern boundary fence which will be no less than 25' from the Fruitville Road property boundary. The area between the southern fence and Fruitville Road shall remain as a buffer. The buffer shall be modified to allow the emergency access if provided. No activity associated with storage or any other accessory use shall take place within the buffer area.

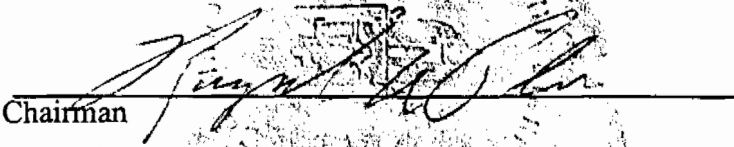
C. This Resolution shall take effect immediately upon its adoption.

PASSED AND DULY ADOPTED this 12 day of April, A.D., 2000.

BOARD OF COUNTY COMMISSIONERS OF
SARASOTA COUNTY, FLORIDA

By

Chairman



ATTEST:

KAREN E. RUSHING, Clerk
of Circuit Court and ex officio
Clerk of the Board of County
Commissioners of Sarasota
County, Florida.

By

Deputy Clerk

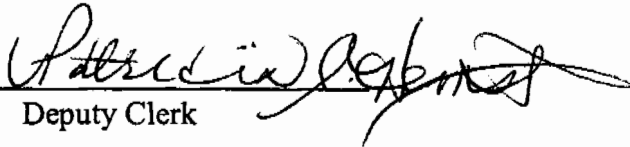
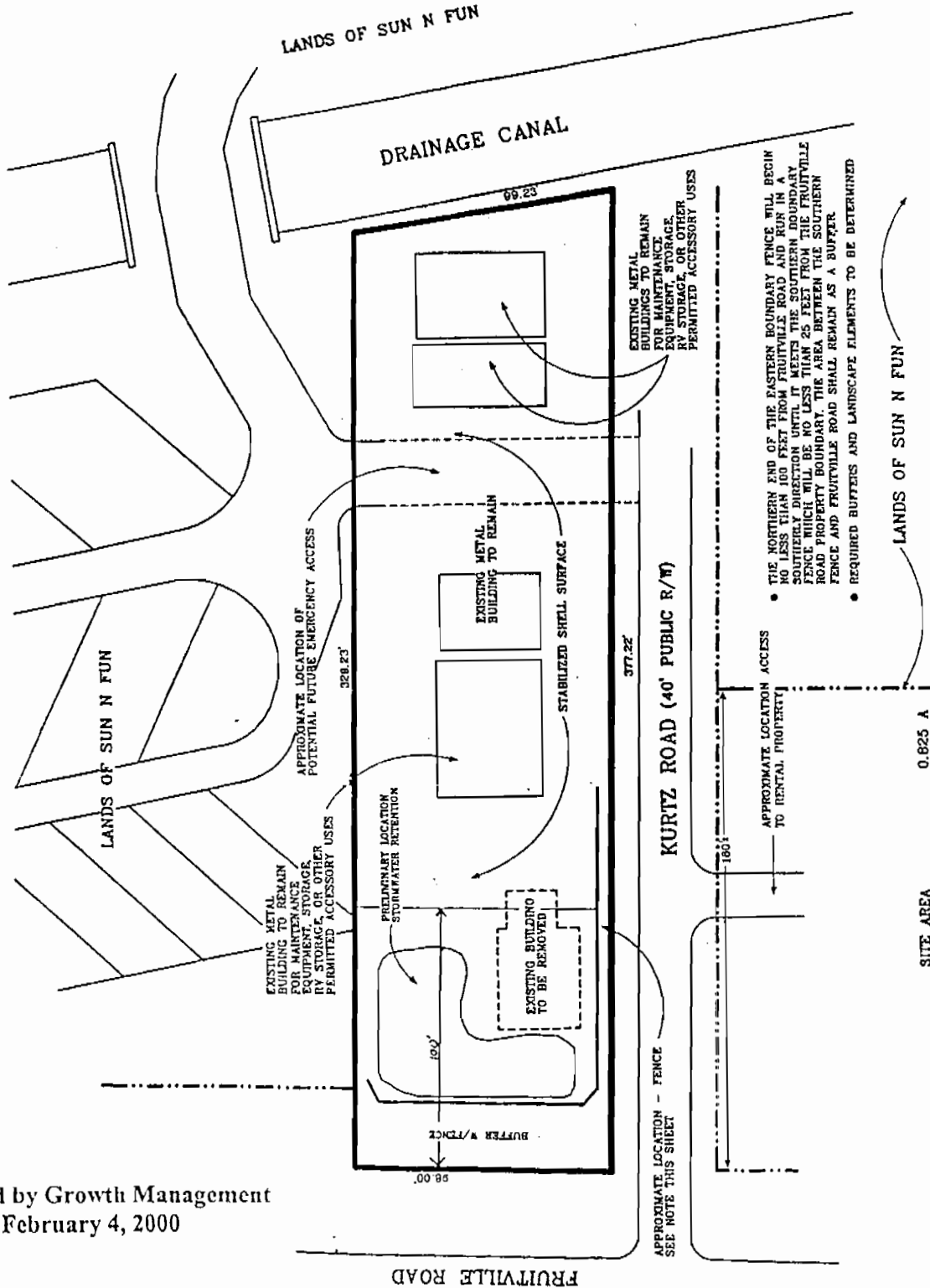


EXHIBIT "A"

MAP SERIES / CONCEPT PLAN



EXISTING METAL BUILDING TO REMAIN FOR MAINTENANCE, EQUIPMENT STORAGE, RV STORAGE, OR OTHER PERMITTED ACCESSORY USES

EXISTING METAL BUILDING TO REMAIN

EXISTING BUILDING TO BE REMOVED

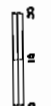
PRELIMINARY LOCATION STORMWATER RETENTION

APPROXIMATE LOCATION OF POTENTIAL FUTURE EMERGENCY ACCESS

EXISTING METAL BUILDING TO REMAIN FOR MAINTENANCE, EQUIPMENT STORAGE, RV STORAGE, OR OTHER PERMITTED ACCESSORY USES

- THE NORTHERN END OF THE EASTERN BOUNDARY FENCE WILL BEGIN NO LESS THAN 100 FEET FROM FRUITVILLE ROAD AND RUN IN A SOUTHERLY DIRECTION UNTIL IT MEETS THE SOUTHERN PROPERTY FENCE WHICH WILL BE NO LESS THAN 2 FEET FROM THE FRUITVILLE ROAD PROPERTY BOUNDARY. THE AREA BETWEEN THE SOUTHERN FENCE AND FRUITVILLE ROAD SHALL REMAIN AS A BUFFER.
- REQUIRED BUFFERS AND LANDSCAPE ELEMENTS TO BE DETERMINED

0.825 A
 QUE-1
 RESID/STORAGE
 RV PARK



Received by Growth Management
 February 4, 2000

FRUITVILLE ROAD

2000-083