



TABLE 2 – TRACT DESCRIPTION

Tract	Acres	Open Space	Units	Density
<b>Residential</b>				
1. Riverbend	22.89	4.05	12	0.52
2. Spring Ridge	44.04	9.57	71	1.6
3. Willow Run	62.44	18.76	41	0.71
4. Deerwood	42.82	10.65	68	1.6
5. Riverside	19.78	4.89	14	0.53
6. Live Oak	11.55	3.35	50	4.3
7. Spreading Oak A	4.56	4.65*	22	0.82
8. Spreading Oak B	8.31	3.16 *	24	2.9
9. Whispering Pines	19.96	4.70	89	4.44
10. Shadowood	17.65	4.66	79	4.5
11. Glenwood	11.44	4.74	49	4.3
12. Spring Run	8.51	1.90	40	4.7
13. Woodbridge and The Colony	19.62	4.52	87	4.4
14. Crown Oaks	8.92	2.72 **	88	9.9
15. Fairway Villas	3.24	0.89 **	32	9.8
16. Wekiva Villas	8.65	3.34	43	5.0
17. Palm Springs	14.47	5.63	96	6.92
<b>Commercial</b>				
18. Commercial/Office	7.88	2.69***	N/A	N/A
19a. CN Uses <sup>1</sup>	1.19	0	N/A	N/A
<b>Recreation/Open Space/Buffer</b>				
19. Springs	18.89	18.89	N/A	N/A
19b. SR 434 Buffer	1.97	1.97***	N/A	N/A
20. Stables	3.91	3.91****	N/A	N/A
Streets	16.17	0	N/A	N/A
<b>Totals</b>	<b>378.86*****</b>	<b>106.27</b>	<b>905</b>	<b>2.39</b>

\*Open space for Spreading Oak A and B has been combined.

\*\*Open space has been combined with Spring Ridge.

\*\*\*Not counted in total Open Space figure.

\*\*\*\*Open space included in Willow Run and Deerwood.

\*\*\*\*\*The total acreage of The Springs PUD no longer equals 380 acres due to FDOT taking along SR 434.

<sup>1</sup>Limited CN uses as listed below.

### III. BUILDING RESTRICTIONS

- The uses permitted in Parcel 19a will be limited to those permitted uses under the CN (Restricted Neighborhood Commercial) Zoning district; excluding fire stations, libraries, locksmiths, luggage shops, physical fitness Studios, post offices, public and private schools, shoe repair shops, tobacco shops, and toy stores. The building will be limited to one story with a maximum building height limit of 35 feet

5. Parcel 19a will maintain a 50-foot buffer yard along the south property line adjacent to S.R. 434, and a 10-foot landscaped buffer along the north property line along with a 25-foot building setback.

VI. RECREATION AND OPEN SPACE

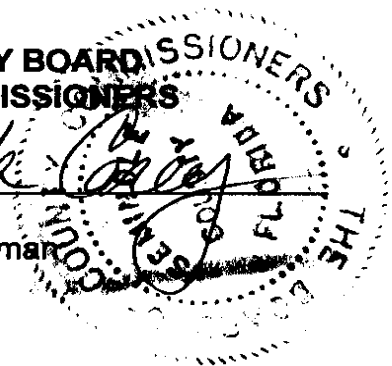
1. The "Springs" and 18.89 adjacent acres shall remain as permanent open park land. This land shall be maintained by the Springs Community Association.

**Done and Ordered on the date first written above.**

SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS

By: Brenda Carey

Brenda Carey, Chairman



**OWNER'S CONSENT AND COVENANT**

COMES NOW, Donald K. Saxon & Thomas P. Clark the owners of the  
aforescribed property in this Development Order, on behalf of itself and its heirs,  
successors, assigns or transferees of any nature whatsoever and consents to, agrees with  
and covenants to perform and fully abide by the provisions, terms, conditions and  
commitments set forth in this Development Order.

Dianne Westbrook  
Witness  
Print Name Dianne Westbrook

Donald K. Saxon  
Donald K. Saxon

Kysti Greenfield  
Witness  
Print Name Kysti Greenfield

Thomas P. Clark  
Thomas P. Clark

Dianne Westbrook  
Witness  
Print Name Dianne Westbrook

Kysti Greenfield  
Witness  
Print Name Kysti Greenfield

STATE OF FLORIDA     )  
COUNTY OF SEMINOLE    )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and  
County aforesaid to take acknowledgments, personally appeared Donald K. Saxon & Thomas P. Clark  
who is personally known to me or who has produced \_\_\_\_\_ as identification and  
who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 23<sup>rd</sup> day of  
May, 2011.

Nancy G. Holmes  
Notary Public, in and for the County and State  
Aforementioned  
NANCY G. HOLMES  
My Commission Expires:

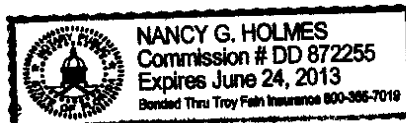


EXHIBIT A



LEGIBILITY UNSATISFACTORY FOR SCANNING