

EXHIBIT "A"
LEGAL DESCRIPTION

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LAND DESCRIPTION FOR BLUE SPRING RESERVE SUBDIVISION

A PARCEL OF LAND LYING IN SECTIONS 14, 15, 22 AND 23, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 22 WITH THE SOUTHEASTERLY LINE OF THE 100.00 FOOT RIGHT OF WAY OF STATE ROAD 19 AS SHOWN ON THE RIGHT OF WAY MAP OF STATE ROAD DEPARTMENT PROJECT NUMBER 1109; THENCE NORTH $47^{\circ}32'04''$ EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 2119.11 FEET TO A POINT OF CURVATURE AND THE POINT OF BEGINNING; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$, AN ARC DISTANCE OF 78.54 FEET TO A POINT OF TANGENCY; THENCE SOUTH $42^{\circ}27'36''$ EAST, 148.20 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $25^{\circ}51'29''$, AN ARC DISTANCE OF 11.28 FEET; THENCE SOUTH $42^{\circ}27'36''$ EAST, 78.19 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $25^{\circ}51'29''$, A CHORD BEARING SOUTH $55^{\circ}23'20''$ EAST, AN ARC DISTANCE OF 11.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH $42^{\circ}27'36''$ EAST, 40.18 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF $12^{\circ}16'12''$, AN ARC DISTANCE OF 25.70 FEET; THENCE SOUTH $37^{\circ}06'08''$ WEST, 114.36 FEET; THENCE SOUTH $47^{\circ}32'24''$ WEST, 262.60 FEET; THENCE SOUTH $35^{\circ}11'29''$ EAST, 191.22 FEET; THENCE SOUTH $59^{\circ}54'40''$ EAST, 121.61 FEET; THENCE SOUTH $66^{\circ}32'21''$ EAST, 62.72 FEET TO A POINT ON THE WEST LINE OF THE EAST $\frac{1}{4}$ OF SAID SECTION 22; THENCE SOUTH $00^{\circ}22'47''$ WEST ALONG SAID WEST LINE, 2112.98 FEET TO A POINT ON A CURVE ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF THE FLORIDA TURNPIKE; THENCE EASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 17338.77 FEET, A CENTRAL ANGLE OF $01^{\circ}35'24''$, A CHORD BEARING SOUTH $55^{\circ}42'13''$ EAST, AN ARC DISTANCE OF 481.18 FEET; THENCE SOUTH $57^{\circ}04'32''$ EAST CONTINUING ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE, 2664.21 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF AFORESAID SECTION 23; THENCE NORTH $00^{\circ}31'05''$ EAST ALONG SAID EAST LINE, 486.87 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH $89^{\circ}48'20''$ EAST ALONG THE SOUTH LINE OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 23, 965.88 FEET TO A POINT ON THE WESTERLY LINE OF THE PLAT "ARROWTREE RESERVE PHASE I" AS RECORDED IN PLAT BOOK 45, PAGES 71-77 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH $00^{\circ}31'05''$ EAST ALONG

SAID WESTERLY LINE, 1000.00 FEET; THENCE NORTH 89°34'45" WEST CONTINUING ALONG SAID WESTERLY LINE, 250.94 FEET; THENCE NORTH 00°30'08" EAST CONTINUING ALONG SAID WESTERLY LINE, 329.96 FEET; THENCE NORTH 00°11'50" EAST CONTINUING ALONG SAID WESTERLY LINE, 899.18 FEET TO THE NORTH LINE OF SAID PLAT "ARROWTREE RESERVE PHASE I"; THENCE NORTH 00°16'44" EAST ALONG THE WESTERLY LINE OF THE PLAT "ARROWTREE RESERVE PHASE II" AS RECORDED IN PLAT BOOK 50, PAGES 48-55 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA , 1989.13 FEET; THENCE NORTH 89°56'08" WEST ALONG THE SOUTHERLY LINE OF TRACT "M" OF SAID PLAT "ARROWTREE RESERVE PHASE II" 546.49 FEET; THENCE NORTH 88°39'33" WEST CONTINUING ALONG SAID SOUTHERLY LINE OF SAID TRACT "M" 1176.39 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88°40'42" WEST, 1300.07 FEET; THENCE SOUTH 47°32'24" WEST, 445.07 FEET; THENCE NORTH 42°27'36" WEST, 27.08 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET; THENCE NORTH 42°27'36" WEST, 50.00 FEET TO A POINT ON CURVE; THENCE WESTERLY ALONG THE ARC OF CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING NORTH 87°27'36" WEST, AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 42°27'36" WEST, 115.29 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 78.54 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AFORESAID STATE ROAD 19; THENCE SOUTH 47°32'04" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 200.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE IN LAKE COUNTY, FLORIDA AND CONTAINS 312.453 ACRES, MORE OR LESS.

EXHIBIT "B"
ARTICLES OF INCORPORATION

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of BLUE SPRINGS RESERVE HOMEOWNER'S ASSOCIATION, INC., a Florida corporation, filed on February 17, 2006, as shown by the records of this office.

The document number of this corporation is N06000001865.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-first day of February, 2006



CR2EO22 (01-06)

Sue M. Cobb
Sue M. Cobb
Secretary of State

FILED
2006 FEB 17 4 13
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

**ARTICLES OF INCORPORATION
OF
BLUE SPRING RESERVE HOMEOWNER'S ASSOCIATION, INC.**

The undersigned, for the purpose of forming a nonprofit corporation under the Florida Not For Profit Corporation Act, Florida Statutes, Chapter 617, do hereby make and adopt the following Articles of Incorporation:

**Article I
NAME AND ADDRESS**

The name and address of the Corporation is BLUE SPRING RESERVE HOMEOWNER'S ASSOCIATION, INC., 1635 EAST SR 50, SUITE 301, CLERMONT, FLORIDA, 34711. The mailing address of the Corporation is 1635 EAST SR 50, SUITE 300, CLERMONT, FL. 34711.

**Article II
NOT FOR PROFIT**

The Corporation is a corporation not for profit as defined in Section 617.01, Florida Statutes. The Corporation is not formed for pecuniary profit. No part of the income or assets of the Corporation is distributable to or for the benefit of its Members, Directors, or Officers, except to the extent permissible under law.

**Article III
COMMENCEMENT OF CORPORATE EXISTENCE
AND DURATION**

The date when corporate existence shall commence is the date of filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The duration (term) of the Corporation is perpetual.

**Article IV
PURPOSES**

The Corporation is organized, and shall be operated exclusively for, the following purposes:

1. To enforce the Declaration of Easements, Covenants, Conditions and Restrictions of BLUE SPRING RESERVE (the "Declaration"), consisting of homesites in Lake County, Florida, to be the Association referred to in said Declaration, and to assess Owners in accordance with said Declaration, and levy and collect adequate assessments against its management system as well as any other costs provided for in the Declaration.

2. Operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. Johns River Water Management District permit No. 4-069-98566-1 requirements and applicable District rules, and shall assist in the enforcement of the Declaration that relate to the surface water or stormwater management system.

The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system

3. To exercise all rights and powers conferred by the laws of the State of Florida upon nonprofit corporations, including without limiting the generality of the foregoing, to acquire by bequest, devise, gift, purchase, lease or otherwise any property of any sort or use, apply, employ, sell, expend, disburse, lease, mortgage, manage, option, donate or for any of the purposes set forth herein.

4. To do such other things as are incidental to the purposes of the Corporation or necessary or desirable in order to accomplish them.

Article V LIMITATION

No part of the net earnings of the Corporation shall inure to the benefit of or be distributable to its Members, Directors or Officers, but the Corporation shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article 4 (Purposes) hereof.

Article VI DISSOLUTION

In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity that would comply with Section 40C-42.027, F.A.C. and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

Article VII MEMBERS

Every person or entity who is a record owner of a fee or undivided fee interest in any lot or unit which is subject to covenants of record to assessments by the Association, including contract sellers, but excluding persons holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of a lot which is subject to assessment by the Association.

Article VIII
INITIAL REGISTERED OFFICE AND AGENT

The Street address of the initial Registered Office of the Corporation is 1635 EAST SR 50, SUITE 300, CLERMONT, FL. 34711, and the name of its initial Registered Agent at that address is JUSTIN B. CARRIER.

Article IX
INITIAL BOARD OF DIRECTORS

The management of the Corporation shall be vested in the Board of Directors. The number of Directors constituting the initial Board of Directors is three. The number of Directors may be increased or decreased from time to time in accordance with the Bylaws, but shall never be less than three. The Members shall elect the Directors at the annual meeting of Members. The Bylaws may provide for ex officio and honorary Directors, and their rights and privileges. The name and address of each initial Director of the Corporation is as follows:

Name	Address
Justin B. Carrier	1635 East SR 50, Suite 301 Clermont, FL. 34711
Jimmy D. Crawford	1635 East SR 50, Suite 301 Clermont, FL. 34711
Max Minhas	1635 East SR 50, Suite 301 Clermont, FL. 34711

Article X
OFFICERS

The officers of the Corporation shall consist of a President, Vice President, Secretary, Treasurer and such other Officers and Assistant Officers as may be provided in the Bylaws. Each Officer shall be elected by the Board of Directors (and may be removed by the Board of Directors) at such time and in such manner as may be prescribed by the Bylaws. The name and address of each initial Officer of the Corporation is as follows:

Title	Name	Address
President:	Max Minhas	1635 East SR 50, Suite 301 Clermont, FL. 34711

Vice President:	Jimmy D. Crawford	1635 East SR 50, Suite 301 Clermont, FL. 34711
Secretary:	Justin B. Carrier	1635 East SR 50, Suite 301 Clermont, FL. 34711
Treasurer:	Jimmy D. Crawford	1635 East SR 50, Suite 301 Clermont, FL. 34711

Article XI INCORPORATORS

The names and addresses of the Incorporator is:

Name	Address
Max Minhas	1635 East SR 50, Suite 301 Clermont, FL. 34711

Article XII BYLAWS

The Bylaws of the Corporation are to be made and adopted by the Board of Directors, and may be altered, amended or rescinded by the Board of Directors.


Article XIII AMENDMENT

The Corporation reserves the right to amend or repeal any provisions contained in these Articles of Incorporation or any amendment to them, and all rights and privileges conferred upon the Members, Directors and Officers are subject to this reservation.

Article XIV INDEMNIFICATION

The Corporation shall indemnify each Officer and Director, including former Officers and Directors, to the full extent permitted by the General Corporation Act and the Not For Profit Corporation Act.

In Witness Whereof, the undersigned has signed these Articles of Incorporation on this 13th day of February, 2006.



MAX MINHAS

ACCEPTANCE BY REGISTERED AGENT

The undersigned hereby accepts the appointment as Registered Agent of BLUE SPRING RESERVE HOMEOWNER'S ASSOCIATION, INC.



JUSTIN B. CARRIER

EXHIBIT "C"
BYLAWS OF BLUE SPRING RESERVE
HOMEOWNER'S ASSOCIATION

**BYLAWS
OF
BLUE SPRING RESERVE HOMEOWNER'S ASSOCIATION, INC.**

BLUE SPRING RESERVE HOMEOWNER'S ASSOCIATION, INC. ("Association") is the nonprofit corporation organized to enforce the Declaration of Covenants, Conditions, Restrictions and Easements for Blue Spring Reserve (the "Declaration"), consisting of residential lots in Lake County, Florida, being developed by Strategic Land Investments, LLC (hereafter referred to as "Declarant").

Article 1
OFFICES

The principal office of the Association shall be in the State of Florida. The Association shall designate a registered office in accordance with Florida law and shall maintain it continuously. The Association may have offices at such other places within and without the State of Florida as the Board of Directors may from time to time determine.

Article 2
MEMBERS

Section 1. Membership Classes. There shall be two classes of membership:

a. Class A Members. Class A Members shall be all owners as shown by the records of the Association of fee simple title to the Lot or Unit located within the Property, with the exception of the Declarant, and shall be entitled to one vote for each Lot or Unit owned.

b. Class B Member. Class B Member shall be the Declarant, its successors or assigns, and shall be entitled to three (3) votes for each Lot or Unit owned by Declarant.

Section 2. Transfer of Control.

a. Declarant Control. The Class B Membership shall cease and be converted to Class A Membership upon the earlier occurrence of the following events:

(1) Three months after the sale of 100% of Declarant's ownership interest in all Lots or Units; or

(2) On January 1, 2009 or

(3) Within thirty (30) days after Declarant sends to the Association and to each Member notice that Declarant voluntarily wishes to turn over its control to the Association (hereinafter referred to as the "Turnover Date")

b. Declarant's Rights in the Association. Declarant reserves the right to designate the initial members of the Board of Directors of the Association. Thereafter the Board shall be elected by the Members of the Association in accordance with the terms and provisions of the Declaration and the Articles and Bylaws, except that the Declarant shall be entitled to elect one (1) member of the Board for so long as Declarant owns any Lots or Units in the Property.

Section 3. Change of Membership of Class A Members. Change of Class A Membership in the Association shall be established by recording in the Public Records of Lake County, Florida, a deed or other instrument establishing a record fee simple title to a Lot or Unit in the Property. The owner designated by such instrument thus becomes a Class A member of the Association and the membership of the prior owner is terminated. The new owner shall notify the Association in writing of the recording of the deed or other instrument establishing record title and shall furnish the Association a copy of such instrument with recording information thereon if required by the Association.

Section 4. Annual Meetings. The purpose of the annual meeting of Members is to elect Directors and to transact such other matters as may properly come before the Members. The annual meeting of the Members of the Association shall be held at the times and places designated by the Board of Directors or the President of the Association. The annual meeting of Members for any year shall be held no later than thirteen (13) months after the last annual meeting of Members. However, failure to hold an annual meeting timely shall in no way affect the terms of Officers or Directors of the Association or the validity of actions of the Association.

Section 5. Special Meetings. Special Meetings must be held when called by the Board of Directors of the Association or by at least twenty-five percent (25%) of the total voting interests of the Association. Business conducted at a Special Meeting is limited to the purposes described in the notice of the meeting.

Section 6. Place of Meeting. The Board of Directors may designate any place, either within or without the State of Florida, as the place of meeting for any meeting of Members. If no designation is made, then the place of meeting shall be the principal office of the Association

