

## ADDENDUM

The provisions of this Addendum form part of the Contract between the parties. Any provision in the Addendum will take precedent over any conflict in the Sale and Purchase Agreement “Contract.”

### Parties

Seller: RR SHARP PROPERTIES, LLC, a Florida Limited Liability Company, CARY A. WILLIAMS, SHEAR INVESTMENT PROPERTIES, LLC, a Florida Limited Liability Company, and LCASEYSHEAR INVESTMENT PROPERTIES, LLC a Florida Limited Liability Company. Robert R. Sharp is the managing partner of the ownership group and has the authority to execute contract documents on behalf of the ownership group.

Buyer: \_\_\_\_\_

### Subject Property Legal Description:

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 21 South, Range 19 East, Hernando County, Florida;  
LESS any existing roads rights—of—way.  
TOGETHER with and SUBJECT to covenants, easements and restrictions of record.

Parcel ID Number: R13-421-19-0000-0070-002

Key #: 1631700

The subject property is part of a Class C Subdivision (S-06-022) which was approved by Hernando County on March 27, 2006 with stipulations.

The subdivision development and the subject property is subject to a Declaration of Restrictions (Deed Restrictions) to promote and maintain a “gentleman farming” community to enhance long-term value and quality living standards. The Declaration of Restrictions is recorded in the Public Records of Hernando County, Florida per ORB BK: 4176 PG: 1372. A summary for a portion, and not in total, of the restrictions is highlighted below:

- Conventional homes only (No mobile, manufactured or modular homes allowed)
- No further subdividing of lots and only one (1) dwelling unit per parcel
- Minimum dwelling unit living area of NOT LESS than 1,400 square feet.
- No noxious or offensive activities
- No commercial poultry or swine farms
- No carrier pigeon operations or dog or cat commercial breeding operations and kennel facilities serving the public

- Any unexpired licensed or inoperable vehicles shall be stored in fully enclosed garage, barn or building.
- No parking of “semi-trucks,” “dump or rock trucks” or associated trailers except if temporary for improvement construction activity.
- No commercial activities or business trade except for a home-base business (“home office”) not in violation of any ordinance, statute, law or regulations of jurisdictional government entities.
- No Homeowners Association or associated dues.
- Construction or improvement may require permits from the Southwest Florida Water Management District (SWFWMD) prior to building.

**It is the ultimate responsibility of the buyer to research in detail the complete Declaration of Restrictions, and Buyer by signature below confirms knowledge, understanding and agreement to the Declaration of Restrictions. Further, a Buyer is responsible to confirm with the Hernando County Department of Public Works for the location of driveways, construction parameters and permitting.**

\_\_\_\_\_  
Robert R. Sharp, managing partner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Date