

**ANNEXATION TO DECLARATION OF COVENANTS,  
CONDITIONS AND RESTRICTIONS FOR  
SHERWOOD LAKES ADDITION**

INSTR # 2005172097  
BK 06306 PGS 1197-1198 PG(S) 2  
RECORDED 07/20/2005 04:24:43 PM  
RICHARD M WEISS, CLERK OF COURT  
POLK COUNTY  
RECORDING FEES 10.50  
RECORDED BY S Wilson

WHEREAS, Sherwood Forest LLC, a Florida Limited Liability Company (hereinafter referred to as "Declarant") imposed that certain Declaration of Covenants, Conditions and Restrictions (hereinafter referred to as "Declaration") on the following described real property located in Polk County, Florida:

Lots 1 through 120, inclusive, Sherwood Lakes, as recorded in Plat Book 93 at pages 26, 27, 28 and 29, Public Records of Polk County, Florida (hereinafter referred to as "Phase I Property").

WHEREAS said Declaration was recorded at O.R. Book 3068, page 1608, Public Records of Polk County, Florida;

WHEREAS Article VII of said Declaration allows the Declarant to annex additional property to the terms and conditions of this Declaration;

WHEREAS Declarant owns real property adjacent to said Phase I Property described as follows:

Lots 121 through 123, inclusive, Sherwood Lakes Addition, as recorded in Plat Book 130 at pages 50 and 51, Public Records of Polk County, Florida (hereinafter referred to as "Phase 2 Property").

WHEREAS Declarant desires to extend said Declaration referenced above to said Phase 2 Property;

By this documents, Declarant hereby extends and imposes said pursuant to Article VII therein, to the Phase 2 Property and hereby extends jurisdiction of the Association to said Phase 2 Property with the following additional terms which shall be applied only to the Phase 2 Property:

- 1) Phase 2 Property has been annexed to the Declaration of Covenants, Conditions and Restrictions for Sherwood Lakes as recorded in Official Records Book 3068, Page 1608, et. seq. of the Public Records of Polk County, Florida. Each Lot within the Subdivision shall be subject to this Declaration of Covenants, Conditions and Restrictions for Sherwood Lakes Addition and that Declaration of Covenants, Conditions and Restrictions for Sherwood Lakes as recorded in Official Records Book 3068, Page 1608, et. seq. of the Public Records of Polk County, Florida. Phase 2 Property shall not be removed from the terms of the above Declaration without consent of the owners of all Lots in the Phase 2 Property.
- 2) The surface water management facilities shall include, but are not limited to: all inlets, ditches swales, culverts, water control structures, retention and detention areas, ponds, lakes, floodplain compensation areas, wetlands and any associated mitigation areas.
- 3) No construction activities may be conducted relative to any portion of the surface water management facilities. Prohibited activities include, but are not limited to: digging or excavating; depositing fill, debris or any other material or item; constructing or altering any water control structure; or any other construction to modify the surface water management facilities. Construction and maintenance activities which are consistent with the design and permit conditions approved by the District in the Environmental Resource Permit may be conducted without specific written approval from the District.
- 4) The Association is responsible for operation and maintenance of the surface water management system facilities. Operation and maintenance and reinspection reporting shall be performed in accordance with the terms and conditions of the Environmental Resource Permit.
- 5) The District shall have the right to take enforcement measures, including a civil action for injunction and/or penalties, against the Association to compel it to correct any outstanding problems with the surface water management systems facilities of Phase 2 Property.

6) If the Association ceases to exist, all of the lot owners, parcel owners or unit owners shall be jointly responsible for operation and maintenance of the surface water management system facilities in accordance with the requirements of the Environmental Resource Permit, unless and until an alternate entity assumes responsibility as explained in subsection 2.6.2.2.4.h.

7) No owner of property within the subdivision may construct or maintain any build, residence, or structure, or undertake or perform any activity in the wetlands, wetland mitigation areas, buffer areas, upland conservation areas and drainage easements described in the approved permit and recorded plat of the subdivision, unless prior approval is received from the Southwest Florida Water Management District Bartow Regulations Department.

IN WITNESS WHEREOF, Declarant has executed this Declaration this 20th day of July, 2005.

DECLARANT:

Signed, sealed and delivered  
in the presence of:

SHERWOOD FOREST LLC

Donna F. Warnock

Print Name: DONNA F. WARNOCK

Alicia M. White

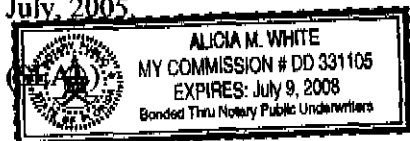
Print Name: Alicia M. White

BY: Carl C. (Chuck) Warnock, Jr.  
CARL C. (CHUCK) WARNOCK, JR.  
General Manager  
2322 Lakeland Hills Boulevard  
Lakeland, Florida 33805

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared CARL C. (CHUCK) WARNOCK, JR., as General Partner of SHERWOOD FOREST LLC, Developer, who is personally known to me to be the person and who executed the foregoing instrument with full authority of Developer and did not take an oath.

WITNESS my hand and official seal in the County and State aforesaid, this 20th day of July, 2005.



Signed, sealed and delivered  
in the presence of:

Paul Forkner

Print Name: PAUL FORKNER

Alicia M. White

Print Name: Alicia M. White

STATE OF FLORIDA  
COUNTY OF POLK

BEFORE ME, the undersigned authority, personally appeared JAMES PFERRMAN, as President, of SHERWOOD LAKES HOMEOWNERS ASSOCIATION OF POLK COUNTY, INC., who is personally known to me to be the person and who executed the foregoing instrument with full authority of Developer and did not take an oath.

WITNESS my hand and official seal in the County and State aforesaid, this 20th day of July, 2005.



Alicia M. White  
NOTARY PUBLIC

SHERWOOD LAKES HOMEOWNERS'  
ASSOCIATION OF POLK COUNTY, INC.

BY: James Pferrman  
JAMES PFERRMAN, President  
P.O. Box 1058  
Ruskin, Florida 33570

Alicia M. White  
NOTARY PUBLIC