

IN THE COMMON AREAS. THE COMMON AREAS ARE TO INCLUDE LANDSCAPE BUFFERS, STREET TREES AND PARKS/RECREATION AREAS.

15. THE FIFTEEN (15) FOOT DRAINAGE & MAINTENANCE ACCESS EASEMENT LOCATED BETWEEN LOTS 42 AND 43, AS DEPICTED ON THIS PLAT, IS HEREBY DEDICATED TO THE ASSOCIATION, THE CITY OF GROVELAND, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR DRAINAGE AS WELL AS TO PROVIDE ACCESS TO TRACT A. THE FEE SIMPLE OWNER OF SAID LOTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN THE EASEMENT. CERTAIN IMPROVEMENTS ARE PROHIBITED OVER THE EASEMENT IN ORDER TO ALLOW ACCESS TO TRACT A. PLEASE REVIEW THE ASSOCIATION'S HOMEOWNERS ASSOCIATION DOCUMENTS FOR ADDITIONAL INFORMATION.

EXHIBIT "S"

16. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12069C0565E, HAVING AN EFFECTIVE DATE OF DECEMBER 18, 2012, THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

EXHIBIT "N"

17. TOTAL AREA OF OPEN SPACE IS 16.27 ACRES.

18. ROADWAYS TO BE DEDICATED FOR PERPETUAL USE BY THE PUBLIC

EXHIBIT "R"

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