

Prepared by:

Albert C. Penson, Attorney
Penson Law Firm, P.A.
2810 Remington Green Circle
Tallahassee, FL 32308

CAPITAL IMPROVEMENT ASSESSMENT: Common Area Entryway

Pursuant to Article IV of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of **Mariana Oaks, Phase I** dated June 17, 2008 and recorded in Official Records Book 3874, Page 30 of the Public Records of Leon County, Florida, as amended (First Amendment to Amended and restated Declaration of Covenants, Conditions and Restrictions for Mariana Oaks Phase I, dated July 15, 2008, and recorded in Official Records Book 3881, Page 1879 of the Public Records of Leon County, Florida) and **Mariana Oaks, Phase II**, June 17, 2008 and recorded in Official Records Book 3874, Page 60 of the Public Records of Leon County, Florida (First Amendment to Declaration of Covenants, Conditions and Restrictions dated July 15, 2008 and recorded in Official Records Book 3881. Page 1881 and Second Amendment to Declaration of Covenants, Conditions and Restrictions recorded January 26, 2017 in Official Records Book 5021, Page 111, Leon County, Florida) there shall be an assessment of One Hundred Thirty Eight Thousand and No/100 Dollars (\$138,000.00) for the reconstruction and improvement of the entryway to the subdivision payable in the amount of Two Thousand Dollars (\$2,000.00) per lot to be paid to the Mariana Oaks Homeowners Association.

Lots C-4, C-8 and E-8, Phase I and Lots E-1 and E-2, Phase II shall be exempt from the assessment because they were previously sold or are located outside of and otherwise serviced without the entry way improvements.

The assessment shall be due and payable upon the sale of each lot and may be paid at the rate of Two Hundred Dollars (\$200.00) per year commencing upon the closing of the sale of each lot and continuing on the anniversary date of the closing each year until paid in full.


DATED this 11th day of October, 2017.

Signed, sealed and delivered in the
Presence of:



Witness Signature

MASON CREEK, LLC



By: L. Blair Bailey
Its: Managing Member

Hannah Jackson

Witness Printed Name

Pamela Gordon Vaught

Witness Signature

Pamela Gordon Vaught

Witness Printed Name

KMAP, INC.

[Signature]
By: L. Blair Bailey
Its: President

[Signature]
Witness Signature

Hannah Jackson

Witness Printed Name

Pamela Gordon Vaught

Witness Signature

Pamela Gordon Vaught

Witness Printed Name

STATE OF FLORIDA
COUNTY OF LEON

Executed by **L. Blair Bailey** as Managing Member of **Mason Creek, LLC** and as President of **KMAP, Inc.**, known to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and that an oath was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of October, 2017.

Personally Known _____
Produced Identification _____
Form of Identification _____

[Signature]
Notary Public

My Commission Expires: 01/25/20

