

Prepared by and when  
recorded mail to:

Donna J. Feldman, Esq.  
DONNA J. FELDMAN, P.A.  
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Suite 600  
Clearwater, FL 33764

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TRACEY 2778/1673



### ASSIGNMENT OF DECLARANT'S RIGHTS

THIS ASSIGNMENT OF DECLARANT'S RIGHTS ("Assignment") is made as of October 25, 2010, by HAMPTON RIDGE DEVELOPERS, LLC, a Delaware limited liability company ("Assignor"), and SH VENTURE I, LLC, a Florida limited liability company ("Assignee"), with reference to the following facts:

A. Assignor, as "Developer," made that certain Declaration of Covenants and Restrictions for Southern Hills Plantation, recorded on October 15, 2004, in O.R. Book 1914 Page 989, of the Public Records of Hernando County, Florida, as has been amended and supplemented (collectively, the "Declaration").

B. Concurrent herewith, Assignor is conveying to Assignee all of the land owned by Assignor, which is subject to the Declaration.

C. In accordance with the definition of the term "Developer" in Article I, Section 2.v., and Article XII, Section 13 of the Declaration, Assignor may assign all or a portion of its rights as "Developer" under the Declaration, on an exclusive or non-exclusive basis, to designated successors and assigns by written assignment.

D. As a condition to its agreement to proceed with the purchase of the Property, Assignee requires an assignment of all of Assignor's right, title and interest as the Developer under the Declaration, as authorized by the terms of the Declaration, and Assignor hereby makes such assignment upon the terms set forth in this Assignment.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged, Assignor and Assignee agree as follows:

1. Recitals. The above recitals are true and correct, and are incorporated herein by this reference.

2. Assignment. Assignor assigns, transfers and conveys to Assignee, exclusively, all of Assignor's right, title, interest, exemptions, powers and reservations as the "Developer" under, and in accordance with the Declaration, with full power and authority to act as the Developer thereunder. From and after the date hereof, Assignee shall be deemed the "Developer" under the Declaration, and Assignee hereby accepts the foregoing assignment, transfer and conveyance, and assumes and agrees to satisfy the obligations of the "Developer" thereunder.

3. Representations. Assignor represents and warrants to Assignee that (a) Assignor has not previously assigned all or any portion of its right, title, interest, exemptions, powers and reservations as the "Developer" under the Declaration to any other party; and (b) the Declaration

is in full force and effect and has not been modified or amended except as may be reflected in documents recorded among the Public Records. Assignor makes no other representation or warranty, express or implied, as to matters associated with the Declaration, the association referenced therein, or this Assignment.

4. Counterparts. This Assignment may be executed in separate counterparts, all of which, when taken together, shall constitute on and the same instrument.

**OFFICIAL RECORDS  
BK: 2778 PG: 1674**

*[Remainder of page intentionally left blank. Signatures on following pages.]*

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment as of the date first above written.

**ASSIGNOR:**


**HAMPTON RIDGE DEVELOPERS, LLC,**  
a Delaware limited liability company

By: LandMar Group, LLC,  
a Delaware limited liability company

Its: Sole Member

By: LandMar Management, LLC,  
a Delaware limited liability company

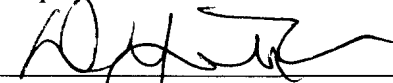
Its: Manager

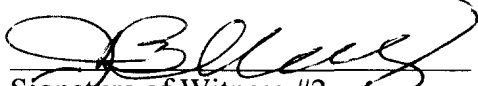
By:   
Graydon E. Miars, Vice President

Address: 227 West Trade Street, Suite 1000  
Charlotte, NC 28202

**OFFICIAL RECORDS**  
**BK: 2778 PG: 1675**

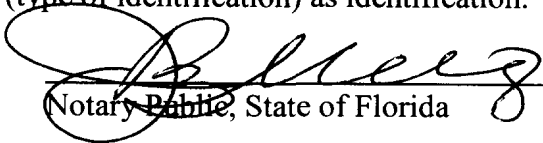
Signed, sealed and delivered  
in the presence of:

  
Signature of Witness #1  
Donna J. Feldman  
Typed/Printed Name of Witness #1

  
Signature of Witness #2  
J.P. Mahoney  
Typed/Printed Name of Witness #2

STATE OF FLORIDA  
COUNTY OF Pinellas

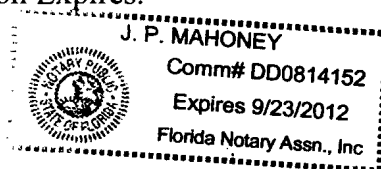
The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of October, 2010, by Graydon E. Miars, as Vice President of LandMar Management, LLC, a Delaware limited liability company, as Manager of LandMar Group, LLC, a Delaware limited liability company, the Sole Member of Hampton Ridge Developers, LLC, a Delaware limited liability company, on behalf of the entities. He is personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

  
Notary Public, State of Florida

Printed name: \_\_\_\_\_

(NOTARY SEAL)

My Commission Expires:



*[Signatures continued on following page.]*

**ASSIGNEE:**

Signed, sealed and delivered  
in the presence of:

**SH VENTURE I, LLC,**  
a Florida limited liability company

[Signature]  
Signature of Witness #1  
Jason Thomas  
Typed/Printed Name of Witness #1

By: [Signature]  
Name: Edward E. Burr  
Title: President

[Signature]  
Signature of Witness #2  
LINDA LANDWIRTH  
Typed/Printed Name of Witness #2

Address: 7807 Baymeadows Rd. E., #205  
Jacksonville, FL 32256

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 25 day of October, 2010,  
by Edward Burr, as President of SH Venture I, LLC, a Florida limited liability  
company, on behalf of the company. He (She) is personally known to me or has produced  
\_\_\_\_\_ (type of identification) as identification.

[Signature]  
Notary Public, State of Florida

Printed name: Laura Zur Gersbeck

(NOTARY SEAL)

My Commission Expires:

