DECLARATION OF COVENANTS AND RESTRICTIONS

OF

OAK RUN

CRESCENT OAKS MAINTENANCE

KNOW ALL MEN BY THESE PRESENTS, this Declaration of Covenants and Restrictions, hereinafter referred to as the "Declaration", made and entered into on this day of 1997, by OAK RUN ASSOCIATES, LTD., a Florida Limited Partnership (hereinafter referred to as the "Declarant"), owner of those certain tracts of land which have been platted as Oak Run.

WITNESSETH:

WHEREAS, the Declarant is the owner of that certain tract of land which has been platted

as Lots 1-3 of Block A, Lots 1-33 of Block B, Lots 1-26 of Block C, Lots 6-18 of Block D, Lots 1-23 of Block E, Lots 1-14 of Block F, and Lot 1 of Block G of Crescent Oaks, of which all of said property as platted shall hereinafter be called the "Subject Property", and Declarant desires to create on the Subject Property a residential community with open spaces and other common facilities for the benefit of the community; and

WHEREAS, the Declarant has previously platted certain tracts of land subject to the Declaration of Covenants and Restrictions of Oak Run dated January 30, 1991, and recorded in

OR Book 1716 at Page 0868, of the Public Records of Marion County, Florida, and the "Oak

Run Declaration" was subsequently amended by Emense Amendments to subject additional

platted properties as Additions to its Subject Property (as defined therein) and the Common Areas

and Recreational Areas which are now subject to the terms and provisions of the Oak Run

Declaration are maintained for the benefit ofthe Owners' properties located within the master community known as Oak Run; and

WHEREAS, the Declarant desires to provide for the preservation and enhancement ofthe property values and amenities in the community and for the maintenance of the Common Areas and Recreational Areas and improvements thereon, and, for this reason, desires to subject the Subject Property to the covenants, restrictions, easements, charges and liens in this Declaration, each and all of which is and are for the benefit of such property and each Owner thereof, and

WHEREAS, the Declarant has deemed it desirable, to create an entity for organizing the recreational, social and cultural activities of Oak Run and to that end Declarant has incorporated under the laws ofthe State of Florida, as a non-profit corporation, Oak Run Homeowners Association, Inc., for the purposes of exercising the functions stated above, which Association is not intended to be a "Condominium Association" as such term is defined and described in the

Florida Condominium Act (Chapter 718 of the Florida Statutes).

NOW, THEREFORE, in consideration of the premises and covenants herein contained,

the Declarant declares that the real property described as the Subject Property in Article I, and such additions thereto as may hereafter be made pursuant to Article II hereof, is and

```
  <!-- Palm Grove Fitness Center -->
  <div style="background:white; width:280px; padding:15px; border-radius:10px; box-shadow:0 2px
4px rgba(0,0,0,0.1);">
    <strong>Palm Grove Fitness Center</strong><br>
    Open 7 am–10 pm<br><br>
    Ballet Barre: Mon, Wed, Fri 8:45–10:30 am<br>
    Pilates: Tue 8–9 am<br>
    Yoga (DVD): Fri 2:30–4 pm<br>
    Zumba: Mon & Wed 1–2:30 pm<br>
    Zumba: Fri 1–2 pm
  </div>

</div>
```