

10.52R
LEEWARD

FIRST AMENDMENT TO
RUNWAY USE DECLARATION FOR
LEEWARD AIR RANCH UNIT NO.'s 1, 2, 3, AND 4



WHEREAS, LEEWARD AIR RANCH AIRPORT, INC., a Florida corporation not for profit, caused to be filed a Declaration as recorded in O.R. Book 1117, Page 1577, re-recorded in Book 1180, Page 0869, Public Records of Marion County, Florida and

WHEREAS, LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, desires to amend said Declaration.

NOW, THEREFORE, LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, does hereby declare said Declaration is hereby amended in its entirety and shall be replaced by the following:

RUNWAY USE DECLARATION FOR
LEEWARD AIR RANCH UNIT NO.'s 1, 2, 3, and 4

THIS DECLARATION is made this 7TH day of March, 1988 by LEEWARD AIR RANCH AIRPORT, INC., a Florida corporation not for profit.

WHEREAS, LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, is the owner of a certain aircraft runway described as follows:

Commencing at the southwest corner, Section 17, Township 16 South, Range 23 East; Thence N. 00° 35' 44" E. along the west boundary of said Section 17 a distance of 482.29 feet; thence S. 89° 24' 16" E. a distance of 1370.00 feet to the Point of Beginning. Thence S. 00° 35' 44" W. a distance of 3534.59 feet; thence S. 89° 24' 16" E. a distance of 400.00 feet; thence N. 00° 35' 44" E. a distance of 6247.00 feet; thence N. 89° 24' 16" W. a distance of 400.00 feet; thence S. 00° 35' 44" W. a distance of 2712.41 feet to the Point of Beginning. All being in Marion County, Florida.

WHEREAS, said runway is located in close proximity to certain lands specifically known as LEEWARD AIR RANCH UNIT NO.'s 1, 2, 3, and 4 being developed by LEEWARD DEVELOPMENT GROUP, INC., a Florida corporation, and BAHIA OAKS, INC, a Florida corporation.

WHEREAS, the aforescribed lands owned by said corporation are being developed as a "fly-in" community.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid by LEEWARD DEVELOPMENT GROUP, INC. to LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, the receipt and sufficiency of which is hereby acknowledged, LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, declares as follows:

1. That qualified property owners and qualified occupants of LEEWARD AIR RANCH UNIT NO.'s 1, 2, 3, and 4 are hereby granted the right to use of the runway owned by LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, for proper purposes subject to:

DECLARATION recorded in O.R. Book 1115, Pages 0590 through 0606,

PROTECTIVE COVENANTS, CONDITIONS, AND RESERVATIONS LEEWARD AIR RANCH UNIT NO. 1 AND UNIT NO. 2 recorded in O.R. Book 1115, Pages 0583 through 0589,

FIRST AMENDMENT TO DECLARATION recorded in O.R. Book 1487, Pages 1318 through 1322,

FIRST AMENDMENT TO LEEWARD AIR RANCH UNIT NO. 1 AND UNIT NO. 2 PROTECTIVE COVENANTS, CONDITIONS, AND RESERVATIONS recorded in O.R. Book 1487, Pages 1323 through 1330,

LEEWARD AIR RANCH UNIT NO. 3 AND UNIT NO. 4 PROTECTIVE COVENANTS, CONDITIONS, AND RESERVATIONS recorded in O.R. Book 1487. Pages 1331 through 1337,

BY *Francis E. Higgins* D.C.
B. Jack
88-013252

RECORDED AND RETURNED
VERIFIED
MARION COUNTY, FL

1988 MAR -7 PM 4:05

SECOND AMMENDMENT TO LEEWARD AIR RANCH UNIT NO. 1 AND UNIT NO. 2 PROTECTIVE COVENANTS, CONDITIONS, AND RESERVATIONS recorded in O.R. Book 1487, Pages 1759 through 1760,

FIRST SUPPLEMENTARY DECLARATION recorded in O.R. Book 1487, Pages 1761 through 1762,

all in the Public Records of Marion County, Florida, and to such rules and regulations (which includes payment of a monthly usage and availability fee) for the use of said runway as may from time to time be established by LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, its successors or assigns.

2. The above use hereby granted by LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, of the runway is a non-exclusive use, and shall not limit or restrict LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, from granting permission for use of said runway for any purpose by other persons or entities, as LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, in its sole discretion may approve.

3. This Declaration shall be a covenant running with lands comprising said runway, and shall be binding upon LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT its successors or assigns.

IN WITNESS WHEREOF, LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, has caused these presents to be executed the day and year first above written.

Barbara A. Allen
Dolores E. Tomlinson

LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT
By: James K. Leeward
James K. Leeward, President
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared JAMES K. LEEWARD, as President of LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT and after first being duly sworn, acknowledged to me that he signed the foregoing instrument in his capacity as an officer of LEEWARD AIR RANCH AIRPORT, INC., NON-PROFIT, on behalf of said corporation and as its official act, for the purposes stated therein.

ACKNOWLEDGED before me this 7 day of March, 1988

Barbara A. Allen
Notary Public, State of Florida
My Commission Expires March 10, 1989
Bonded thru Troy File Insurance, Inc.

6.00 rec.

Instrument 8. 24. 91

BY B. Jace

91-079708

91177 13 117772

**RUNWAY USE DECLARATION FOR
LEEWARD AIR RANCH SQUADRONS 5, 6, and 7**

THIS DECLARATION is made this 5th day of December, 1991 by LEEWARD AIR RANCH AIRPORT, INC., a Florida corporation.

WHEREAS, LEEWARD AIR RANCH AIRPORT, INC., is the owner of a certain aircraft runway described as follows:

Commencing at the southwest corner, Section 17, Township 16 South, Range 23 East; Thence N. 00° 35' 44" E. along the west boundary of said Section 17 a distance of 482.29 feet; thence S. 89° 24' 16" E. a distance of 1,370.00 feet to the Point of Beginning. Thence S. 00° 35' 44" W. a distance of 4,339.73 feet; thence S. 89° 24' 16" E. a distance of 400.00 feet; thence N. 00° 35' 44" E. a distance of 7,352.16 feet; thence N. 89° 24' 16" W. a distance of 400.00 feet; thence S. 00° 35' 44" W. a distance of 3,012.41 feet to the Point of Beginning. All being in Marion County, Florida.

WHEREAS, said runway is located in close proximity to certain lands specifically known as LEEWARD AIR RANCH VILLAGE SQUADRONS 5, 6, and 7 being developed by SQUADRON 567 CORP., a Florida corporation.

WHEREAS, the aforesaid lands owned by said corporation are being developed as a "fly-in" community.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid by SQUADRON 567 CORP. to LEEWARD AIR RANCH AIRPORT, INC., the receipt and sufficiency of which is hereby acknowledged, LEEWARD AIR RANCH AIRPORT, INC., declares as follows:

1. That qualified property owners and qualified occupants of LEEWARD AIR RANCH VILLAGE SQUADRONS 5, 6, and 7 are hereby granted the right to use of the runway owned by LEEWARD AIR RANCH AIRPORT, INC., for proper purposes subject to:

DECLARATION recorded in O.R. Book 1115, Pages 0590 through 0606.

FIRST AMENDMENT TO DECLARATION recorded in O.R. Book 1487, Pages 1318 through 1322.

SECOND AMENDMENT TO DECLARATION recorded in O.R. Book 1775, Page 0654.

all in the Public Records of Marion County, Florida, and to such rules and regulations (which includes payment of a monthly usage and availability fee) for the use of said runway as may from time to time be established by LEEWARD AIR RANCH AIRPORT, INC., its successors or assigns.

2. The above use hereby granted by LEEWARD AIR RANCH AIRPORT, INC., of the runway is a non-exclusive use, and shall not limit or restrict LEEWARD AIR RANCH AIRPORT, INC., from granting permission for use of said runway for any purpose by other persons or entities, as LEEWARD AIR RANCH AIRPORT, INC., in its sole discretion may approve.

3. This Declaration shall be a covenant running with lands comprising said runway, and shall be binding upon LEEWARD AIR RANCH AIRPORT, INC., its successors or assigns.

IN WITNESS WHEREOF, LEEWARD AIR RANCH AIRPORT, INC., has caused these presents to be executed this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Printed Name: Dirk J. Leeward

[Signature]
Printed Name: Judith A. Leeward

LEEWARD AIR RANCH AIRPORT, INC.

BY: [Signature]
James K. Leeward, President

(CORPORATE SEAL)

STATE OF FLORIDA,
COUNTY OF MARION

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared JAMES K. LEEWARD, well known to me to be the President of the corporation named as grantor in the foregoing deed, and that he acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of Dec., A.D. 1991.

This instrument prepared by:
Dirk J. Leeward for
Leeward Air Ranch Airport, Inc.
7001 S.E. 58th Ave.
Ocala, FL 32671

Printed Name, Address, and Expiration:
Rochelle H. Pliska
Rochelle H. Pliska, Notary Public
3453 S.W. 19th Pl.
Ocala, FL 32674

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: JUNE 23, 1994.
BORNED THRU NOTARY PUBLIC UNDERN-1288

201700 210000

R 10 00

LEEWARD AIR RANCH AIRPORT INC
PO BOX 1476
OCALA, FL 34478



**RUNWAY USE DECLARATION FOR
LEEWARD AIR RANCH SQUADRON 8**

THIS DECLARATION is made this 4th day of May, 2006 by LEEWARD AIR RANCH AIRPORT, INC., a Florida corporation.

WHEREAS, LEEWARD AIR RANCH AIRPORT, INC., is the owner of a certain aircraft runway described as follows:

Commencing at the southwest corner, Section 17, Township 16 South, Range 23 East; Thence N. 00° 35' 44" E. along the west boundary of said Section 17 a distance of 482.29 feet; thence S. 89° 24' 16" E. a distance of 1,370.00 feet to the Point of Beginning. Thence S. 00° 35' 44" W. a distance of 4,339.75 feet; thence S. 89° 24' 16" E. a distance of 400.00 feet; thence N. 00° 35' 44" E. a distance of 7,352.16 feet; thence N. 89° 24' 16" W. a distance of 400.00 feet; thence S. 00° 35' 44" W. a distance of 3,012.41 feet to the Point of Beginning. All being in Marion County, Florida.

WHEREAS, said runway is located in close proximity to certain lands specifically known as LEEWARD AIR RANCH SQUADRON 8 being developed by RAF GROUP 45, LLC, a Florida limited liability company.

WHEREAS, the aforescribed lands owned by said corporation are being developed as a "fly-in" community.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid by RAF GROUP 45, LLC to LEEWARD AIR RANCH AIRPORT, INC., the receipt and sufficiency of which is hereby acknowledged, LEEWARD AIR RANCH AIRPORT, INC., declares as follows:

1. That qualified property owners and qualified occupants of LEEWARD AIR RANCH SQUADRON 8 are hereby granted the right to use of the runway owned by LEEWARD AIR RANCH AIRPORT, INC., for proper purposes subject to:

DECLARATION recorded in O.R. Book 1115, Pages 0590 through 0606,

FIRST AMENDMENT TO DECLARATION recorded in O.R. Book 1487, Pages 1318 through 1322,

SECOND AMENDMENT TO DECLARATION recorded in O.R. Book 1775, Page 0654,

all in the Public Records of Marion County, Florida, and to such rules and regulations (which includes payment of a monthly usage and availability fee) for the use of said runway as may from time to time be established by LEEWARD AIR RANCH AIRPORT, INC., its successors or assigns.

2. The above use hereby granted by LEEWARD AIR RANCH AIRPORT, INC., of the runway is a non-exclusive use, and shall not limit or restrict LEEWARD AIR RANCH AIRPORT, INC., from granting permission for use of said runway for any purpose by other persons or entities, as LEEWARD AIR RANCH AIRPORT, INC., in its sole discretion may approve.

3. This Declaration shall be a covenant running with lands comprising said runway, and shall be binding upon LEEWARD AIR RANCH AIRPORT, INC., its successors or assigns.

IN WITNESS WHEREOF, LEEWARD AIR RANCH AIRPORT, INC., has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

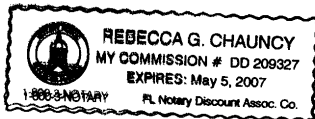
Printed Name: Dirk J. Leeward

Printed Name: Rebecca G. Chauncy

LEEWARD AIR RANCH AIRPORT, INC.
BY:
James K. Leeward, President.

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 4th day of May, 2006 by James K. Leeward, as the President of Leeward Air Ranch Airport, Inc., a Florida corporation on behalf of the corporation.



Notary Public, State of Florida
Print Name:
My commission expires:
Commission No.:

Notary: Check one of the following:
 Personally known OR
 Produced Identification (if this box is checked, fill in blank below).
Type of Identification Produced: N/A