

Ex. "B"

IN THE CIRCUIT COURT FOR SARASOTA COUNTY, FLORIDA

JOHN C. MONAHAN, WILLIAM J. GERBE,)
BRIAN A. PORCELLI and RALPH J.)
PORCELLI,)

Plaintiffs)

-v-

No. 75-752-CA-01

C. E. PITTS and MARIE F. PITTS,)
husband and wife,)

Defendants.)

FINAL JUDGMENT

This action was tried before the Court. On the evidence presented

IT IS ADJUDGED THAT:

1) The owners of docks in the boat basin in Sorrento South Subdivision, Sarasota County, Florida, shall have the right of ingress and egress, for themselves and their guests, over and across the following described real property:

perpetual H.C.R.

Tract A, Sorrento South, Unit No. 5, as per plat thereof recorded in Plat Book 19, pages 8 and 8A, Public Records of Sarasota County, Florida.

The ownership of the docks shall be limited to owners of non-salt water front residential lots in Sorrento South and Sorrento East Subdivisions, Sarasota County, Florida, and may be transferred to another qualified owner. All of the owners of docks shall share equally in the expense of maintaining the boat docks and the above described Tract A.

2) The real property located in Sorrento South Subdivision, Sarasota County, Florida, generally described as the golf course and more particularly described as:

Tract B, Sorrento South, Unit No. 5, as per plat thereof recorded in Plat Book 19, pages 8 and 8A, Public Records of Sarasota County, Florida.

LESS the following described tract:

Commence at the intersection of the northeasterly line of Lot 1, Block F of Sorrento South Unit No. 5, as per plat thereof recorded in Plat Book 19, pages 8 and 8A, of Public Records of Sarasota County, Florida.

and the southerly right of way line of Bayshore Road for a Point of Beginning; run thence northerly and easterly along said southerly right of way line the following calls and distances; N 46°51'56" E, 100'; East, 81.46' to the westerly line of Sorrento Villas Section 3, Condominium as per plat thereof recorded in Condominium Book 2, page 49 of Public Records of Sarasota County, Florida; thence southerly the following calls and distances along said westerly line; South, 30.22' to the point of curvature of a curve to the left, having a radius of 109.33' and a central angle of 32°17'02"; thence along the arc of said curve 61.60' to the point of tangency; thence S 32°17'02" E, 10.92'; thence S 57°42'58" W, 111.12' to the easterly line of the aforementioned Lot 1, Block F; thence N 43°08'04" W, along said line, 121.73' to the Point of Beginning and containing 0.39 acres more or less.

shall be used for no purpose other than for a golf course or open space, and no dwelling shall be erected, altered, placed or permitted on said property. A clubhouse and similar structures relating to the use of said property as a golf course or as open space shall be permitted.

3) The Defendants shall, within one (1) year, construct a clubhouse of not less than 600 square feet and costing not less than \$9,000, suitable to meet the reasonable needs of the golfers who use the golf course located in Sorrento South Subdivision, Sarasota County, Florida, and the residents of Sorrento South Subdivision. The clubhouse shall be constructed within the boundaries of the golf course. After construction, the clubhouse shall be under the control of Plaintiff, SORRENTO SOUTH PROPERTY OWNERS, INC., who shall be responsible for all expense connected with the clubhouse, including taxes, insurance, utilities, maintenance, and all other charges.

wrong

4) The Defendants shall cease using the premises located at 1910 Bayshore Road, Nokomis, Florida, as a real estate sales office.

5) The Court reserves jurisdiction of this entire matter to enter any further orders that may be equitable, appropriate and just.

ORDERED at Sarasota, Florida, on August 24th, 1976.

Copies furnished to: Ezra J. Regen Frank J. Holroyd, Jr.

Harry C. Richman Circuit Judge