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RECORDING
 LFC 15.00
 DS _____
 P-C _____
 FLES _____
 MTF _____
 P/C _____
 REV _____
 TOTAL 15.00

KARLEEN F. DE BLAS
 CLERK OF CIRCUIT COURT
 PINELLAS COUNTY, FL.

89 APR 14 PM 3:35

This instrument prepared by
 and to be returned to:
 Michael L. ROBERTSON, Esq.
 ✓ Guthrie & Robertson, P.A.
 1230 S. Myrtle Avenue, #101
 Clearwater, FL 34616

VARIANCE TO RESTRICTIONS

This variance is made as of April 7, 1989, by
 RUTENBERG-JAGHAB, LTD., A Florida limited partnership,
 hereinafter referred to as "Developer".

WITNESSETH:

WHEREAS, Developer heretofore imposed restrictions on
 HUNTINGTON by virtue of that certain Declaration of Covenants,
 Conditions and Restrictions for Huntington recorded in Official
 Records Book 5846 at Page 2183 of the Public Records of Pinellas
 County, Florida, on September 24, 1984 hereinafter referred to as
 "Declaration"; and

WHEREAS, Article II, Section 2.21 provides that for a
 period of ten (10) years from the date of recording the
 Declaration, Developer may grant exceptions or variances from any
 restrictions set forth in Article II of the Declaration without
 notice to or approval by other lot owners in the Development or
 Association; and

WHEREAS, Article X, Section 10.03, subsection (b) of the
 Declaration further states: "All amendments, modifications,
 exceptions, or variances... pertaining to the location of
 structures on a lot ... shall be conclusively deemed to be within
 the authority and right of the Developer under this subsection."
 and

WHEREAS, Article II, Section 2.18, provides for a 10 foot
 setback line as to any side lot line and a 50 foot setback line
 as to any front lot line as shown on Exhibit B to the
 Declaration; and

WHEREAS, a survey prepared by Gerald P. Goulish
 Engineering, Inc., a copy of which is attached hereto as Exhibit
 A, shows an encroachment into the front and easterly side setback
 areas; and

WHEREAS, Developer recorded the Declaration on September
 24, 1984; and

WHEREAS, Developer now wishes to confirm in writing the
 granting of a variance as to the setback lines as described in
 Exhibit A attached hereto and by reference incorporated herein;
 and

WHEREAS, the Huntington Homeowners Association of Pinellas
 County, Inc., consents to the granting of the variance as
 described herein.

NOW, THEREFORE, RUTENBERG-JAGHAB, LTD., confirms the
 following action:

1. The Developer hereby grants a variance to Article II
 Section 2.18 as to the encroachments identified on Exhibit A into
 the front and easterly side setback areas pursuant to its
 authority set forth in Articles II and X of the Declaration.

2. By execution hereof, the Huntington Homeowners
 Association of Pinellas County, Inc., hereby consents to the
 granting of said variance.

IN WITNESS WHEREOF, the undersigned has caused this written confirmation of variance to be executed as of the day and year set forth above.

Signed, sealed and delivered in the presence of:

Paula J. Petros
Monica L. Pepper

RUTENBERG-JAGHAB, LTD.
a Florida limited partnership

BY: Arthur Rutenberg Corp.
general partner

BY: Raja Jaghab
Raja Jaghab, Vice President

Arthur Rutenberg
Sara L. Monroe

HUNTINGTON HOMEOWNERS
ASSOCIATION OF PINELLAS COUNTY,
INC.

BY: Corinne Fogarty
Corinne Fogarty, President

Attest: M. Sharro
M. Sharro, Secretary

STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that this day in the next above named State and County before me, an officer duly authorized and acting, personally appeared Raja Jaghab as Vice President of Arthur Rutenberg Corp., general partner of RUTENBERG-JAGHAB, LTD., to me well known and known to me to be the individual described in and who executed the foregoing Variance and he acknowledged then and there before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 7th day of April, 1989.

Paula J. Petros
NOTARY PUBLIC
My Commission Expires:

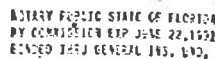


STATE OF FLORIDA)
COUNTY OF PINELLAS)

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly qualified to administer oaths and take acknowledgments, Corinne Fogarty as President and M. Sharro as Secretary of Huntington Homeowners Association of Pinellas County, Inc., a Florida non-profit corporation, to me personally known and known by me to be the persons who executed the foregoing Variance as such officers of said corporation, and that they caused the seal to be affixed thereto for the uses and purposes therein expressed.

WITNESS my hand and official seal at Pinellas, FL said County and State, this 23 day of March, 1989.

Vicky Brandon
NOTARY PUBLIC
My Commission Expires:



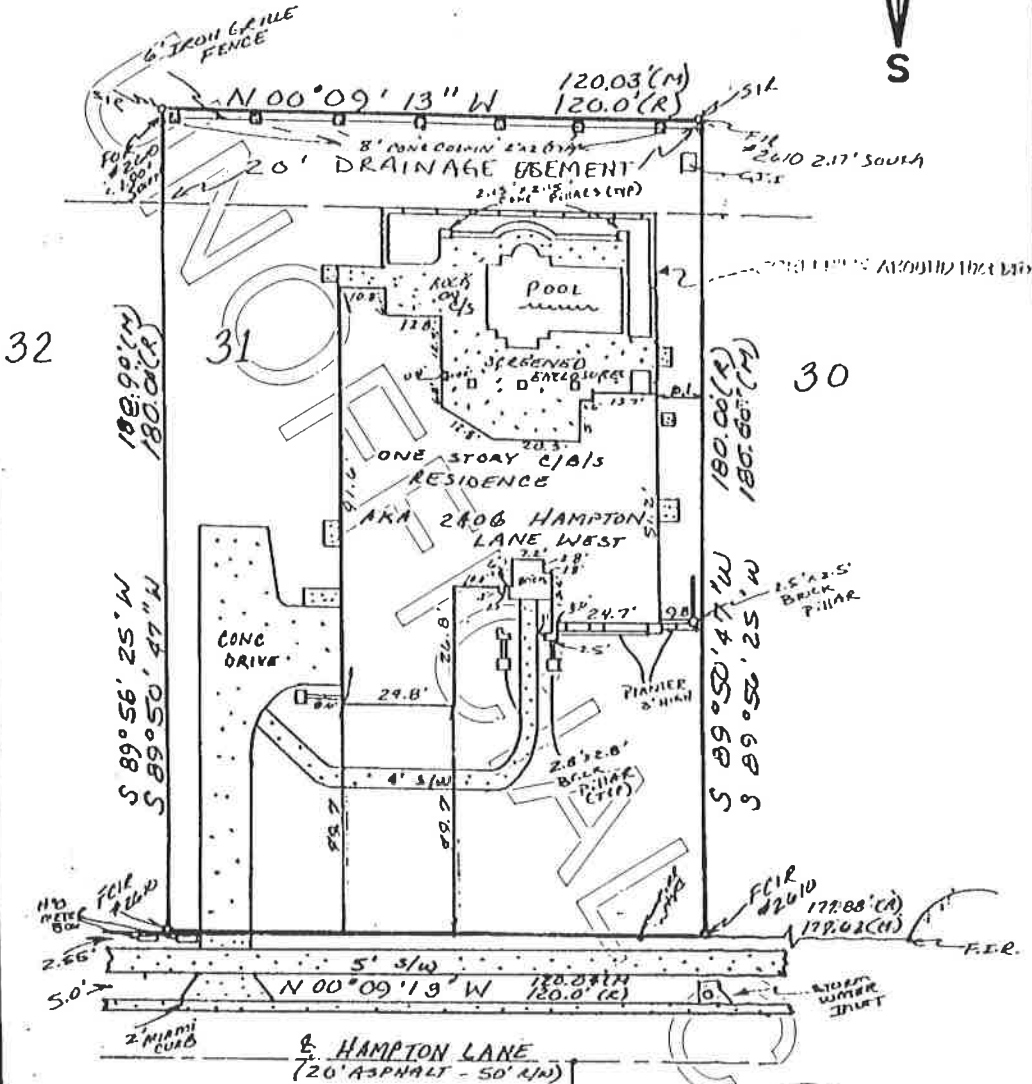
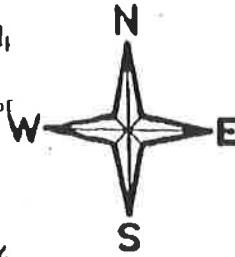
15:26:09
1 \$15.00
TOTAL: \$15.00
TAXES: \$0.00

SEC. 33, TWP. 28 S, RNG. 16 E

A BOUNDARY AND TIE-IN SURVEY OF

OR 6978PG 1964

Lot 31, HUNTINGTON, as recorded in Plat Book 89, Pages 63 and 64, of the Public Records of Pinellas County, Florida.



NOTES:

1. Bearings and distances based on recorded
2. Property is located in FIRM Zone C, as C, dated 6/1/83.
3. Survey subject to a title search for

Plat. per Community-Panel No. 125143 0002 easements and rights of way of record.

<p>REVISIONS</p>			
<p>GERALD P. GOULISH ENGINEERING, INC. CIVIL ENGINEERS & LAND SURVEYORS</p>		<p>813-938-2839 1221 East Tarpon Avenue Tarpon Springs, FL 33589</p>	
<p>DATE OF SURVEY: 12-6-88</p>	<p>DATE: 12-8-88</p>	<p>JOB NO: 89S-017</p>	<p>I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF CHAPTER 89A.6 FLORIDA ADMINISTRATIVE CODE.</p>
<p>FIELD BOOK: N/A</p>	<p>PLAT: JCC/GM</p>	<p>DRAWN BY: EAS</p>	<p>SCALE: 1"=30'</p>
<p>CERTIFIED TO: KEVIN L. AND SHEILA ANN CORRIGAN CHASE BANK OF FLORIDA, N.A./ALLDAY AND DONALDSON TITLE/CHICAGO TITLE INSURANCE COMPANY</p>			<p><i>David W. Stinson</i> 12/8/88 DAVID W. STINSON FLORIDA REGISTERED SURVEYOR NO. 7122</p>

NOT VALID UNLESS ENCLOSED WITH A RAISED SEAL.