

NOTICE OF COVENANTS, CONDITIONS AND RESTRICTIONS  
FOR INDIAN WELLS, UNIT FOUR

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, THE GREATER CONSTRUCTION CORP., a Florida corporation, is the owner of the following real property located in Osceola County, Florida, to wit:

Lots 400 through 497, inclusive, INDIAN WELLS, UNIT FOUR, according to the Plat thereof, recorded in Plat Book 4, Page 188, Public Records of Osceola County, Florida.

AND WHEREAS, THE GREATER CONSTRUCTION CORP. desires that all of said real property be subject to like restrictions for the mutual benefit and protection of themselves and persons, both natural and corporate, who may hereafter purchase or acquire any interest in said real property, or any portion thereof;

NOW THEREFORE, in consideration of the premises, THE GREATER CONSTRUCTION CORP., the owner of all the real property described above, and hereinafter sometimes referred to as "the Declarant" does hereby declare said real property to be subject to the following restrictions, reservations and conditions binding upon themselves and upon each and every person, both natural and corporate, who or which shall hereafter acquire any interest in said real property, and their heirs, successors and assigns, to wit:

1. No lot shall be used except for residential purposes. No building shall be erected, altered, placed or permitted to remain on any lot other than one (1) detached single-family dwelling not to exceed two (2) stories in height and a private garage for not more than two (2) cars. Further, cars or other authorized vehicles hereunder shall be parked in the garage or driveway and in any event may not be parked in any easement areas or the street area in front of the house.

2. No building, structure or appurtenance shall be erected, placed or altered on any lot until the construction plans and specifications and a plan showing the location of the structure have been approved by the Architectural Control Committee as to quality of workmanship and materials, harmony of external design with existing structures, and location with respect to topography and finish grade elevation.

3. The Architectural Control Committee is composed of Lester N. Mandell and Lester Zimmerman. The Committee may designate a representative to act for it. In the event of the death or resignation of a member of the Committee, the remaining member shall have full authority to designate a successor. Neither the members of the Committee, nor its designated representatives, shall be entitled to any compensation for service performed pursuant to this covenant. At any time after the Declarant is no longer the owner of any lot within the Subdivision, the then record owners of a majority of the lots shall have the power through a duly recorded written instrument to change the membership of the Committee or to withdraw from the Committee or restore it to any of its powers and duties.

4. The Committee's approval or disapproval as required in these covenants shall be in writing. In the event the Committee, or its designated representative, fails to approve or disapprove within thirty (30) days after plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be

deemed to have been fully complied with.

5. No dwelling shall be permitted on any lot at a cost of less than TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) based upon cost levels prevailing on the date these covenants are recorded, it being the intention and purpose of these covenants to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost stated herein for the minimum permitted dwelling size. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall be not less than nine hundred fifty (950) square feet.

6. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently. Further, no trailer, recreational vehicle, or trucks larger than two (2) tons in total weight shall be stored, kept or parked contiguous to, on or about any lot without the express advance written authorization of the Architectural Control Committee, which consent may be withheld in said Committee's sole discretion and for any reason. Further, even if said permission has been granted, it may be revoked by the Architectural Control Committee in its reasonable discretion.

7. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

8. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats, or other household pets may be kept provided that they are not bred or maintained for any commercial purposes.

9. No sign of any kind shall be displayed to the public view on any lot, except one (1) professional sign of not more than one (1) square foot, one (1) sign of not more than five (5) square feet advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sale period.

10. No fence or wall shall be erected, placed or altered on any lot nearer to any street than the minimum building setback line and no fence or wall permitted hereunder shall, in any event, exceed six (6) feet in height. No fence, wall, hedge or shrub planting which obstructs sight lines at elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street lines, extended. The same sight line limitations shall apply on any lot within ten (10) feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distances of such intersections unless it is maintained at sufficient height to prevent obstruction of such sight lines.

11. No lots shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

12. No television or radio antenna shall be constructed or placed on the roof of any dwelling. No free-standing television



or radio antenna shall be permitted on any lot unless (i) the location of such free-standing antenna is approved by the Architectural Control Committee and (ii) such free-standing antenna does not exceed five (5) feet in height above the highest point of the roof of the dwelling. Further, no television or radio dish antenna shall be permitted on any lot unless the appearance and location of such dish antenna is approved in advance by the Architectural Control Committee.

13. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat. Within these easements no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

14. Water and sewer service for all lots shall be provided by a public or privately owned water and sewer system and the owners of residences shall pay the monthly charges for such services as are from time to time imposed.

In addition, Declarant has caused to be established a "Municipal Service Taxing Unit" (MSTU) to provide for (a) the maintenance and upkeep of portions of the Indian Wells Subdivision; (b) the construction of improvements and facilities, (recreation, sidewalks, drainage, etc.) for the use and benefit of the Subdivision and the residents of the Subdivision and other phases (existing or future) of Indian Wells; and (c) the construction, operation and maintenance of street lighting for the Subdivision. The provisions of said MSTU place upon all residents of the Indian Wells Subdivision the obligation of payment for the construction, maintenance and upkeep provided for under the MSTU.

15. THE GREATER CONSTRUCTION CORP. intends to develop on the lots subject to these Restrictions a "Zero Lot Line" community, which means, in part, that rather than placing a dwelling in the middle of a lot so that such dwelling would have two side yards of roughly equal size, the dwelling is located along one side of the lot so that such dwelling shall have one large side yard and one small side yard. It is the intention of THE GREATER CONSTRUCTION CORP. to cause a majority of the dwellings which are to be constructed on the lots subject to these Restrictions to be located approximately two (2) feet from one of the side lot lines of the lot on which such dwelling is constructed. In those instances where a dwelling (herein called the "Dwelling") is located on a lot (herein called the "Subservient Lot") approximately two (2) feet from one of the side lot lines (herein called the "Zero Lot Line"), the owner of the lot adjacent to such Zero Lot Line (herein called the "Adjacent Lot") shall have, and is hereby granted, an easement over and across the approximately two (2) foot wide area of the Subservient Lot which is along and adjacent to the entire Zero Lot Line from the front to the rear of the Subservient Lot and between the Zero Lot Line and a line parallel to and approximately two (2) feet in distance from the Zero Lot Line which shall run along the edge of the Dwelling and shall extend from the front and rear of the edge of the Dwelling to the front and rear lot lines, respectively (herein called the "Easement Area"). The nature of the easement granted and dedicated in this subparagraph shall be that the owner of the Adjacent Lot shall have the exclusive right to use the Easement Area for side yard purposes, which shall include,

ORDINANCE NO. 84-12

OSCEOLA COUNTY, FLORIDA

An Ordinance relating to specified areas of the unincorporated territories of Osceola County, Florida; creating Indian Wells Municipal Service Taxing Unit; for street lighting, drainage and retention pond and other Common Area repair and maintenance providing for Governance of the Taxing Unit by the Board of County Commissioners; authorizing the levy of a municipal service and benefit ad valorem tax within the taxing unit not to exceed four (4) mills providing for budget procedures; providing for construction of this Ordinance and severability of the provisions herein; and providing an effective date.

WHEREAS, Section 125.01(1)(g), Florida Statutes (1981) grants the legislative and governing body of a county the power to establish municipal service taxing units for any part or all of the unincorporated area of the County, within which may be provided various municipal services and other essential services as provided in said Section 125.01(1)(g); and

WHEREAS, the Board of County Commissioners of Osceola County has determined that it is desirable that a municipal service taxing unit be established for a portion of the unincorporated area of the County known as Indian Wells, the legal description for which is set forth on Exhibit "A", in order to provide services as contemplated by Section 125.01(1)(g), Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA:

SECTION 1  
SHORT TITLE.

This ordinance shall be known as Indian Wells Municipal Service Taxing Unit Ordinance.

SECTION 2  
AUTHORITY: PURPOSE: SCOPE.

This Ordinance is enacted under authority of Sections 125.01(1)(g) and Section 200.071(3), Florida Statutes (1981); and under the authority of Article VIII, Section 1(f) and Article VII, Section 9(b) of the Constitution of the State of Florida, 1968. Its purpose is to create a municipal service taxing unit pursuant to law whereby Osceola County will have the authority:

2.1 To provide those services permitted by Section 125.01(1)(g), Florida Statutes, particularly street lighting, retention and drainage and other Common Area repair and maintenance; and

2.2 To levy taxes within the Municipal Service Taxing Unit, and to levy special assessments, borrow and expend money, pursuant to Section 125.01(1)(r), Florida Statutes.

SECTION 3  
DEFINITIONS.

When used in this Ordinance, the following terms shall have the following meanings:

3.1 "Board" means the Board of County Commissioners of Osceola County, Florida.



3.2 "MSTU" or "Indian Wells MSTU" means Indian Wells Municipal Service Taxing Unit as created by this Ordinance.

3.3 "Person" includes an individual or an organization.

3.4 Reference to any office or officer includes any person authorized by law to perform the duties of such office or officer.

3.5 Unless the context otherwise requires:

3.5.1 Words in the singular number include the plural, and in the plural include the singular;

3.5.2 Words of the masculine gender include the feminine and the neuter, and when the sense so indicates, words of the neuter gender may refer to any gender.

#### SECTION 4

#### CREATION OF INDIAN WELLS MUNICIPAL SERVICE TAXING UNIT.

There is hereby created within Osceola County, Indian Wells Municipal Service Taxing Unit, which shall have the authority permitted it under Sections 125.01(1)(q) and (r), Florida Statutes, and under this Ordinance.

#### SECTION 5 GOVERNANCE.

Indian Wells MSTU shall be governed by the Board of County Commissioners of Osceola County, as proved by Section 125.01(2), Florida Statutes.

#### SECTION 6

#### POWERS OF INDIAN WELLS MUNICIPAL SERVICE TAXING UNIT.

Except as otherwise provided by general or special law or by this Ordinance, Indian Wells Municipal Service Taxing Unit, acting by and through the Board of County Commissioners, shall have, in order to implement the authority described above in Section 2 of this Ordinance, the following powers:

6.1 To adopt by-laws, rules, resolutions and orders prescribing the powers, duties and functions of the officers and employees of the MSTU, the conduct of the business of the MSTU, the maintenance of records, and the form of certificates evidencing tax liens and all other documents and records of the MSTU. The Board may adopt administrative rules and regulations with respect to any function of the MSTU, on such notice and public hearing, if any, as the Board may determine.

6.2 To employ engineers, contractors, consultants, attorneys, auditors, agents, employees and representatives, as the Board may from time to time determine, on such terms and conditions as the Board may approve, and fix their compensation and duties.

6.3 To maintain an office at such place or places as the Board may designate.

6.4 To execute all contracts and other documents, adopt all proceedings and perform all acts determined by the Board to be necessary or desirable to carry out the purposes of this Ordinance. The Board may authorize one (1) or more members of the Board to execute contracts and other documents on behalf of the Board or the MSTU.

6.5 To appoint a person to act as general manager of the MSTU, if such position is necessary to the operation of the MSTU, having such official title, functions, duties and power as the Board may prescribe.

6.6 To acquire property, real, personal or mixed, on such terms and conditions as the Board may deem necessary or desirable, provided that the Board determines that the use or ownership of such property is necessary in the furtherance of a designated lawful purpose authorized under the provisions of this Ordinance or Section 125.01(1)(q) and (r), Florida Statutes, and amendments thereto; and otherwise deal with any of the assets and properties of the MSTU, with or without consideration.

6.7 Whenever deemed necessary or desirable by the Board, to lease, as lessor or lessee, to or from any person, firm, corporation, association or body, public or private, any MSTU facilities or property of any nature for the use of the MSTU and to carry out any of the purposes of the MSTU.

6.8 To enter into contracts for the use of the facilities of the MSTU and with respect to the services and facilities furnished or to be furnished by the MSTU, including, but not limited to, service agreements with landowners, power companies, and others within or without the MSTU providing for the furnishing of any of the services and facilities of the MSTU, for such consideration and on such other terms and conditions as the Board may approve. No hearing or notice thereof shall be required prior to the authorization or execution by the Board of any such contract or agreement, and the same shall not be subject to revision except in accordance with their terms. Such contracts or agreements, and revenues or service charges received or to be received by the MSTU thereunder, may be pledged as security for any obligations of the MSTU.

6.9 To levy annually upon all the taxable real property within the MSTU, an ad valorem tax in accordance with Section 125.01(1)(q) and (r), and Section 200.071(3), Florida Statutes, and adopt budgets for the MSTU. No referendum shall be required, either within or without the MSTU, for the levy of such ad valorem tax.

6.10 In accordance with Section 125.01(q) and (r), Florida Statutes, and Section 8 of this Ordinance, to provide for the collection and disbursal by Osceola County of such funds as may be necessary to pay the expense incurred or to be incurred, or to establish reserves deemed necessary or desirable, by the MSTU in pursuant of the powers granted herein and by Section 125.01(1)(q) and (r), Florida Statutes.

6.11 To do all things which the Board of County Commissioners may otherwise be empowered to do by general or special law.

#### SECTION 7 TAX LEVY AUTHORIZED.

Pursuant to Section 125.01(q) and (r), and Section 200.071(3), Florida Statutes, there is hereby authorized to be levied annually upon all the non-exempt, taxable real property within Indian Wells Municipal Service Taxing Unit an ad valorem tax not to exceed four (4) mills per dollar of assessed valuation. Said tax shall be levied in the same manner and by the same procedures as other ad valorem real property taxes collected by Osceola County, in accordance with the Constitution of the State of Florida and applicable state and local law.



SECTION 8  
BUDGET.

The Board of County Commissioners shall prepare and adopt a budget for the MSTU for the ensuing fiscal year at the same time and in the same manner as other budget items for the County. The budget for the MSTU may include such items of expense, capital expenditures and reserves as the Board may deem necessary or desirable to implement the objectives of the MSTU under the powers granted it by Section 125.01(1)(q) and (r), Florida Statutes, and the provisions of this Ordinance.

SECTION 9  
TERRITORY OF MSTU: ANNEXATION OF ADDITIONAL TERRITORY.

The Indian Wells Municipal Service Taxing Unit shall encompass the unincorporated area of Osceola County, Florida, described in Exhibit "A" to this Ordinance. Additional territory may be annexed to the MSTU and made subject to all the provisions of this Ordinance by the adoption by the Board of an ordinance making such territory subject to the provisions hereof. The functions to be performed by Indian Wells MSTU may be assumed by or merged with those of any other municipal service taxing unit which may be created by Osceola County and which covers all or a part of the area described in Exhibit "A" or any annexation thereto. No referendum shall be required, either within or without the MSTU, or within or without any annexed territory, for the annexation of any territory or for any merger. Annexed territory need not be contiguous to the territory encompassed by the MSTU.

SECTION 10  
CONSTRUCTION.

This Ordinance shall be deemed to be cumulative and supplemental and in addition to any other act, law or ordinance relating to municipal service taxing units under the jurisdiction of Osceola County; provided, however, that this Ordinance shall supersede and repeal any existing ordinance, special law or county regulation which is in direct conflict herewith, to the extent of such conflict. The provisions of this Ordinance shall be liberally construed in order to effectively carry out its purpose in the interest of the public health, safety and welfare of the citizens of Osceola County and the State of Florida.

SECTION 11  
SEVERABILITY.

It is declared to be the intent of the Board of County Commissioners of Osceola County that if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect the remaining portions of this Ordinance, and it shall be construed to have been the legislative intent to pass this Ordinance without such unconstitutional, invalid, or inoperative part therein, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be held to be valid as if such part or parts had not been included herein. If this Ordinance or any provision hereof shall be held inapplicable to any person, group of persons, property, or kind of property, circumstances or set of circumstances, such holding shall not affect the applicability hereof to any other person, property or circumstance.

SECTION 12  
EFFECTIVE DATE.

This Ordinance shall take effect on the 17th day of December, 1984, after the Board of County Commissioners

but not be limited to, maintaining the landscaping thereon and maintaining a wooden fence thereon of no more than five (5) feet in height, and fencing in the Easement Area for side yard use in connection with the Adjacent Lot to the exclusion of the owner of the Subservient Lot; provided that no such fencing shall be in violation of Paragraph 10 of these Restrictions, and provided further that the owner of the Subservient Lot shall have the right, at reasonable times and upon reasonable notice to the owner of the Adjacent Lot, to enter into the Easement Area for the purposes of maintaining and making repairs to the Dwelling on the Subservient Lot, and the owner of the Subservient Lot shall have the right to have the overhang from the roof of the Dwelling on such lot to intrude onto the Easement Area. The exterior sidewall of the Dwelling on a Subservient Lot which faces upon the Easement Area shall not be painted or repainted any different color than the color used in the original construction of the Dwelling, without the consent of the owner of the Adjacent Lot. The Easement granted herein shall not exist on those lots where the Dwelling constructed thereon is not located within approximately two (2) feet of one of the side lines of such lot.

16. The covenants and restrictions set forth in these Restrictions shall run with and bind the land, for a term of thirty (30) years from the date these Restrictions are recorded, after which time they shall be automatically extended for successive periods of ten (10) years. These Restrictions may be amended, in whole or in part, by an instrument signed by not less than seventy-five percent (75%) of the lot owners; provided, however, so long as the Declarant is the owner of one or more lots within the Subdivision, any amendment shall require the written consent of the Declarant. Any amendment must be recorded in the Public Records of Osceola County, Florida.

17. Enforcement of these Restrictions shall be by proceedings at law or in equity against any person or persons violating or attempting to violate any restriction either to restrain violation or to recover damages, and the Declarant hereunder shall be entitled to recover from the person or persons violating these Restrictions any and all costs and fees associated with the enforcement of these Restrictions, including reasonable attorneys fees.

18. Invalidation of any one of these restrictions by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

IN WITNESS WHEREOF, THE GREATER CONSTRUCTION CORP. has caused these presents to be executed by its duly authorized officers, and its corporate seal to be hereunto affixed this 16th day of April, 1987.

Signed, sealed and delivered  
in the presence of:

William A. Beckett  
Donna J. Mandell

THE GREATER CONSTRUCTION CORP.

By: Lester N. Mandell  
Lester N. Mandell, President

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of April, 1987 by Lester N. Mandell, President of THE GREATER CONSTRUCTION CORP., a Florida corporation, on behalf of the corporation.

FILED, RECORDED AND  
RECORD VERIFIED  
MEL WILLIS, JR. CLK CIR CT  
OSCEOLA COUNTY

BY WMC D.C.

Donna J. Mandell  
Notary Public  
My Commission Expires:

1989  
Sample Notary Seal  
(Rev. 04/14/87)



766-1717

has received notification from the Secretary of State that this Ordinance has been filed with the Secretary of State.

ENACTED this 17th day of December, 1984, by the board of County Commissioners of Osceola County, Florida.

BOARD OF COUNTY COMMISSIONERS  
OSCEOLA COUNTY, FLORIDA

By: Michael S. S. Chairman

ATTEST:

Michael S. S.  
Clerk

FILED IN CLERK OF STATE'S OFFICE  
12/20/84

766-1718

EXHIBIT "A"

(ATTACHED TO INDIAN WELLS MSTU ORDINANCE)

A part of Sections 2 and 3, Township 25 South, Range 28 East, Osceola County, Florida described as follows:

PARCEL 1

All that portion of the property located within the boundaries of INDIAN WELLS UNIT ONE, according to the Plat thereof as recorded in Plat Book 4, Page 78, of the Public Records of Osceola County, Florida, lying North of the North Right-of-Way Line of the Florida Gas Line Easement as shown on said Plat; and also TRACT "D" as shown on said Plat.

AND ALSO:

PARCEL 2

Beginning at the Northeast corner of Section 3, T 25 S. R 28 E. Osceola County, Florida, run N 89° 43' 41" W, along the North line of the NE1/4 of said Section 3, 1894.89 ft; run thence S 00° 00' 18" E, 848.63 ft; run thence N 89° 59' 42" E, 145.0 ft; run thence S 00° 00' 18" E, 13.04 ft; run thence N 89° 59' 42" E, 335.0 ft; run thence S 00° 00' 18" E, 767.98 ft; run thence S 60° 00' 00" E, 360.18 ft., to a point on a 1459.95 ft. Radius Curve concave to the Southeast; run thence Southwesterly along said Curve through a Central Angle of 30° 05' 02", 766.57 ft. (chord = S 15° 39' 05" W, 757.79 ft.), to the Point of Tangent of said Curve; run thence S 00° 36' 34" W, 38.95 ft., to the Southwest corner of SE1/4 of NE1/4 of said Section 3; run thence S 89° 19' 22" E, 1303.20 ft., to the Southeast corner of aforesaid NE1/4; run thence S 89° 56' 07" E, 1328.33 ft., to the Southeast corner of the SW1/4 of NW1/4 of Section 2, T 25 S, R 28 E; run thence N 00° 13' 46" W, 785.0 ft; run thence N 37° 00' 02" W 1250.0 ft; run thence N 19° 13' 38" W, 290.06 ft; run thence N 09° 25' 00" W, 535.0 ft., to the North line of said Section 2; run thence N 89° 55' 59" W, 385.0 ft., to the Point of Beginning.

766-1718



ORDINANCE 84-3

AN ORDINANCE RELATING TO THE INDIAN WELLS MUNICIPAL SERVICE TAXING UNIT; AMENDING ORDINANCE 84-12 TO INCLUDE INDIAN WELLS, UNIT 2, PER PLAT BOOK 4, PAGE 81 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY.

WHEREAS, the owner of all lots and lands comprising Unit 2 of Indian Wells Subdivision has requested the Board of County Commissioners to include said Unit 2 within the Indian Wells Municipal Service Taxing Unit as created by Osceola County Ordinance 84-12, and;

WHEREAS, the Board of County Commissioners hereby finds and determines that such inclusion is consistent with the purposes and criteria of Florida Statutes 125.01(1)(q) and is in the best interest of the County and the taxing unit.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Osceola County, Florida:

Section 1. That Exhibit "A" to Ordinance 84-12 setting forth the territory of the Indian Wells Municipal Service Taxing Unit as per section 9 of said ordinance is hereby amended to read as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Section 2. CONFLICT: Any ordinance or part thereof in conflict with this Ordinance or any part hereof is hereby repealed to the extent of the conflict.

Section 3. SEVERABILITY. It is declared to the intent of the Board of County Commissioners that, if any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provisions, and such holding shall not affect the validity of the remaining portions hereof.

Section 4. Effective Date

This ordinance is effective immediately upon its being filed with the Secretary of State.

PASSED AND ADOPTED by the Board of County Commissioners at  
its regular meeting the 3rd day of February, 1986.

BOARD OF COUNTY COMMISSIONERS  
OF OSCEOLA COUNTY, FLORIDA

(SEAL)

BY: Bill Burr

Chairman

ATTEST:

Neil Wills  
Clerk of the Circuit Court and Ex-  
officio Clerk and Auditor for the  
Board of County Commissioners of  
Osceola County, State of Florida

FILED: SECRETARY OF STATE'S OFFICE

2/7/86