RECORD & RETURN TO:
SHEILA R. GOLDSTEIN, FRP
FLORIDA REGISTERED PARALEGAL
RUDEN McCLOSKY, P.A.
POST OFFICE BOX 1900
FORT LAUDERDALE, FLORIDA 33302

MALCOM THOMPSON OSCEOLA COUNTY, DATE 01/06/2012 08:37:59 AM
FILE # 2012002404 BK 04217 Pgs 1936 - 1938; (3pgs)REC FEES 27.00

SHEILA R GOLDSTEIN FRP
RUDEN MCCLOSKY P.A.
POB 1900
FORT LAUDERDALE, FL 33302

TERMINATION OF CONTRIBUTION AGREEMENT REGARDING BEAUTIFICATION OF LANDSCAPING

THIS TERMINATION OF CONTRIBUTION AGREEMENT REGARDING BEAUTIFICATION OF LANDSCAPING ("Termination") is made as of the 16th day of December, 2011, by AVATAR PROPERTIES INC., a Florida corporation ("Avatar"), ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida corporation not-for-profit ("APV") and VILLAGE TEN ASSOCIATION, INC., a Florida corporation not-for-profit ("Ten Association").

WITNESSETH

WHEREAS, Avatar, APV and Ten Association entered into that certain Agreement Regarding Beautification of Landscaping dated August 31, 1999 ("Agreement"); and

WHEREAS, Avatar, APV and Ten Association have mutually agreed to terminate the Agreement effective as of December 16, 2011.

NOW, THEREFORE, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the parties, intending to be legally bound, hereby agrees as follows:

1. The recitations heretofore set forth are true and correct and are incorporated herein by this reference.

2. The Agreement shall terminate and be null, void and of no further force and effect as of December 16, 2011 ("Termination Date").

3. Effective as of the Termination Date, each of Avatar, APV and Ten Association (and their affiliates) (collectively "First Party") do hereby remise, release, acquit, satisfy, and forever discharge the other parties to this Termination (and their affiliates, officers, directors, shareholders, members and agents (collectively "Second Party") of and from all, and all manner of action and actions, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgments, executions, claims and demands whatsoever, in law or in equity, which each First Party ever had, now has, or which any personal representative, successor, heir or assign of said First Party, hereafter can, shall or may have, against the other Second Party, for, upon or by reason of any matter, cause or thing whatsoever, from the beginning of the world to the day of these presents.

3. This Termination may be executed in one or more counterparts, each of which shall be deemed to be an original, but a complete set of which together shall constitute one and the same instrument.

4. The parties acknowledge that each party has reviewed and revised this Termination and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Termination or any amendments or exhibits hereto.

5. If any action at law or in equity is necessary to enforce or interpret the terms of this Termination, the prevailing party or parties shall be entitled to reasonable attorney's fees, paraprofessional fees, costs and necessary disbursements at all judicial levels in addition to any other relief to which such party or parties may be entitled.

INSTR # 201201450 4
BK 08567 PGS 0916-0918 PG(s)3
RECORDED 01/26/2012 09:41:13 AM
RICHARD M WEISS, CLERK OF COURT
POLK COUNTY
RECORDING FEES 27.00
RECORDED BY S Wiggins

6. Venue for any dispute shall be located in Osceola County, Florida.

IN WITNESS WHEREOF, the parties have executed this Termination as of the day and year first above written.

WITNESSES:

Print Name: Ohilda V. Gilbert

Print Name: LUCITE NAZAIRE

Print Name: MARK F. GRANT

Print Name: Jeanette R. Coughenour

Print Name: Richard Wardley
President, General Manager

Print Name: Alan Smith

AVATAR PROPERTIES INC.

By: Patricia K. Fletcher
Patricia Kimball Fletcher, Executive Vice President

ASSOCIATION OF POINCIANA VILLAGES, INC.

By: Mary E. Emerson
Mary E. Emerson, President

VILLAGE TEN ASSOCIATION, INC.

By:
John R. Corners, President

STATE OF FLORIDA)
) SS:
COUNTY OF Polk)

Notary Public State of Florida
Yolanda Santiago
My Commission EE005227
Expires 12/18/2013

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Patricia Kimball Fletcher, Executive Vice President of AVATAR PROPERTIES INC. a Florida corporation, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 13 day of December, 2011.

Yolanda Santiago
Notary Public
State of Florida at Large
Print Name: Yolanda Santiago

My Commission Expires: 12/18/2013

STATE OF FLORIDA)
COUNTY OF Polk) ss

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by Mary E. Emerson, President of ASSOCIATION OF POINCIANA VILLAGES, INC., a Florida corporation not-for-profit, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of December, 2011.

Mark F. Grant
Notary Public
State of Florida at Large
Print Name: _____

MARK F. GRANT
Commission # DD 843037
Expires February 11, 2013
Bonded Thru Troy Fain Insurance 800-385-7019

My Commission Expires:

STATE OF FLORIDA)
) SS:
COUNTY OF Polk)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by John R. Corners, President of VILLAGE TEN ASSOCIATION, INC., a Florida corporation not-for-profit, who is personally known to me or who has produced _____ as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 15 day of December, 2011.

Yolanda Santiago
Notary Public
State of Florida at Large
Print Name: Yolanda Santiago

My Commission Expires: 12/18/2013

8166632.4

Notary Public State of Florida
Yolanda Santiago
My Commission EE005227
Expires 12/18/2013