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O.R. 910 PG 0263

ARTICLES OF INCORPORATION OF  
CYPRESS POINT II HOMEOWNERS' ASSOCIATION, INC.,  
A NON-PROFIT CORPORATION

We, the undersigned natural persons competent to contract, associate ourselves for the purpose of forming a corporation not for profit under Chapter 617 of the Florida Statutes, and certify as follows:

I

NAME

The name of the corporation shall be CYPRESS POINT II HOMEOWNERS ASSOCIATION, INC., a non-profit corporation.

II

PURPOSE

The purpose for which this corporation is organized is to provide for maintenance, preservation and architectural control of the lots and Common Property within that certain parcel of real property described as:

All of the land described and contained in the plat of Cypress Point II, according to plat thereof recorded in Map Book \_\_\_\_\_, Pages \_\_\_\_\_ through \_\_\_\_\_, public records of St. Johns County, Florida.

And to promote the health, safety and welfare of the residents within the above-described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for such purpose.

In furtherance of such purpose, the Association shall have power to:

(a) exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Cypress Point II, hereinafter call the "Declaration", applicable to the property, which shall be recorded in the public records of St. Johns County, Florida, and as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length;

(b) fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

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(c) acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) borrow money, and with the assent of two-thirds (2/3) of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) dedicate, sell or transfer all or any part of the Common Property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of each class of members, agreeing to such dedication, sale or transfer;

(f) participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and Common Property, provided that any such merger, consolidation or annexation, shall have the assent of two-thirds (2/3) of each class of members; and

(g) have and to exercise any and all powers, rights and privileges which a corporation organized under the Non-Profit Corporation Law of the State of Florida by law may now or hereafter have or exercise.

(h) operate, maintain and manage the surface water or stormwater management system(s) within the above described property in a manner consistent with the St. Johns River Water Management District permit(s), requirements and applicable rules, and shall assist J... enforcement of the restrictions and covenants contained therein.

(i) levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system with the above described property. Such assessments shall be used for the maintenance and repair of the said surface water or stormwater management system(s) including, but not limited to, work within retention areas, drainage structures and drainage structures and drainage easement.

### III

#### MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any lot which is subject by covenants of record to assessment by the Association, including contract sellers, but excluding persons or entities holding title merely as security for performance of an obligation, shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

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IV

CLASSES OF MEMBERSHIP

Class A. Class A members shall be all Owners, with the exception of the Declarant (as defined in the Declaration). Each Owner shall be entitled to one vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they determine, but in no event shall more than the assigned votes be cast with respect to any lot.

Class B. The Class B member(s) shall be the Declarant (as defined in the Declaration), who shall be entitled to five (5) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs first:

- (a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or
- (b) Ten (10) years following the date of conveyance of the first lot, whichever occurs first

V

EXISTENCE

The corporation shall have perpetual existence, commencing with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida.

VI

SUBSCRIBERS NAMES AND RESIDENCES

The names and residence of the subscriber to these Articles of Incorporation are:

Name	Address
James H. Coateira	2820 U.S. Highway 1 South St. Augustine, Florida 32086

VII

BOARD OF DIRECTORS

The affairs of the Association shall be managed by a Board of Directors, a President, Vice President, who shall at all times be members of the Board, and a Secretary/Treasurer. The Board shall consist of no fewer than three (3) nor more than five (5) members. After Class B membership ceases each member shall be the owner of a lot as provided in Article III of the Declaration. The number of Directors may be changed by amendment of the Bylaws of the Association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Name	Address
James H. Coateira Director/President	2820 U.S. Highway 1 South St. Augustine, Florida 32086
Dirk M. Schroeder Director/Vice President	2820 U.S. Highway 1 South St. Augustine, Florida 32086
Thomas Richard Director/Secretary/Treasurer	2820 U.S. Highway 1 South St. Augustine, Florida 32086

VIII

DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system within the above described property must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns Water Management District prior to such termination, dissolution or liquidation.

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IX

AMENDMENT TO THE ARTICLES OF INCORPORATION

Amendments to the Articles of Incorporation may be proposed by any member of the Association. These Articles may be amended at any annual meeting of the Association, or at any special meeting duly called and held for such purpose, on the affirmative vote of two-thirds (2/3) of each class of members existing at the time of and present at such meeting.

X

AMENDMENTS TO BYLAWS

The Bylaws of the Association may be made, altered, or rescinded at any annual meeting of the Association, or at any special meeting duly called for such purpose, on the affirmative vote of two-thirds (2/3) of each class of members existing at the time of and present at such meeting, except that the initial Bylaws of the Association shall be made and adopted by the Board of Directors.

XI

INDEMNIFICATION

Every director and officer of the Association and every member of the Association serving the Association at its request shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees and appellate attorneys' fees, reasonably incurred by or imposed upon him or her in connection with any proceeding or any settlement of any proceeding to which he or she may be a party, or in which he or she may become involved by reason of his or her being or having been a director or officer of the Association or by reason of his or her serving or having served the Association at its request, whether or not he or she is a director or officer or is serving at the time the expenses or liabilities are incurred; provided, that in the event of a settlement before entry of judgment, and also when the person concerned is adjudged guilty of gross negligence or willful misconduct, indemnification shall apply only when the Board of Directors approves the settlement and/or reimbursement as being in the best interest of the Association. The foregoing right of indemnification shall be in addition to and not in lieu of any and all other rights to which that person may be entitled.

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**PRINCIPAL OFFICE,  
INITIAL REGISTERED OFFICE AND REGISTERED AGENT**

The street address and mailing address of the principal office of the corporation and the initial registered office of the corporation is 2820 U.S. Highway 1 South, St. Augustine, Florida 32086, and registered agent at such address is JAMES H. COSTEIRA.

*James H. Costeira*  
\_\_\_\_\_  
JAMES H. COSTEIRA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, a notary public duly authorized in the State and County named above to take acknowledgements, personally appeared JAMES H. COSTEIRA, to me well known to be the person described as subscriber in and who executed the foregoing Articles of Incorporation, and he acknowledged before me that he subscribed to those Articles of Incorporation.

WITNESS my hand and official seal in the County and State last aforesaid this 30<sup>th</sup> day of September, 1991.



*David P. Finch*  
\_\_\_\_\_  
Notary Public  
State of Florida at Large  
NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION EXPIRED JAN. 12, 1993  
DOUGIE DALE NOTARY PUBLIC, DEPARTMENT OF STATE  
My Commission Expires

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ACCEPTANCE BY REGISTERED AGENT

I am familiar with and accept the duties and responsibilities as  
Registered Agent for the foregoing corporation.

*James H. Costeira*  
JAMES H. COSTEIRA

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

51 SEP 30 PM 3:51

*Paul "Buck" Rabe*  
CLERK OF CIRCUIT COURT

JL 20000

## CYPRESS POINT II

Declaration of Covenants, Conditions, and Restrictions

WHEREAS, Cypress Point Developers Limited, is the owner and developer of certain lands situated in the County of St. Johns, Florida, and known and designated as Cypress Point II, and,

WHEREAS, Cypress Point Developers Limited, Hereinafter called Grantor, desires to establish and secure the enforcement of uniform restrictive covenants upon the usage and development of the Lots within Cypress Point II;

Now, therefore, the Grantor does hereby declare that each and every one of the Lots located in Cypress Point II, according to the plat thereof recorded in the Public Records of St. Johns County, Florida, shall be held, sold, and conveyed subject to the following easements, restrictions, covenants, and conditions, all of which are for the purpose of protecting the value and desirability of, and which shall be covenants to run with said Lots and binding on all parties having any right, title or interest including their heirs, successors and assigns, and shall inure to the benefit of each owner.

SETBACKS

1.01 As the zoning for the property is Residential Single Family  
2. The setbacks are determined by the Zoning Code of St. Johns County and shall be as follows:

- a) Front - 25 feet
- b) Side - 8 feet
- c) Rear - 10 feet

1.02 The maximum Lot coverage will be 30%.

1.03 The maximum height of structures will be 35 feet.

1.04 A purchaser may purchase only two contiguous properties. This provision prevents land hoarding. When two contiguous Lots are used as one building site, the setback restrictions set forth in paragraph 1.01 shall apply to the exterior perimeter of the combined site and the property owner must build across the Lot line or lines.

RESIDENTIAL SITE AND BUILDING SIZE RESTRICTIONS

2.01 None of the said Lots shall be divided or resubdivided. No Lot shall be replatted.

2.02 The minimum Lot size will be one acre. No Lot shall be built on when said property is less than one acre.

2.03 No lot shall be used for any purpose, except residential. No building, other than one single-family dwelling, may be constructed on any one lot. No construction of any building, structures, fences, mail boxes, walls, landscaping or exterior lighting plan, or other improvements, other than those erected by Declarant, shall be commenced, erected or maintained on any lot nor shall any exterior, addition to or change be made until all construction and landscape plans and specifications for the proposed buildings, structures or improvements have been submitted to and approved, in writing, by the Architectural Control Committee composed of the Developer, or such agent or agents as may be appointed by the Developer, in its sole discretion, as to quality of workmanship and materials, harmony of external design with existing buildings or structures, location of said buildings or structures with respect to topography and finish grade elevation and as to compliance with the provisions of this Declaration. Such plans and specifications shall be either approved or disapproved by the Architectural Control Committee for the Applicant. Construction of improved

improvements shall be completed within a period of six (6) months from the date construction is begun. After the Developer has sold fifty percent (50%) of the lots within Cypress Point II, the members of the Architectural Control Committee shall be appointed by the Board of Directors of the Association.

- 2.04 All residences shall contain a minimum of 1,600 square feet of heated/cooled living area, plus a minimum of a two car enclosed garage. All garages, utility rooms, porches and screened-in areas shall be in addition to the minimum 1,600 square feet of living area and not considered a part thereof.
- 2.05 Detached garages and utility sheds will be permitted with prior approval by Grantor or assigned agent.
- 2.06 No window air conditioning units may be placed in windows facing any street.

#### NUISANCES, TRASH, AND SIMILAR RESTRICTIONS

- 3.01 No noxious offensive trade shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.
- 3.02 No trailer, basement, tent, shack, garage, barn or other out-building erected on any lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.
- 3.03 No sign of any kind shall be displayed on any lot, except the owner's name and number of residence, and the signs customarily used in the area of St. Johns County to advertise properties for sale. The signs may not be, however, larger than 6 square feet in surface area and shall be erected solely on the subject property for sale in a temporary fashion.
- 3.04 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 kept, bred or maintained for any commercial purpose and provided they are maintained in a clean and sanitary condition and kept within the Owner's property.
- 3.05 No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, derelict vehicles or fixtures, and other waste shall not be allowed to accumulate and shall not be kept except in sanitary containers, which shall be maintained in a clean and sanitary condition and contained within an enclosed structure which shall be in conformity with the residential structure and approved by the Committee.
- 3.06 No cars, tractors, trucks, trailers or other wheeled vehicles may be parked at any time on any street or right-of-way of Cypress Point II.
- 3.07 No heavy commercial equipment is allowed to be kept on any lot. Boats, campers, and recreational vehicles must be in least conspicuous place on lot away from view of street.
- 3.08 Chlorines are to be installed in least conspicuous place away from view of street.
- 3.09 Satellite dishes and radio and television antennas shall be permitted only between the rear of the residence and the rear boundary of same property so as to be away from the view of the street. Any placement other than the rear yard will require approval by Grantor or Architectural Review Committee.
- 3.10 Lot clearing other than for the building and the driveway must be approved by Grantor. No tree having a diameter of 6" or more (Diameter is measured at 48 inches from the

ground) shall be cut down or removed from property without prior consent by Grantor or Architectural Review Committee.

- 3.11 All fuel tanks to be installed on property shall either be underground or in the rear of the property and enclosed.
- 3.12 All fences shall be maximum height of six (6) feet and no wire fence shall be permitted within the area between the front of a residence and the street property line, all fences being approved by Grantor or Architectural Review Committee.
- 3.13 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 or tract within the triangular area formed by the street property line and a line connecting them at points twenty-five (?5) feet from the intersection of the street line, or in the case of a rounded property corner, from the intersection of the street property line extended, for the purpose of eliminating the danger as to vehicular traffic.

#### EASEMENTS AND UTILITIES

- 4.01 Easements and right of ways are hereby expressly reserved for the creation, construction and maintenance of utilities such as gas, water, telephone, telegraph, electricity, storm drains, public and quasi-public, as well as for side walks, as well as for any public or quasi-public utility or function deemed necessary and/or expedient for the public health and welfare. Such easements and right-of-ways shall include all those areas which are within the rear of ten feet of every lot and seven and a half feet along every side of every building lot and ten feet along every street of the development as well as those additional areas delineated on the plat. In addition to the above, there shall be an additional temporary easement abutting the exterior sides of each easement herein granted. Said temporary construction easement shall be for the purpose of providing access during the construction of utility improvements and shall terminate upon the completion of improvements. Said easements shall be of unlimited width, except that same shall approach no closer than five feet (5) to any structure existing at time of construction.

#### DRAINAGE

- 5.01 No changes in elevations of the land shall be made to any lot which will interfere with the natural drainage of or otherwise cause undue hardship to adjoining property after the initial conveyance of said lot by the Declarant.
- 5.02 There shall be no draining or artificial altering change in the course of the natural flow of water.

#### RECREATIONAL PARCEL

- 6.01 The Developer shall reserve a one-quarter (1/4) acre parcel as a recreation/play area. Within one (1) year following the sale by the Developer of fifty percent (50%) of the lots within the subdivision, the Association may request the Developer to install recreational equipment, not exceeding \$2,000.00 in cost, within the recreation/play area. Provided, the Developer shall not be required to install equipment within the recreation/play area, which exceeds \$2,000.00 in cost. Upon installation of the recreational equipment selected by the Association, The Developer shall convey title to the recreation/play area to the Association, and the Association shall thereafter be responsible for the maintenance of the equipment and recreation/play area.

## **HOMECOMING ASSOCIATION**

- 7.01 At such time and concurrently with the signing of a Contract For Purchase is entered into by the Purchaser of a Lot, it shall be mandatory for such Purchaser to join a Homeowners Association.

## SIGN AND FIRE SYSTEM

- 8.01 The entrance sign to the subdivision and the fire protection system serving the subdivision shall be maintained by the Association.

## **SURFACE WATER OR STORMWATER MANAGEMENT SYSTEM**

- 9.01 Definitions: means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise effect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42. F.A.C.

9.02 Use of property: The Association shall be responsible for the maintenance, operation and repair of the surface water or stormwater management system. Maintenance of the surface water or stormwater management system(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

9.03 Any amendment to the Covenants and Restrictions which alter the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.

9.04 The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the surface water or stormwater management system.

THE FEDERAL BUREAU OF INVESTIGATION  
U. S. DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
PUBLIC RECORDS DIVISION  
ST. JOHNS COUNTY, FLA.

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James H. Costairs  
Cypress Point Developers, Ltd.  
General Partner

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Sworn to before me, a Notary Public, on this 30, January day  
of 1991.

NOTARY PUBLIC STATE OF FLORIDA  
NO. 100-100000000000000000  
PERIOD EXPIRY JAN. 24, 1993  
ALL DOCUMENTS ARE UNSEARCHABLE

My Commission expires 10-10-2001

*Patricia D. Smith*  
Notary Public State of Florida



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BY-LAWS OF

CYPRESS POINT II HOMEOWNERS' ASSOCIATION, INC.

ARTICLE I

NAME AND LOCATION

The name of the corporation is CYPRESS POINT II HOMEOWNERS' ASSOCIATION, INC., a non-profit corporation, (hereinafter referred to as the "Association"). The principal office of the corporation shall be located at 2820 U.S. Highway 1 South, St. Augustine, Florida 32086, but meetings of members and directors may be held at such place within the State of Florida, County of St. Johns, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to the Cypress Point II Homeowners' Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions for Cypress Point II, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Property" shall mean all real and personal property owned by the Association for the common use and enjoyment of the Owners, including any Common Roads.

Section 4. "Owner" shall mean and refer to the record owners of any lot.

Section 5. "Declarant" shall mean and refer to as Cypress Point Developers, Ltd., a limited partnership, authorized to do and doing business in the State of Florida, its successors and assigns if such successors or assigns should acquire more than one undeveloped lot from the Declarant for the purpose of development.

Section 6. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions for Cypress Point II and any amendments thereto, applicable to the Properties and recorded in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

Section 7. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

Section 8. "Lot" shall mean and refer to any lot shown upon any recorded subdivision plat of the properties and any subsequently recorded subdivision plat of any additional contiguous land made subject to this Declaration, with the exception of the Common Property.

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ARTICLE III

MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of 2:00 o'clock p.m. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-half (1/2) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, a majority of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his lot.

ARTICLES IV

BOARD OF DIRECTORS: SELECTION: TERM OF NOTICE

Section 1. Number. The affairs of this Association shall be managed by a Board of Directors, consisting of no fewer than (3) nor more than five (5) members. After Class B membership ceases, each member shall be a member of the Association.

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Section 2. Term of Office. At the first annual meeting and at each annual meeting thereafter, the members shall elect a director to hold office until the next succeeding annual meeting.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

#### ARTICLE V

##### NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members until such time as Class B membership ceases. After Class B membership ceases, nominations shall be made from among members only.

Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

#### ARTICLE VI

##### MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by two directors, after not less than three (3) days notice to each director.

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Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Association, or by two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

#### ARTICLE VII

##### POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Property and facilities, and the personal conduct of the members and their guest thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of these Bylaws, the Articles of Incorporation, or the Declaration;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, independent contractors, and such other employees as they may deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-half (1/2) of the Class A members who are entitled to vote;

(b) supervise all officers, agents and employees of the Association, and see that their duties are properly performed;

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(e) as more fully provided in the Declaration, to:

(1) fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period;

(2) send written notice of each assessment to every owner subject hereto at least thirty (30) days in advance of each annual assessment period; and

(3) foreclose the lien against any property which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same.

(d) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;

(e) procure and maintain adequate liability, hazard and if required, flood insurance on property owned by the Association;

(f) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

(g) cause the Common Property and any improvements constructed thereon, to be maintained.

## ARTICLE VIII

### OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President and Vice President, who shall at all times be members of the Board of Directors, a Secretary/Treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time determine.

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Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The Office of Secretary/Treasurer may be held by one person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

The President shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

Vice President

The Vice President shall act in place of the President in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary/Treasurer

The Secretary/Treasurer shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of accounts; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

C.R. 910 PG 0276

#### ARTICLE IX

##### COMMITTEES

The Association shall appoint a Nominating Committee, as provided in these Bylaws and an Architectural Control Committee at such time and in the manner specified in the Declaration. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

#### ARTICLE X

##### BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the Bylaws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at a reasonable cost.

#### ARTICLE XI

##### ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments, as defined in the Declaration which are secured by a continuing lien upon the property against which the assessments are made. Any assessments which are not paid when due shall be delinquent. If an assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the maximum lawful rate from time to time permitted under the laws of the State of Florida, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, cost, and reasonable attorney's fees incurred in bringing any such action at all levels of the proceedings shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Property or abandonment of his lot.

#### ARTICLE XII

##### CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: CYPRESS POINT II HOMEOWNERS' ASSOCIATION, INC.

O.R. 910 PG 0277

ARTICLE XIII

AMENDMENTS

Section 1. These Bylaws may be amended, at any regular meeting of the members, or special meeting called for such purpose, by an affirmative vote of two-thirds (2/3) of each class of members existing at the time of and present in person or by proxy, at such meeting.

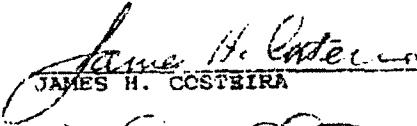
Section 2. In the case of any conflict between the Articles of Incorporation and these Bylaws, the Articles shall control; and in the case of any conflict between the Declaration and these Bylaws, the Declaration shall control.

ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, We, being all of the Directors of Cypress Point II Homeowner's Association, Inc., have hereunto set our hands this day of Sept 30, 1991.

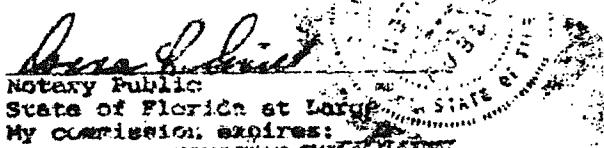
  
JAMES H. COSTEIRA

  
DIRK M. SCHROEDER

  
THOMAS A. RICHARD

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing Bylaws of Cypress Point II Homeowners' Association, Inc., was acknowledged before me this 3 day of September, 1991 by James H. Costaera, Dirk M. Schroeder, and Thomas Richard, as Directors of such corporation.

  
Notary Public  
State of Florida at Large, A STATE OF  
My commission expires:  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: JAN. 12, 1998.  
ISSUED THRU NOTARY PUBLIC UNIFORM FORMS

O.R. 910 PG 0278

CERTIFICATION

I, the undersigned, do hereby certify:

That I am the duly elected and acting Secretary/Treasurer of Cypress Point II Homeowners' Association, Inc., a Florida non-profit corporation, and.

That the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors, held on the \_\_\_\_\_ day of \_\_\_\_\_, 1991.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Secretary/Treasurer

(Corporate Seal)

FILED AND INDEXED IN  
PUBLIC RECORDS OF  
ST. LUCIE COUNTY, FLA.

31 SEP 20 PM 3:52

J. A. "Frank" Hunter  
CLERK OF CIRCUIT COURT

James H. Costeira  
2920 S US 1 S.  
St. Johns River  
6-224

Cypress Point II

Phase II Amendment  
to the

Declaration of Covenants, Conditions, and Restrictions

Public Records of  
St. Johns County, FL  
Clerk# 00-023111  
O.R. 1500 PG 229  
03:41PM 05/31/2000  
REC \$5.00 SUR \$1.00

Addition:

- 9.05 All areas designated as a 25' natural vegetated buffer or a 25' undisturbed buffer area shall herein be part of the permitted stormwater management system for the section of the subdivision known as Phase II. Any alteration of these areas shall be prohibited by the homeowner per the conditions of the approved St. Johns River Water Management District permit.

The above amendment is a change recommended by the St. Johns Water Management District in order to conform with change from 15 to 25 ft. undisturbed buffer area.

*James H. Costeira*  
James H. Costeira  
General Partner

FLORIDA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT (F.S. 695.25)

No. 5181

STATE OF FLORIDA

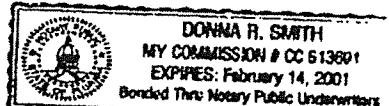
COUNTY OF *St. Johns*

The foregoing instrument was acknowledged before me this 5/31/00  
(Date)

by *James H. Costeira*, who is personally known to me  
(Name of person acknowledging)

or who has produced 419  
(Type of identification)

as identification.



*Donna R. Smith*  
(Signature)

Notary Public, Commission No. 613691

(SEAL ABOVE)

*Donna R. Smith* (Name of Notary typed, printed or stamped)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to unauthorized document

THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT:

Title or Type of Document affidavit

Number of Pages 1 Date of Document 5/31/00

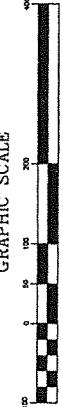
Signer(s) Other than Named Above \_\_\_\_\_



# CYPRESS POINT II - PHASE II

MAP BOOK 36 PAGE 55

GRAPHIC SCALE

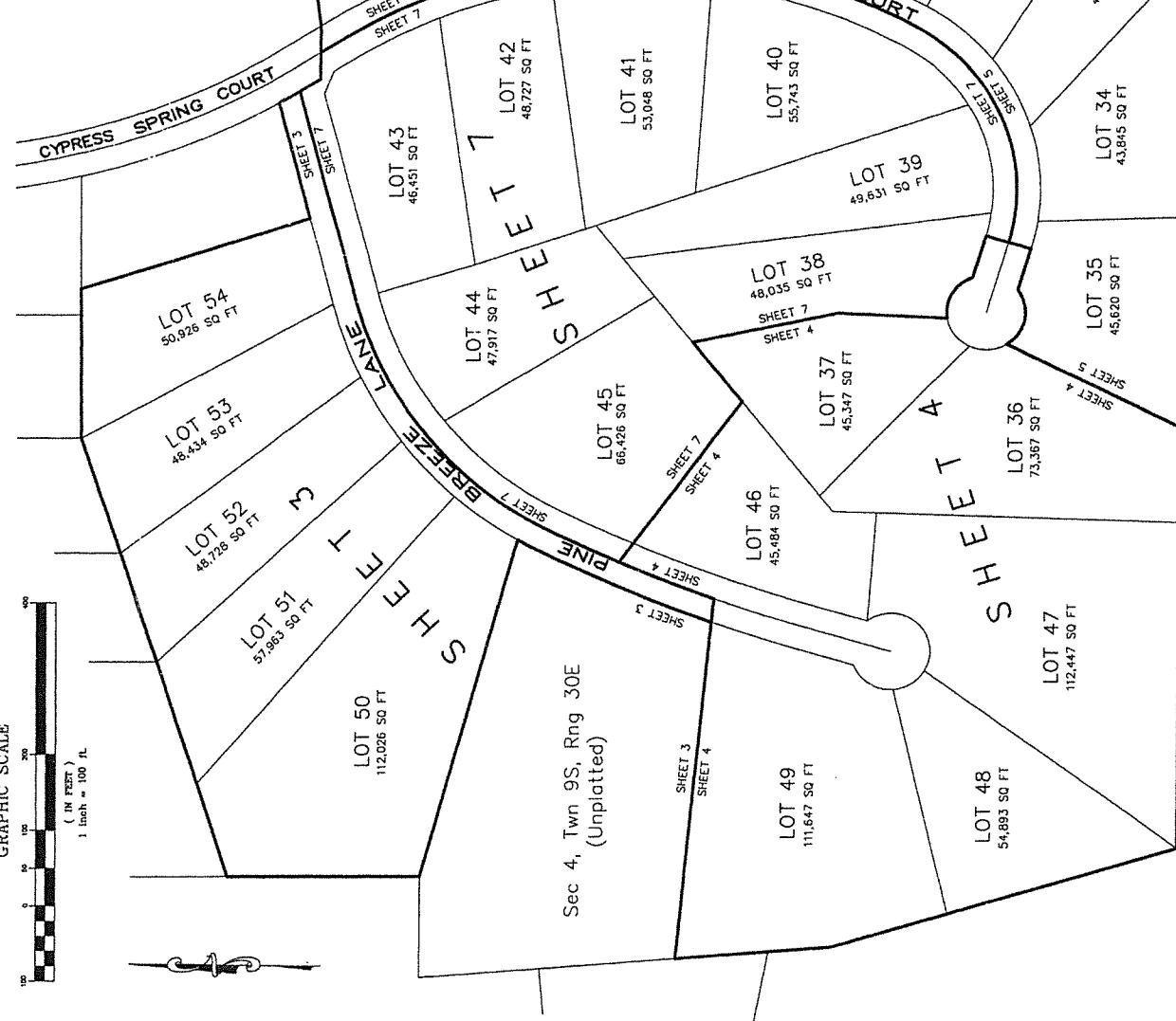


A PART OF SECTION 4, TOWNSHIP 9 SOUTH,  
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

## KEY MAP

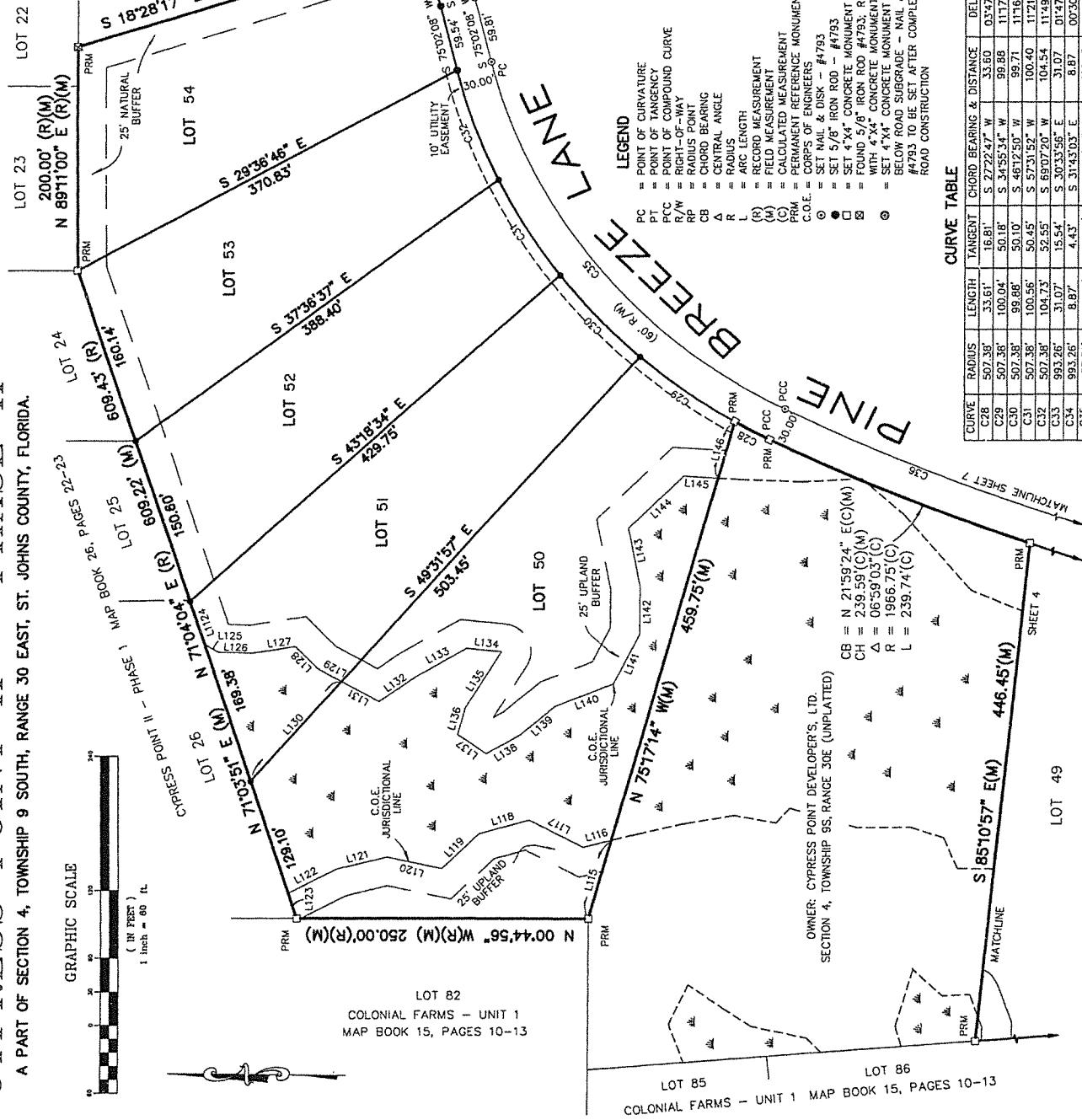
& LOT AREAS

PREPARED BY  
MICHAEL A. PIESCO, P.L.S.  
PROFESSIONAL LAND SURVEYOR N#4793  
ST. AUGUSTINE, FLORIDA 32086

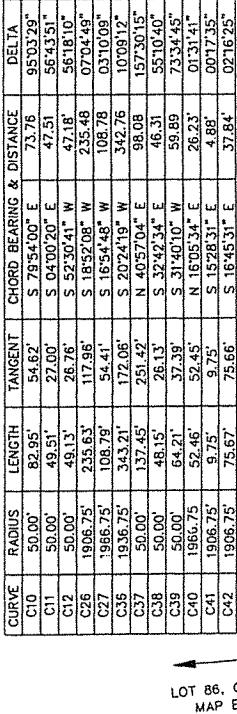


## CYPRESS POINT II – PHASE II

A PART OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



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Doc: FLSTJO:MPLT 36-00054



# CYPRESS POINT II

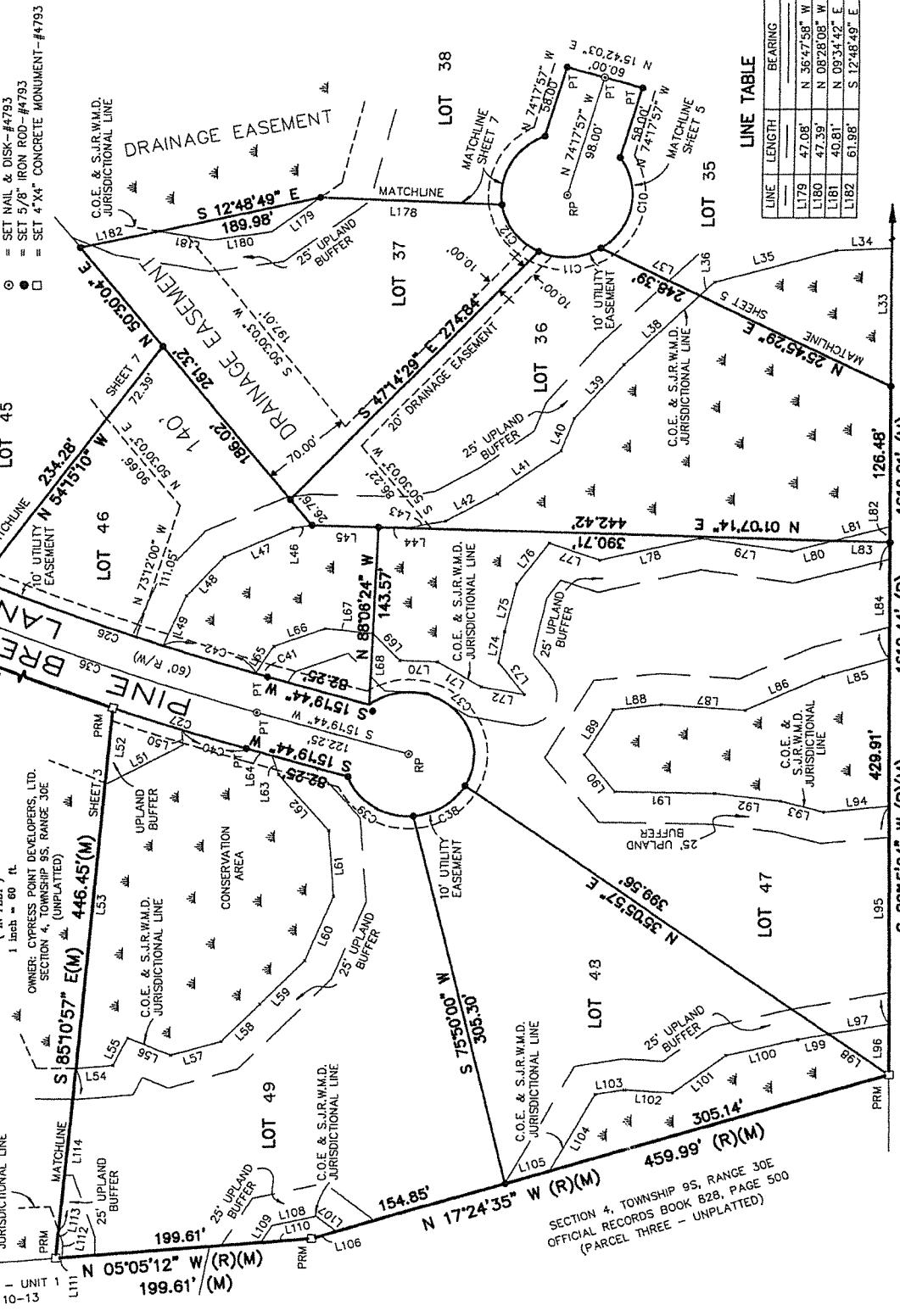
## - PHASE II

A PART OF SECTION 4, TOWNSHIP 9S, RANGE 30E  
9 SOUTH, RANGE 30 EAST, ST.  
JOHNS COUNTY, FLORIDA.

LOT 86, COLONIAL FARMS - UNIT 1  
MAP BOOK 15, PAGES 10-13

**LEGEND**

PC = POINT OF CURVATURE  
 PT = POINT OF TANGENCY  
 PCC = POINT OF COMPOUND CURVE  
 R/W = RIGHT-OF-WAY  
 RP = RADIUS POINT  
 CB = CHORD BEARING  
 MANAGEMENT DISTRICT  
 SET NAIL & DISK - #4793  
 SET 5/8" IRON ROD - #4793  
 SET 4X4" CONCRETE MONUMENT - #4793



PREPARED BY  
 MICHAEL A. PIESCO P.L.S.  
 PROFESSIONAL LAND SURVEYOR NO. 4793  
 3433 US-1 SOUTH  
 ST. AUGUSTINE, FLORIDA 32084

OWNER: ROBERT LENZTON, ET AL OFFICIAL RECORDS BOOK 1296, PAGE 771 SECTION 4, TOWNSHIP 9S, RANGE 30E  
 (UNPLATED)

REQUESTED BY: c.herzog, Printed: 4/22/2017 10:17 AM  
 Non-Order Search  
 Doc: FLSTJ0:MLPT 36-00054  
 Page 4 of 7  
 Requested By: c.herzog, Printed: 4/22/2017 10:17 AM

LINE	LENGTH	BEARING	GRAPHIC SCALE	LINE TABLE
L33	111.06'	S 89°15'04" W	(IN FEET) 1 inch = 60 ft	
L34	42.45'	S 05°37'37" E		
L35	95.89'	S 161°41'13" E		
L36	15.89'	S 44°20'20" E		
L37	85.29'	S 25°55'29" W		
L38	80.00'	S 44°30'20" E		
L39	57.35'	S 49°55'25" E		
L40	28.26'	S 69°39'00" E		
L41	59.43'	S 3627'55" E		
L42	4.31'	S 2947'58" E		
L43	29.77'	S 11'21'59" E		
L44	21.91'	N 01'01'14" E		
L45	51.71'	N 01'01'14" E		
L46	14.82'	S 09°13'43" E		
L47	58.08'	S 2358'37" E		
L48	42.62'	S 4727'00" E		
L49	44.62'	S 66'38'25" E		
L50	12.40'	N 84°08'04" E		
L51	68.31'	S 2871'16" E		
L52	62.03'	N 85'10'57" W		
L53	229.80'	N 85'10'57" W		
L54	28.53'	N 05'15'28" W		
L55	25.00'	N 63'21'04" W		
L56	36.39'	N 22'01'15" E		
L57	40.51'	N 163'23'23" E		
L58	42.77'	N 45'21'23" W		
L59	49.03'	N 45'47'37" W		
L60	56.56'	N 67'21'06" W		
L61	53.39'	S 65'12'23" W		
L62	59.63'	S 48'28'23" W		
L63	16.21'	S 70'32'03" W		
L64	20.94'	S 15'19'44" W		
L65	25.92'	N 52'56'04" W		
L66	42.66'	N 20'21'29" W		
L67	37.06'	N 05'43'35" E		
L68	57.49'	S 88'03'24" E		
L69	30.17'	N 46'02'27" E		
L70	28.62'	N 53'34'59" E		
L71	38.90'	N 01'34'16" E		
L72	33.61'	N 09'15'50" E		
L73	32.19'	S 51'51'34" W		
L74	25.62'	N 80'20'44" W		
L75	39.87'	N 77'54'44" W		
L76	40.96'	N 53'34'27" W		
L77	40.95'	N 18'23'36" E		
L78	78.94'	N 13'27'37" W		
L79	70.67'	N 07'43'15" E		
L80	33.22'	S 15'18'52" E		
L81	43.73'	S 15'18'52" E		
L82	12.38'	S 89'15'04" W		
L83	42.34'	N 01'07'14" E		
L84	94.35'	S 69'15'04" W		
L85	52.28'	S 16'43'19" E		
L86	65.04'	S 25'12'37" E		
L87	64.47'	S 03'12'26" E		
L88	37.05'	S 07'04'38" E		
L89	42.60'	S 59'23'32" E		
L90	37.72'	N 50'28'22" E		
L91	76.64'	N 03'22'09" E		
L92	50.56'	N 08'18'17" E		
L93	33.72'	N 14'48'31" E		
L94	49.99'	N 06'10'53" W		
L95	17.74'	S 89'15'04" W		
L96	41.01'	S 89'15'04" W		
L97	46.26'	S 10'50'56" E		
L98	56.19'	S 35'05'57" W		
L99	24.33'	S 10'50'56" E		
L100	55.65'	S 14'08'00" E		
L101	50.48'	S 37'30'37" E		
L102	37.28'	S 03'09'30" W		
L103	22.91'	S 09'05'50" E		
L104	39.48'	S 05'05'12" W		
L105	24.33'	S 61'30'24" W		
L106	35.32'	N 17'24'55" W		
L107	19.91'	S 17'24'55" W		
L108	35.14'	N 12'51'50" W		
L109	16.12'	S 58'43'06" E		
L110	39.48'	N 05'47'58" W		
L111	5.13'	N 05'05'12" W		
L112	12.45'	N 08'28'00" W		
L113	9.83'	S 69'42'23" E		
L114	132.39'	N 85'10'57" W		
L115	130.92'	S 01'52'29" W		
L116	130.82'	S 12'48'49" E		

**LINE TABLE**

LINE	LENGTH	BEARING
L179	47.08'	N 36'47'58" W
L180	47.39'	N 08'28'00" W
L181	40.81'	N 131'41" E
L182	61.98'	S 12'48'49" E

**LINE TABLE**

LINE	LENGTH	BEARING
L178	161.221' (M)	1612.44' (R)
L179	429.91'	429.91' (R)(M)
L180	161.221' (M)	1612.44' (R)
L181	161.221' (M)	1612.44' (R)
L182	161.221' (M)	1612.44' (R)

# CYPRESS POINT II — PHASE II

A PART OF SECTION 4, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

## LEGEND

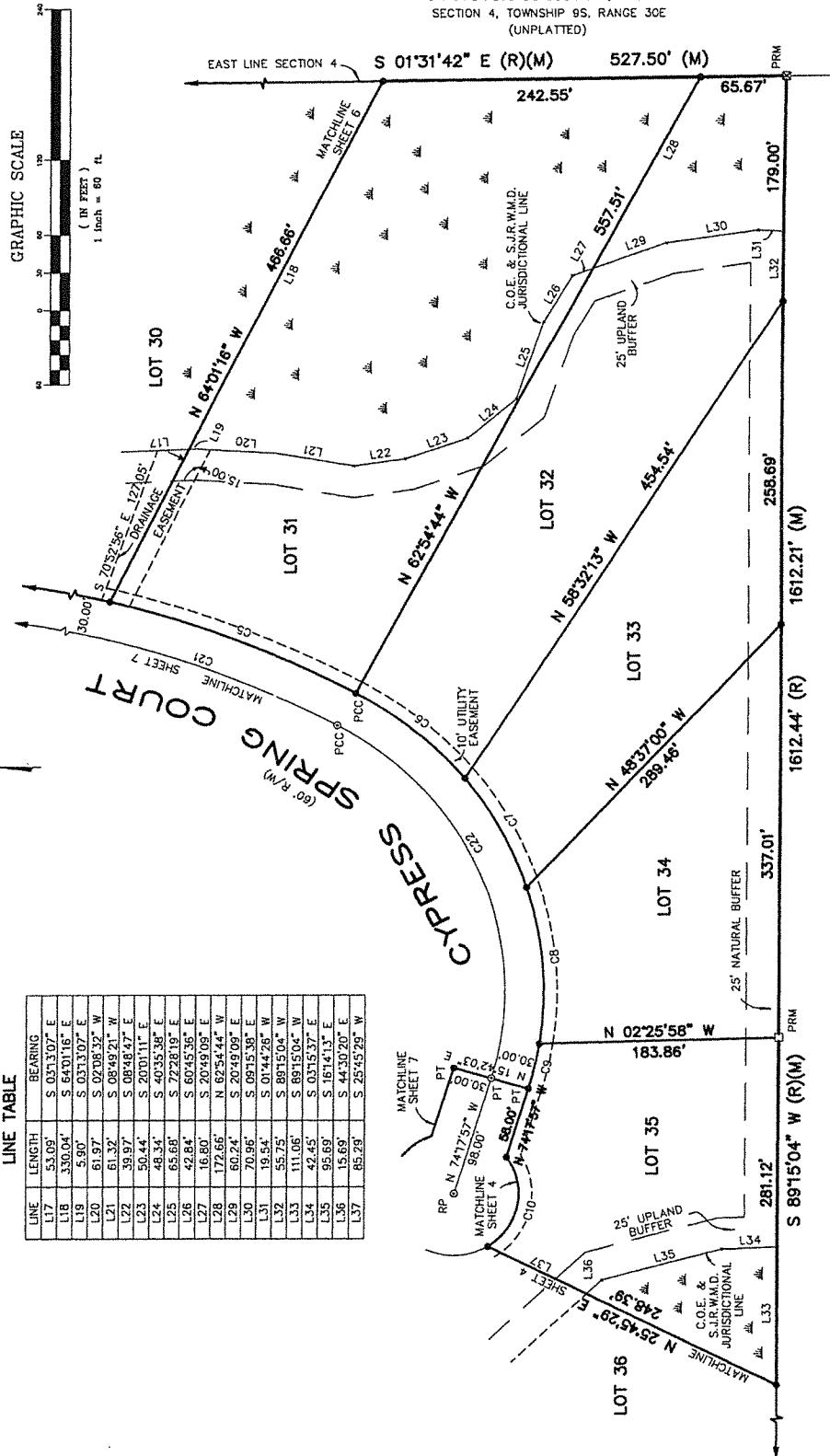
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT-OF-WAY
RP	RADIUS POINT
CB	CHORD BEARING
CA	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
(R)	RECORD MEASUREMENT
(N)	FIELD MEASUREMENT
(C)	CALCULATED MEASUREMENT
PRM	PERMANENT REFERENCE MONUMENT
S.C.E.	CORPS OF ENGINEERS
S.J.R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
○	SET NAIL & DISK — #4793
●	SET 5/8" IRON ROD — #4793
□	SET 4"x4" CONCRETE MONUMENT — #4793
■	FOUND 5/8" IRON ROD #4793; REPLACED WITH 4"x4" CONCRETE MONUMENT — #4793

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING & DISTANCE	DELTA
C5	765.88'	206.07'	103.66'	N 20°02'04" E	205.45' 1523.38'
C6	227.93'	109.62'	55.53'	N 38°01'52" E	108.91' 2235.52'
C7	227.93'	101.54'	51.34'	N 60°47'48" E	100.97' 2035.52'
C8	227.93'	129.53'	65.66'	N 84°35'36" E	128.77' 2639.42'
C9	277.93'	37.73'	18.89'	S 78°11'14" E	37.70' 0746.39'
C10	56.00'	82.02'	54.62'	S 78°54'00" E	73.76' 9503.29'
C21	236.88'	768.55'	423.36'	N 02°05'53" W	734.20' 5945.01"
C22	247.93'	336.81'	200.18'	N 66°47'03" E	311.50' 7750.05"

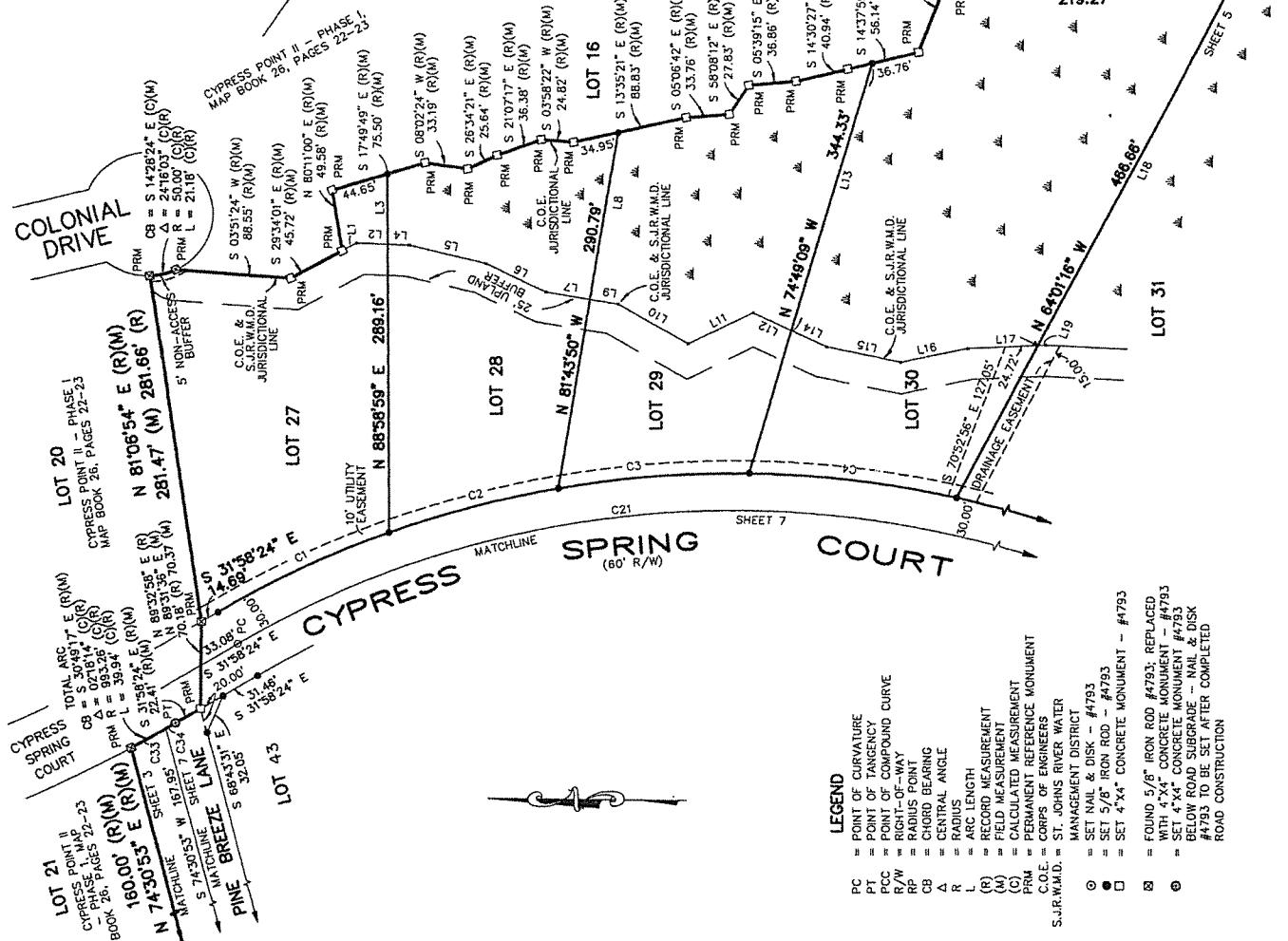
LINE TABLE

LINE	LENGTH	BEARING
L17	53.09'	S 051°30'07" E
L18	330.04'	S 64°01'16" E
L19	5.90'	S 031°30'07" E
L20	61.91'	S 0208.32" W
L21	61.32'	S 0839.21" W
L22	39.97'	S 0839.47" E
L23	50.44'	S 2001.11" E
L24	48.34'	S 4025.38" E
L25	65.68'	S 7228.19" E
L26	42.84'	S 6045.36" E
L27	16.80'	S 2049.09" E
L28	172.66'	N 6234.44" W
L29	60.24'	S 2039.08" E
L30	70.96'	S 0915.38" E
L31	19.54'	S 0144.26" W
L32	55.75'	S 8915.04" W
L33	111.06'	S 8915.04" W
L34	42.45'	S 0315.37" E
L35	95.69'	S 1614.13" E
L36	15.65'	S 4413.20" E
L37	85.29'	S 2545.29" W



## CYPRESS POINT II – PHASE II

A PART OF SECTION 4, TOWNSHIP 9 SOUTH,  
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

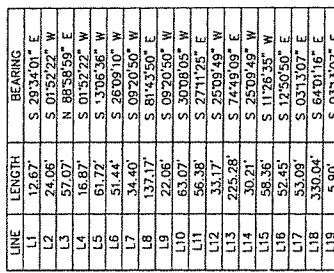


LEGEND	
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
R/W	RIGHT-OF-WAY
R/P	RADIUS POINT
CB	CHORD BEARING
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
(R)	RECORD MEASUREMENT
(N)	FIELD MEASUREMENT
(C)	CALCULATED MEASUREMENT
F.R.M.	PERMANENT REFERENCE MONUMENT
J.R.W.O.D.	CORPS OF ENGINEERS
ST. JHN'S RIVER WATER MANAGEMENT DISTRICT	
①	SET NAIL & DISK - #4793
○	SET 5/8" IRON ROD - #4793
●	SET 4"x4" CONCRETE MONUMENT - #4793
☒	FOUND 5/8" IRON ROD #4793 - REPLACED WITH 4"x4" CONCRETE MONUMENT #4793
☒	SET 4"x4" CONCRETE MONUMENT #4793 BELOW ROAD SUBGRADE - NAIL & DISK #4793 TO BE SET AFTER COMPLETED ROAD CONSTRUCTION

**PREPARED BY**  
**MICHAEL A. PIESCO P.L.S.**  
**PROFESSIONAL LAND SURVEYOR N° 4793**  
**3435 US-1 SOUTH**  
**ST. AUGUSTINE, FLORIDA 32086**

OFFICIAL RECORDS BOOK 546, PAGE 71  
SECTION 4, TOWNSHIP 9S, RANGE 30E  
(UNPLATTED)

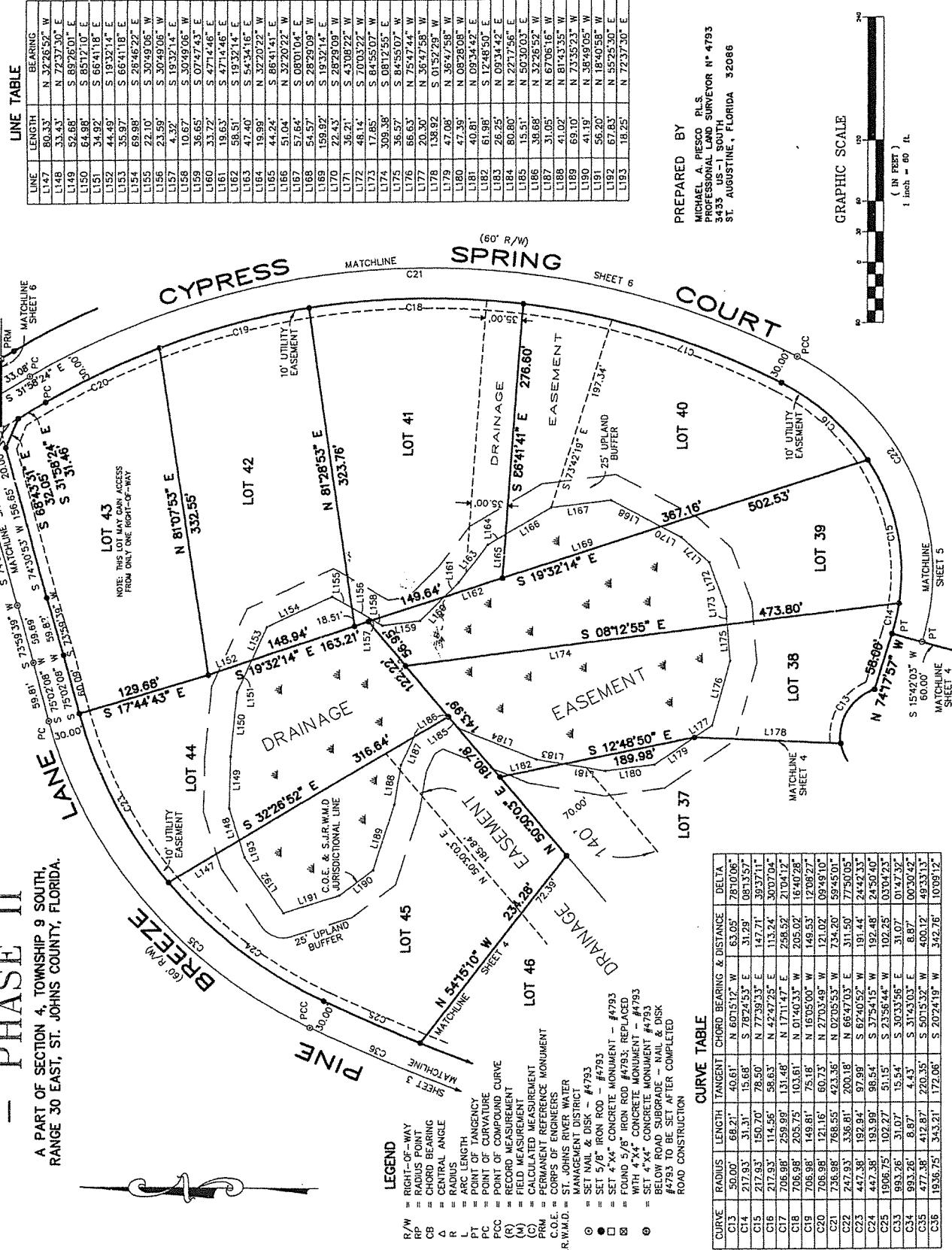
LINE TABLE



Non-Order Search  
Doc: FLSTJO:MPLT 36-00054

# CYPRESS POINT II — PHASE II

A PART OF SECTION 4, TOWNSHIP 9 SOUTH,  
RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.



## CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING & DISTANCE	DELTA
C13	50.00'	68.21'	N 60°15'12" W	S 63.05'	73°01'06"
C14	217.93'	31.31'	15.68'	S 78°45'33" E	31.29'
C15	150.70'	78.50'	N 77°39'33" E	147.71'	39°11'11"
C16	217.33'	114.56'	58.63'	N 42°37'25" E	115.24'
C17	206.88'	249.99'	131.48'	N 171°14'27" E	307.07'04"
C18	206.88'	249.75'	103.61'	N 014°03'31" W	205.02'
C19	206.88'	149.81'	75.16'	N 165°05'00" W	149.33'
C20	206.88'	121.16'	60.73'	N 270°34'59" W	121.02'
C21	726.88'	788.55'	423.35'	N 02°05'53" W	734.20'
C22	247.63'	336.81'	200.18'	N 66°47'03" E	311.50'
C23	447.38'	182.94'	97.99'	S 67°20'52" W	191.44'
C24	447.38'	193.96'	96.34'	S 37°54'15" W	192.48'
C25	1906.75'	102.27'	51.15'	S 25°56'44" W	102.25'
C26	993.26'	31.07'	15.54'	S 30°33'56" E	31.07'
C27	993.26'	8.87'	4.43'	S 174°31'03" E	8.87'
C28	477.38'	412.87'	220.35'	S 50°15'32" W	400.12'
C29	1936.75'	343.21'	172.06'	S 20°24'19" W	342.76'
C30	1936.75'	107.91'	52.00'	S 00°07'42" W	107.91'

PREPARED BY  
MICHAEL A. PIESCO PLSS  
PROFESSIONAL LAND SURVEYOR N° 4793  
3435 US-1 SOUTH  
ST. AUGUSTINE, FLORIDA 32086

## CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD BEARING & DISTANCE	DELTA
C13	50.00'	68.21'	N 60°15'12" W	S 63.05'	73°01'06"
C14	217.93'	31.31'	15.68'	S 78°45'33" E	31.29'
C15	150.70'	78.50'	N 77°39'33" E	147.71'	39°11'11"
C16	217.33'	114.56'	58.63'	N 42°37'25" E	115.24'
C17	206.88'	249.99'	131.48'	N 171°14'27" E	307.07'04"
C18	206.88'	249.75'	103.61'	N 014°03'31" W	205.02'
C19	206.88'	149.81'	75.16'	N 165°05'00" W	149.33'
C20	206.88'	121.16'	60.73'	N 270°34'59" W	121.02'
C21	726.88'	788.55'	423.35'	N 02°05'53" W	734.20'
C22	247.63'	336.81'	200.18'	N 66°47'03" E	311.50'
C23	447.38'	182.94'	97.99'	S 67°20'52" W	191.44'
C24	447.38'	193.96'	96.34'	S 37°54'15" W	192.48'
C25	1906.75'	102.27'	51.15'	S 25°56'44" W	102.25'
C26	993.26'	31.07'	15.54'	S 30°33'56" E	31.07'
C27	993.26'	8.87'	4.43'	S 174°31'03" E	8.87'
C28	477.38'	412.87'	220.35'	S 50°15'32" W	400.12'
C29	1936.75'	343.21'	172.06'	S 20°24'19" W	342.76'
C30	1936.75'	107.91'	52.00'	S 00°07'42" W	107.91'