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DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS  
AND EASEMENTS  
FOR  
THE MEADOWS AT SAINT JOHNS

THIS DOCUMENT PREPARED BY:

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INDEX OF DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS FOR THE MEADOWS AT SAINT JOHNS

ARTICLE I

DEFINITIONS . . . . . 2

Section 1.1 Association . . . . . 2

Section 1.2 Association Rules and Regulations . . . . . 3

Section 1.3 Developer . . . . . 3

Section 1.4 Board of Directors . . . . . 3

Section 1.5 Charges . . . . . 3

Section 1.6 Common Area or Common Areas . . . . . 3

Section 1.7 Declaration . . . . . 3

Section 1.8 General Assessment . . . . . 3

Section 1.9 Guest . . . . . 3

Section 1.10 House . . . . . 4

Section 1.11 Lot . . . . . 4

Section 1.12 Lot Assessment . . . . . 4

Section 1.13 Member . . . . . 4

Section 1.14 Mortgage . . . . . 4

Section 1.15 Mortgagee . . . . . 4

Section 1.16 Owner . . . . . 4

Section 1.17 Plat . . . . . 4

Section 1.18 Property . . . . . 5

Section 1.19 Special Assessment . . . . . 5

Section 1.20 Surface Water or Stormwater Management  
System . . . . . 5

Section 1.21 Yard . . . . . 5

ARTICLE II

PROPERTY SUBJECT TO THIS DECLARATION

ADDITIONS AND DELETIONS . . . . . 5

Section 2.1 No Implied Extension of Covenants . . . . . 5

Section 2.2 Additional Lands . . . . . 6

Section 2.3 Withdrawal of Lands . . . . . 6

ARTICLE III

OWNERSHIP AND MEMBERSHIP . . . . . 6

Section 3.1 Lot Ownership . . . . . 6

Section 3.2 Membership appurtenant to Lot . . . . . 6

Section 3.3 Classes of Membership . . . . . 7

ARTICLE IV

COMMON AREA RIGHTS, OBLIGATIONS AND MAINTENANCE . . . . . 7

Section 4.1 Owners' Easement of Enjoyment . . . . . 7

Section 4.2 Liability for Damage to Common Area . . . . . 8

Section 4.3 Right of the Developer to Designate Property as Common Area or to Withdraw Property from the Common Area . . . . . 8

Section 4.4 Maintenance of Common Area and Compliance with Applicable Permits . . . . . 9

Section 4.5 Easement for Maintenance Purposes . . . . . 10

Section 4.6 Developer's Conveyance of Rights in the Common Area . . . . . 11

ARTICLE V

ASSOCIATION . . . . . 11

Section 5.1 Duties and Powers of the Association . . . . . 11

Section 5.2 Maintenance Obligations of Lot Owners . . . . . 11

Section 5.3 Maintenance of Exterior of Houses . . . . . 12

Section 5.4 Management Company . . . . . 12

Section 5.5 Limited Access Procedures . . . . . 12

ARTICLE VI

COVENANTS FOR MAINTENANCE ASSESSMENTS . . . . . 13

Section 6.1 Creation of the Lien and Personal Obligation of Assessments . . . . . 13

Section 6.2 Purpose of Assessments . . . . . 13

Section 6.3 Collection of Assessments . . . . . 15

Section 6.4 Effect of Non-Payment of Assessment, Personal Obligation and Remedies of Developer . . . . . 15

Section 6.5 Subordination of Lien to Mortgages . . . . . 16

Section 6.6 Developer's Assessments . . . . . 16

Section 6.7 Association Budget . . . . . 17

Section 6.8 Exemption from Assessments and Liens . . . . . 18

Section 6.9 Tax of Common Areas . . . . . 18

ARTICLE VII

ARCHITECTURAL CONTROL . . . . . 18

Section 7.1 Preservation of Beauty . . . . . 18

Section 7.2 Architectural Review Committees . . . . . 19

Section 7.3 Powers and Duties of the NCC and MC. . . . . 19

Section 7.4 Procedure for Approval of Plans . . . . . 21

ARTICLE VIII

USE OF PROPERTY . . . . . 21

Section 8.1 Single Family Residence Only . . . . . 21

Section 8.2 Minimum Square Footage . . . . . 22

Section 8.3 Set-Back Definitions . . . . . 22

Section 8.4 Maximum Lot Coverage . . . . . 22

Section 8.5 No Sheds, Shacks or Trailers . . . . . 22

Section 8.6 Residing Only in Residence . . . . . 23

Section 8.7 Fences . . . . . 23

Section 8.8 Sewage Disposal and Water Service . . . . . 23

Section 8.9 Motorists' Vision to Remain Unobstructed . . . . . 23

Section 8.10 Signs . . . . . 24

Section 8.11 Aerials and Antennas . . . . . 24

Section 8.12 Pets . . . . . 24

Section 8.13 No Offensive Activities and Conditions . . . . . 25

Section 8.14 No Parking of Vehicles, Boats, Etc . . . . . 25

Section 8.15 Air Conditioners . . . . . 25

Section 8.16 Clothesline . . . . . 26

Section 8.17 Storage of Fuel Tanks Garbage and Trash  
Receptacles . . . . . 26

Section 8.18 Insurance . . . . . 26

Section 8.19 Inspections . . . . . 26

Section 8.20 Resubdividing Lots Owned by Developer . . . . . 26

Section 8.21 Resubdividing Developed Lots . . . . . 26

Section 8.22 Lakes . . . . . 27

ARTICLE IX

UTILITY EASEMENTS AND OTHER EASEMENTS . . . . . 28

Section 9.1 Unrestricted Right to Assign Easements . . . . . 28

Section 9.2 10 Foot Easement for Ingress, Egress,  
Utilities and Drainage . . . . . 28

Section 9.3 5 Foot Easement for Ingress, Egress,  
Utilities and Drainage . . . . . 28

Section 9.4 Blanket Easement for Drainage and Landscape . . . . . 29

Section 9.5 Encroachment of Improvements . . . . . 29

Section 9.6 Easement for Maintenance of Landscape and Signage . . . . . 29

ARTICLE X

GENERAL PROVISIONS . . . . . 30

Section 10.1 Maintenance of Common Areas . . . . . 30

Section 10.2 Covenants run with the Property . . . . . 30

Section 10.3 Condemnation of Common Area . . . . . 30

Section 10.4 Notice to Owner . . . . . 31

Section 10.5 Violation of Covenants . . . . . 31

Section 10.6 Enforcement of Declaration . . . . . 32

Section 10.7 Approval of Developer . . . . . 32

Section 10.8 Liberal Construction of Declaration . . . . . 32

Section 10.9 Invalidity of Part does not Invalidate the Balance . . . . . 32

Section 10.10 Gender Neutrality . . . . . 33

Section 10.11 Amendment of Declaration . . . . . 33

Section 10.12 Legal Fees . . . . . 34

Section 10.13 Transfer, Assignment and Withdrawal of Powers . . . . . 34

Section 10.14 Florida Law . . . . . 34

THIS DOCUMENT PREPARED  
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DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
FOR  
THE MEADOWS AT SAINT JOHNS

THIS DECLARATION, made this 6<sup>th</sup> day of August, 2001, by GRAND MEADOWS, LLC, a Florida limited liability company, whose mailing address is 1914 Art Museum Drive, Jacksonville, Florida 32207, hereinafter called "Developer".

R E C I T A L S :

- A. Developer is the owner and developer of that certain real property (the "Property") located in St. Johns County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof.
- B. It is the intention and desire of Developer to have the Property developed into single family residential homesites and to sell such homesites as part of a residential community. Homes within the Property shall be single-family detached dwellings and shall be developed and maintained as part of a residential development of superior quality, architectural design and condition.
- C. Developer desires to maintain the beauty of the Property, to assure high-quality standards for the enjoyment of the Property. To provide for the preservation, enhancement and maintenance of the Property and the improvements thereon, Developer desires to subject the Property to the covenants, restrictions, easements, charges and liens of this Declaration, each and all of which is and are for the benefit of the Property and each owner of a portion thereof.

D. To provide for the efficient management of the Property, Developer has created or will create a nonprofit homeowners association. The Association, as hereinafter defined, shall own, operate, maintain and administer all of the common areas within the Property and administer and enforce the covenants, conditions, restrictions and limitations hereinafter set forth. The Association shall also have the power and duty to administer and enforce the easements set forth in this Declaration, and to collect and disburse the assessments hereinafter created.

**D E C L A R A T I O N :**

**NOW, THEREFORE,** the Developer hereby declares that the Property shall be held, sold and conveyed subject to the following easements, restrictions, covenants, limitations and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof and Developer.

**ARTICLE I**  
**DEFINITIONS**

The following definitions shall apply wherever the capitalized terms appear in this Declaration:

**Section 1.1 Association.** The Meadows at Saint Johns Owners Association, Inc., a Florida not-for-profit corporation, its successors and assigns. The Articles of Incorporation and Bylaws for the Association shall be referred to as the "Association Articles of Incorporation" and the "Association By-laws", respectively, copies of which are attached hereto as Exhibits "B" and "C" respectively. The Association shall own, operate, administer and maintain the Common Areas; enforce the easements set forth in this Declaration; collect and disburse the assessments hereinafter created; and be responsible for the administration and enforcement of the covenants, conditions, restrictions and

limitations hereinafter set forth (sometimes referred to as the "Covenants and Restrictions").

**Section 1.2 Association Rules and Regulations.** The rules, regulations and policies adopted by the Board of Directors as the same may be amended from time to time.

**Section 1.3 Developer.** Grand Meadows, LLC, a Florida limited liability company, or such other entity which has been specifically assigned the rights of Developer hereunder and any assignee thereof which has had the rights of Developer similarly assigned to it. Developer may also be an Owner for so long as Developer shall be record owner of any Lot as defined herein.

**Section 1.4 Board of Directors.** The Board of Directors of the Association.

**Section 1.5 Charges.** All General, Special and Lot Assessments.

**Section 1.6 Common Area or Common Areas.** All real and personal property now or hereafter designated by Developer as Common Area which is intended for the common use and enjoyment of all of the owners within the Property. Without limitation, the Common Area shall include the islands in all cul de sacs, all roads and street unless such are dedicated to and accepted for maintenance by St. Johns County, Florida, the rights and easements for retention ponds, lakes, culverts, drainage areas and stormwater retention systems located within the Property, the rights and easements along the entrance or boundaries to each subdivision for fencing, signage, landscaping, lighting and irrigation. The Common Areas shall also include such personal property, fixtures and improvements placed or constructed by or on behalf of the Association in, upon or on the easements granted herein.

**Section 1.7 Declaration.** This Declaration of Covenants, Conditions, Restrictions and Easements applicable to the Property.

**Section 1.8 General Assessment.** An assessment required of all Owners, as further provided in Article VI entitled "Covenants for Maintenance Assessments" and elsewhere in this Declaration.

**Section 1.9** Guest. A social guest of an Owner. However, any person residing on any portion of the Property for a period of sixty (60) consecutive days, or longer, shall be deemed a permanent resident.

**Section 1.10** House. Any single-family residential dwelling constructed or to be constructed on or within any Lot.

**Section 1.11** Lot. Any plot of land intended as a site for a House, whether or not the same is then shown upon any duly recorded subdivision plat of the Property. Upon construction of a House, the term "Lot" as used herein shall include the House and Yard.

**Section 1.12** Lot Assessment. Any assessment charged to a particular owner pursuant to this Declaration for services and costs which relate specifically to that Owner's Lot.

**Section 1.13** Member. Those persons entitled to membership in the Association as provided in this Declaration or the Association Articles of Incorporation and Bylaws.

**Section 1.14** Mortgage. Any bona fide first mortgage encumbering a Lot as security for the performance of an obligation.

**Section 1.15** Mortgagee. Any institutional holder of a Mortgage, such as a bank, savings and loan association, insurance company, or any other lender generally recognized as an institutional type lender and shall include guarantors or insurers of mortgages such as FNMA, FHA and VA.

**Section 1.16** Owner. The record owner, whether one or more persons or entities, of the fee simple title to any Lot. Owner shall not include those having an interest merely as security for the performance of an obligation. In the event that there is a contract for deed covering any Lot, the Owner of such parcel shall be the purchaser under said contract, and not the fee simple title holder. The contract for deed is defined as an agreement whereby the purchaser is required to make periodic payments toward the purchase of a Lot for a period extending beyond nine (9) months from the date of the agreement, and where the purchaser does not receive title to such Lot until all periodic payments are made, but

is given the use and possession of the Lot prior to such acquisition of title.

**Section 1.17 Plat.** Any plat or plats of the Property recorded or to be recorded by Developer or others in the public records of St. Johns County, Florida.

**Section 1.18 Property.** That certain real property described in Exhibit "A", and such additions and deletions thereto as may be made in accordance with Article II hereof.

**Section 1.19 Special Assessment.** Those Special Assessments referred to in Article VI hereof.

**Section 1.20 Surface Water or Stormwater Management System.** A system which is designed and constructed or implemented within the Property 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 affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C. or regulations of similar import. For purposes of this Declaration, the Surface Water or Stormwater Management System shall be deemed to be a part of the Common Area and is subject to certain permit and use restrictions imposed by the St. Johns River Water Management District and St. Johns County.

**Section 1.21 Yard.** Any and all portions of any Lot lying outside the exterior walls of any House constructed on such Lot and shall include all landscaping, improvements and decorative and functional appurtenances thereon.

**ARTICLE II**  
**PROPERTY SUBJECT TO THIS DECLARATION**  
**ADDITIONS AND DELETIONS**

**Section 2.1 No Implied Extension of Covenants.** Each Owner and each tenant of any improvements constructed on any Lot, by becoming an Owner or tenant, shall be deemed to have agreed that

(a) the Property described on Exhibit "A" and such additional property as may be annexed pursuant to Section 2.2 hereof shall be the only property subject to this Declaration, (b) that nothing contained in this Declaration or in any recorded or unrecorded plat, map, picture, drawing, brochure or other representation of a scheme of development, shall be construed as subjecting, or requiring Developer to subject any other property now or hereafter owned by Developer to this Declaration, and (c) that the only manner in which additional land may be subjected to this Declaration is by the procedure set forth in Section 2.2.

**Section 2.2 Additional Lands.** Developer may, but shall not be obligated to, subject additional land to this Declaration (or to the assessment provisions of this Declaration) or to a different Declaration of Covenants, Conditions, Restrictions and Easements administered by the Association from time to time. Addition of lands to this Declaration or to a different declaration shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by Developer and the owner of the lands to be added. Developer reserves the right to so supplement this Declaration to add land to the scheme of this Declaration (or its assessment provisions) pursuant to the foregoing provisions without the consent or joinder of any Owner or mortgagee of land within the Property.

**Section 2.3 Withdrawal of Lands.** Developer may, but shall have no obligation to, withdraw at any time, or from time to time, portions of the Property from the terms and effect of this Declaration. The withdrawal of lands as aforesaid shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by Developer with respect to the lands to be withdrawn.

**ARTICLE III**  
**OWNERSHIP AND MEMBERSHIP**

**Section 3.1 Lot Ownership.** A Lot may be owned by one or more natural persons or an entity other than a natural person.

**Section 3.2 Membership appurtenant to Lot.** Developer and every Owner shall be a Member of the Association. Membership shall

be appurtenant to and may not be separated from title to any Lot except as provided for herein.

**Section 3.3 Classes of Membership.** The Association shall have two classes of voting membership:

3.3.1 **Class A.** Class A Members shall be all Owners with the exception of the Developer while the Developer is a Class B Member. Class A Members shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, other than as security for the performance of an obligation, all such persons shall be Members. The vote for such Lot shall be exercised as they, between themselves, determine, by written designation to the Association, but in no event shall more than one vote be cast with respect to any Lot. The vote appurtenant to any Lot shall be suspended in the event that, and for as long as, more than one member holding an interest in that Lot lawfully seeks to exercise it.

3.3.2 **Class B.** The Class B Member shall be the Developer, who shall be entitled to the number of votes equal to the number of votes held by all Class A Members, plus one. The Class B membership shall cease when the Developer has conveyed ninety percent (90%) of the Lots or when the Developer, in its sole discretion, elects to terminate its Class B Membership, whichever shall occur first. Upon this termination of its Class B Membership, the Developer shall be a Class A Member so long as it owns any Lots.

#### ARTICLE IV

#### COMMON AREA RIGHTS, OBLIGATIONS AND MAINTENANCE

**Section 4.1 Owners' Easement of Enjoyment.** Every Owner shall have a right and easement of enjoyment in and to the Common Area, which will be appurtenant to and shall pass with title to every Lot, subject to the provisions of the Association Articles of Incorporation, Bylaws, Rules and Regulations and the following provisions:

4.1.1 The right of the Association to charge assessments and other fees for the maintenance and security of the Common Areas and the facilities and services provided owners as described herein.

4.1.2 The right of the Association to adopt rules and regulations governing the manner and extent of use of the Common Areas and the personal conduct of the Members of the Association and their guests thereon.

4.1.3 The right of the Association to dedicate or transfer all or any part of the Common Areas, to any public agency, authority or utility (public or private) for such purposes and subject to such conditions as may be agreed upon by the Board of the Association.

4.1.4 The right of the Association to mortgage any or all of the facilities constructed on its property for the purpose of improvements or repair to such property or facilities at a regular meeting of the Association or at a special meeting called for this purpose.

4.1.5 The right of Developer or the Association to grant and reserve easements and rights-of-way through, under, over and across the Common Areas, including the right to grant easements for ingress and egress to members of the general public.

4.1.6 The right of Developer or the Association to acquire, extend, terminate or abandon easements.

**Section 4.2 Liability for Damage to Common Area.** In the event any Common Areas, facilities or personal property of the Association are damaged or destroyed by an Owner or any of his Guests, tenants, licensees, agents, employees or members of his Family as a result of negligence or intentional acts, such Owner hereby authorizes the Association to repair the damage. Such repairs will be performed in a good and workmanlike manner in conformance with the original plans and specifications for the area involved or as the area may have been modified or altered subsequently by the Association. The amount necessary for such

repairs shall be the responsibility of such Owner and shall become a Lot Assessment payable immediately upon demand.

**Section 4.3 Right of the Developer to Designate Property as Common Area or to Withdraw Property from the Common Area.**

Notwithstanding anything to the contrary contained in this Declaration, Developer shall have the right, in its sole discretion, to designate land, easements, use rights and personal property as Common Area, provided only that such land shall be located within the Property or contiguous to the Property (for purposes of this Section, property separated only by public or private roads, water bodies or open space shall be deemed contiguous). Developer may, at any time, withdraw, or cause to be withdrawn, land, easements, use rights or personal property from the Common Area in Developer's sole discretion. Such additions and withdrawals shall be evidenced by recording a Supplementary Declaration in the public records of St. Johns County, Florida, which shall specifically reference each such addition or withdrawal. Withdrawal of land from the Common Area by Developer shall terminate any and all easements and rights of use of the Owners in such land. No land owned by a Developer shall be deemed to be Common Area unless such land is expressly referenced as such under Article II hereof, or subsequently designated as such by Developer pursuant to Article I hereof and this Section, even if Developer consents or acquiesces to the use of such land by the Owners. In the event any land, easements, use rights, or personal property owned by the Association shall be withdrawn from the Common Area pursuant to this Section, upon Developer's written request, the Association shall promptly execute and deliver to the Developer any and all deeds, bills of sale, assignments or other conveyance documents as may be necessary or appropriate to effectuate the withdrawal of such Common Area.

**Section 4.4 Maintenance of Common Area and Compliance with Applicable Permits.** The Association shall, at all times, maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Common Areas, personal property, fixtures and improvements and other structures (except utilities owned and maintained by public or private utility companies providing water, sewer, electrical, fire protection, cable television, telephone, or similar utilities to the Property, or any portion thereof) placed

or constructed thereon by or on behalf of the Association. Except with respect to the banks of lakes as set forth in Section 8.22 hereof, the Association shall maintain all lakes, drainage areas, drainage easements, and control structures, and shall preserve and protect all designated conservation areas and littoral zones located within, adjacent, or in near proximity to the Property, in accordance with all permit requirements and conditions contained in applicable dredge fill, consumptive use, surface water permits, or any other applicable permits issued by the United States Army Corps of Engineers, Florida Department of Environmental Regulation, St. Johns River Water Management District, and St. Johns County, Florida and all statutes, rules, regulations and requirements pertaining to surface water management, drainage and water quality promulgated by the St. Johns River Water Management District, the Florida Department of Environmental Regulation, and all other local, state and federal authorities having jurisdiction. The Association shall maintain those portions of the Property designated by applicable permit as conservation tracts, stormwater management tracts or similar designations, in accordance with all permit requirements, rules, and regulations promulgated by all local, state and federal authorities having jurisdiction. 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 shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance of other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. 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. All maintenance obligations of the Association shall be performed as ordered by the Board of Directors of the Association, and all or any portion of the cost of such maintenance incurred by the Association pursuant to this Section, shall be a common expense of the Association to be collected and paid in the manner prescribed by this Declaration.

**Section 4.5 Easement for Maintenance Purposes.** Developer hereby reserves for itself and grants to the Association, and its successors, assigns, agents, and contractors, an easement in, on, over and upon those portions of the Property as may be reasonably

necessary for the purpose of maintaining the Common Area, including the Surface Water or Storm Water Management System, or other portions of Property to be maintained by Association, in accordance with the requirements of this Declaration. The easement granted hereby shall not be exercised by any party in a manner which unreasonably interferes with the use, occupancy, or enjoyment of any improved portion of the Property. Further, in the event that any portion of the Property shall be damaged or altered in any way as the result of the exercise of the easement rights granted hereby, such portions of the Property shall be immediately restored to the condition that existed immediately prior to such damage or alteration.

**Section 4.6 Developer's Conveyance of Rights in the Common Area.** Prior to elimination of the Class B Membership, Developer hereby covenants that it will convey its rights in the Common Areas located in Developer's portion of the Property to the Association subject to easements and restrictions of record and free and clear of all liens and financial encumbrances other than taxes for the year of conveyance, and the Association shall accept such conveyance. Each Owner's obligation to pay assessments, as provided herein, shall commence upon his acquisition of his Lot, notwithstanding that the part of the Common Areas consisting of personal property or fixtures have not then been conveyed to the Association.

#### **ARTICLE V ASSOCIATION**

**Section 5.1 Duties and Powers of the Association.** The duties and powers of the Association shall be those provided for by law or set forth in this Declaration, the Association's Articles of Incorporation and Bylaws, together with those duties and powers which may be reasonably implied to effect the purposes of the Association and shall include enforcement of these covenants. Without limiting the generality of the foregoing, the Association may take such measures and perform such services which, in the judgement of the Board of Directors are necessary or desirable to enforce the covenants, conditions, restrictions and limitations set forth in this Declaration; operate, maintain and administer all Common Areas within the Property; administer and enforce the

easements provided for in this Declaration; and collect and disburse the assessments created in this Declaration.

**Section 5.2 Maintenance Obligations of Lot Owners.** It shall be the obligation of each Owner to maintain his Lot in a neat, clean and attractive condition. In the event an Owner fails to do so, the Association shall have the right to clean up the Lot, cut weeds and do such things as it may deem necessary and appropriate. The costs incurred by the Association for such Lot maintenance shall be a Lot Assessment. The costs of these services shall be a Lot Assessment. Notwithstanding the foregoing, if the Owner who is charged the Lot Assessment ("Defaulting Owner") fails to pay the Lot Assessments, and the Association is in need of funds to pay the costs incurred, the cost of such Lot Assessment can be spread equally among all Owners. Such spreading of cost shall not in any way alleviate the Defaulting Owner's responsibility to pay the entire Lot Assessment, with interest, costs, attorneys, fees, and late fees, if applicable.

**Section 5.3 Maintenance of Exterior of Houses.** Except as provided for herein, the Association is not responsible for any exterior maintenance of Houses, including but not limited to, glass surfaces on doors, screened and screen doors, exterior doors and window fixtures, terraces, patio and deck improvements or roofs.

**Section 5.4 Management Company.** The Association may employ or contract with one or more third parties for the performance of all or any portion of the Association's management, maintenance and repair activities, as the Association Board of Directors may choose. The Association shall be billed by its independent contractors, and the cost therefor shall be included within the General Assessment or Lot Assessment, as the case may be.

**Section 5.5 Limited Access Procedures.** The Association may establish limited access procedures for the Property. Such procedures may be adopted and, from time to time, changed by the Association as the Association Board of Directors chooses in its discretion. Such procedures adopted and provided by the Association may be in conjunction with other associations representing property owners. No representation, warranty, or guarantee is made, nor assurance given, that the limited access

systems or procedures for the Property will prevent personal injury or damage or loss of property. Neither Developer nor the Association nor its Board of Directors or other agents shall be liable or responsible for any personal injury or for any loss or damage to persons or property which may occur within the Property, whether or not it is due to the failure of the limited access system and procedures adopted from time to time.

**ARTICLE VI**  
**COVENANTS FOR MAINTENANCE ASSESSMENTS**

**Section 6.1**      **Creation of the Lien and Personal Obligation of Assessments.** All assessments and fines (referred to collectively in this Article as "charges"), together with interest and cost of collection when delinquent, shall be a charge on the land and shall be a continuing lien upon the Lot against which the charges are made, and shall also be the personal obligation of the person or entity who is the Owner of such Lot at the time when the charges were levied, and of each subsequent Owner. The lien shall attach to the Lot upon recording of a claim of lien in the public records of St. Johns County, Florida, which lien shall include all the formalities of a deed and be signed by a duly authorized officer or agent of the Association. The claim of lien may provide that it secures not only current outstanding assessments as of the date of filing the claim of lien, but may also include future unpaid assessments, interest, late charges, and other costs related thereto. Each Owner of a Lot, by acceptance of a deed or other transfer document therefor, whether or not it shall be so expressed in such deed or transfer document, is deemed to covenant and agree to pay the Association the charges established or described in this Declaration and in the Association Articles of Incorporation and Bylaws. No diminution or abatement or any charges shall be allowed by reason of any alleged failure of the Association to perform such function required of it, or any alleged negligent or wrongful acts of the Association, or its officers, agents and employees, or the nonuse by the Owner of any or all of the Common Areas, the obligation to pay such charges being a separate and independent covenant by each Owner.

