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**AMENDED AND RESTATED DECLARATION
OF RESTRICTIONS AND PROTECTIVE
COVENANTS FOR CASCADES AT
WORLD GOLF VILLAGE**

Prepared By and Return To:

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The following exhibits are attached hereto and incorporated herein by reference:

- Exhibit A – Legal Description
- Exhibit B – Common Areas
- Exhibit C – Articles of Incorporation
- Exhibit D – Bylaws

**AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS
FOR CASCADES AT WORLD GOLF VILLAGE**

THIS AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR CASCADES AT WORLD GOLF VILLAGE is made this 9 day of MARCH, 2006, by Levitt and Sons at World Golf Village, LLC, a Florida limited liability company, which declares that the real property described in Article II, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") set forth below.

The Association, as hereinafter defined, is not a condominium association and therefore shall not be affected by the provisions of Chapter 718, Florida Statutes.

**ARTICLE I
DEFINITIONS**

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

- (a) "Adult Housing" shall mean and refer to housing provided for adults 55 years of age and older in accordance with the provisions of the Fair Housing Act of 1988, as set forth in Title 42 U.S.C. § 3601, *et. seq.* (the "Act"), and the Rules and Regulations promulgated thereto, as amended from time to time.
- (b) "Assessments" shall mean and refer to those payments due pursuant to Article VI, whether General or Special (as hereinafter defined), or a combination thereof.
- (c) "Association" shall mean and refer to Cascades at World Golf Village Homeowners' Association, Inc., a Florida corporation not-for-profit.
- (d) "Board of Directors" shall mean and refer to the Board of Directors of the Association.
- (e) "Common Areas" shall mean and refer to the real property described on Exhibit "B" attached hereto, and any other interest in real property acquired by the Association and deemed Common Area either in this Declaration or in the instrument of conveyance, together with any improvements on such property including without limitation any structures, off-street parking areas, street lights, and entrance features, but excluding any public utility installations thereon. Common Areas shall also include all internal roads within the Property. Notwithstanding anything herein to the contrary, the term "Common Areas" shall not mean or include any areas deeded to the Master Association, as to which repair and maintenance obligations are set forth in the Master Declaration.

- (f) "Developer" shall mean and refer to Levitt and Sons at World Golf Village, LLC, a Florida limited liability company, its successors and assigns, and is designated as such by Developer. The Developer may make partial or multiple assignments of its rights under this Declaration. All such assignees shall be deemed to be the Developer as to those rights which may have been assigned to them.
- (g) "District" shall mean and refer to the St. Johns River Water Management District, an agency created pursuant to Chapter 373, Florida Statutes.
- (h) "General Assessments" shall mean and refer to Assessments levied to fund expenses applicable to all Members of the Association and set forth in Article VI, Section 2, of this Declaration.
- (i) "Institutional Lender" shall mean and refer to any person or entity (i) holding a mortgage encumbering a Lot, (ii) which in the ordinary course of business makes, purchases, guarantees or insures mortgage loans, and (iii) which is not owned or controlled by the Owner of the Lot encumbered. An Institutional Lender may include, but is not limited to, a federal or state chartered bank or savings and loan association, an insurance company, a real estate or mortgage investment trust, a pension or profit sharing plan, a mortgage company; the Government National Mortgage Association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, an agency of the United States or any other governmental authority, including the Veterans Administration and the Federal Housing Administration of the United States Department of Housing and Urban Development, or any other similar type of lender generally recognized as an institutional type lender. For definitional purposes only, an Institutional Lender shall also mean the holder of any mortgage executed by or in favor of Developer, whether or not such holder would otherwise be considered an Institutional Lender.
- (j) "Lot" shall mean and refer to any lot as shown on the plat of Cascades at World Golf Village, recorded or to be recorded in the Public Records of St. Johns County, Florida, and any lot shown on any re-subdivision of said plat or any portion thereof.
- (k) "Master Association" shall mean and refer to Saint Johns Northwest Commercial Property Owners Association, Inc., a Florida corporation.
- (l) "Master Declaration" shall mean and refer to the Declaration of Covenants and Restrictions for Saint Johns–Northwest Commercial, recorded in Official Records Book 6065, Page 2312, recorded in Official Records Book 1185, Page 645, Public Records of St. Johns County, Florida.
- (m) "Master Developer" shall mean and refer to SJH Partnership, Ltd., its successors and assigns, as defined in the Master Declaration.
- (n) "Master Surface Water Management System" shall mean and refer to the overall system designed, constructed and implemented upon the Property to control

discharges caused by rainfall events, which system is intended to collect, convey, store, absorb, inhibit, treat, use or reuse surface water in order to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution, and to control the quality and quantity of discharges from the system, all as permitted by the District pursuant to Chapter 40C-4, 40C-40, 40C-42, Florida Administrative Code.

- (o) "Member" shall mean and refer to each member of the Association, as provided in Article III of this Declaration, and shall include all Owners.
- (p) "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot. Owners shall not include those having such interest merely as security for the payment or repayment of a debt obligation. If a Lot is owned by more than one person and/or entity, then all such persons and/or entities shall be jointly and severally obligated to perform the responsibilities of the Owner.
- (q) "Plat" shall mean and refer to any of the plats of the Property, as recorded or to be recorded in the Public Records of St. John's County, Florida.
- (r) "Property" shall mean and refer to all property and additions thereto (which additional property may or may not be contiguous to the real property described in Article II herein), as is subject to this Declaration or any Supplemental Declaration under the provisions of Article II hereof.
- (s) "Residence" shall mean the private single-family dwelling located on a Lot.
- (t) "Special Assessment" shall mean and refer to Assessments levied in accordance with Article VI, Section 5, of this Declaration.
- (u) "Turnover" shall mean and refer to the transfer of control of the Board of Directors of the Association to the Members, other than the Developer, builders, contractors, or others who purchase property in the subdivision for the purpose of constructing improvements thereon for resale, such Members are entitled to elect at least a majority of the Board of Directors of the Association, and such election has occurred.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION;
ADDITIONS THERETO; MASTER DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in St. Johns County, Florida, and is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. Developer's Right to Add Additional Property to or Withdraw Property. Developer shall have the right, in its sole discretion, to add additional property

(which may or may not be contiguous to the real property described in Section 1) to the scheme of this Declaration. Developer shall also have the right to withdraw property not previously conveyed to an Owner from the scheme of this Declaration subject to the approval of St. Johns County. The addition or withdrawal by Developer shall not require the consent or joinder of the Association, or any Owner or mortgagee of any of the Property, but shall be at the sole option of the Developer. Upon addition of any property to the scheme of this Declaration, the Owners of such additional property shall be and become subject to this Declaration, including assessment by the Association for their prorata share of the Association expenses. The addition of lands as aforesaid shall be made and evidenced by filing in the Public Records of St. Johns County, Florida, a supplemental declaration with respect to the lands to be added.

Section 3. Master Declaration. The Property and each Lot therein (as well as other neighborhoods, communities and lands that are not subject to the terms of this Declaration) are subject to all terms, provisions, restrictions, and requirements set forth in the Master Declaration, and the rights of the Master Developer thereunder. It is anticipated and intended that the terms and provisions of this Declaration and the rights of Developer and the Association hereunder shall not be in conflict with the terms of the Master Declaration or the rights of the Master Developer or Master Association thereunder. In the event a conflict exists, however, and the terms of this Declaration and the Master Declaration cannot each be given effect, the terms and provisions of the Master Declaration shall control unless the Master Declaration shall otherwise provide. It is intended that the Association shall constitute a Sub-association under the terms of the Master Declaration.

ARTICLE III **HOMEOWNERS' ASSOCIATION**

Section 1. Membership. Every Owner of a Lot that is subject to Assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to Assessment. Persons or entities which have an interest in any Lot merely as security for the performance of an obligation shall not be Members of the Association, and, in such case, the beneficial Owner shall retain the membership in the Association. Additionally, Developer shall be a Member for so long as Developer owns any portion of the Property.

Section 2. Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Developer, and 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 one vote be cast with respect to any Lot. Notwithstanding the foregoing, however, the Association has the right to suspend the voting rights of an Owner for the nonpayment of Association Assessments that are delinquent in excess of 90 days.

Class B. The Class B Member(s) shall be the Developer, or its specifically designated (in writing) successor. The Class B Member shall be entitled to the same number of votes held by all other Members of the Association plus one; however, notwithstanding any provision to the contrary, the Developer shall have the right to appoint the entire Board of Directors of the Association until 90 days after 90% of the maximum number of Lots have been conveyed to Owners other than the Developer, or at an earlier date, at the sole discretion of the Developer. At such time, the Developer shall call a meeting, as provided in the Bylaws for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners. Developer has right to appoint one member of Board for so long as Developer "holds for sale in the ordinary course of business at least 5% of the Lots within the Property."

- a. Developer shall have the right to convey title to any property owned by it within the Property, or any easement or interest therein, to the Association as a Common Area, and the Association shall be required to accept such conveyance. Any such conveyance shall be effective upon recording the deed or instrument of conveyance in the public records of the county where the Property is located.
- b. If Developer changes the development plan for a portion of the Property such that any portion of the Common Area previously conveyed to the Association would be within any Property which is not intended to a Common Area previously conveyed to the Association would be within any Property which is not intended to be a Common Area under Developer's revised plan, then the Association shall have the right to Developer, and, in connection therewith, Developer shall convey to the Association any property which will be a Common Area pursuant to the new development plan.

Section 3. Common Area Ownership. The Developer may retain legal title to the Common Areas so long as it has not turned over control of the Board of Directors to the Owners as specified in Section 2. Within thirty days after such Turnover, the Developer shall convey and transfer by quitclaim deed the record fee simple title to the Common Areas to the Association and the Association shall accept such conveyance, subject to taxes for the year of conveyance and to restrictions, limitations, conditions, reservations and easements of record. If real estate taxes on the Common Areas are not included in the tax bills for the individual Lots, then the Association shall pay taxes on the Common Areas.

Section 4. Powers. In addition to the powers provided in its Articles of Incorporation, the Association, through the action of its Board of Directors, shall have the power, but not the obligation, to enter into an agreement or agreements from time to time with one or more persons, firms or corporations for management services.

Section 5. Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Property, which rules and regulations shall be consistent with the rights and duties established by this Declaration. The Association shall have the right to enforce such rules and regulations, as well as rules and regulations adopted by the Master Association. Sanctions may include reasonable monetary fines, which shall be levied as Special Assessments as provided in this Declaration, and suspension of the right to vote and the

right to use the recreation facilities. In addition, the Board shall, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided in the Bylaws of the Association. In addition, the Association, through the Board, may, by contract or other agreement, enforce court ordinances or permit St. Johns County to enforce ordinances on the Property for the benefit of the Association and its Members.

Section 6. Merger or Consolidation. Upon a merger or consolidation of the Association with the Master Association or any other association, or upon any decision by the Association that its functions may be performed effectively and efficiently by the Master Association or any other association, the Property, rights and obligations of the Association may be transferred to the Master Association or another surviving or consolidated association. Alternatively, the property rights and obligations of another association may be added by operation of law to the Property, rights and obligations of the Association as a surviving corporation pursuant to a merger. In any event, the surviving or consolidated association may administer the covenants and restrictions established by this Declaration within the Property together with the covenants and restrictions established upon any other property as one scheme. No such merger or consolidation, however, shall effect any revocation, change or addition to the covenants established by this Declaration.

Section 7. Termination of the Association. In the event of dissolution of the Association, for whatever reason other than merger or consolidation as provided for herein, any Owner may petition the Circuit Court of the Fifth Judicial Circuit of the State of Florida for the appointment of a Receiver to manage the affairs of the Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association, the Property and Common Areas.

ARTICLE IV MAINTENANCE OBLIGATIONS

Section 1. Common Area Maintenance. Commencing with the date this Declaration is recorded, except as stated hereinafter, the Association shall be responsible for the maintenance of the Common Areas and any improvements or personal property in a continuous and satisfactory manner and for the payment of taxes assessed against the Common Areas, if any, and any improvements and any personal property thereon accruing from and after the date these covenants are recorded. For purposes of illustration, Common Areas may include, but are not limited to: entrance features; all drainage retention areas, conservation areas, gate houses; tracts designated for open space, wall tracts, and/or tot lots and other recreational tracts on the Plat; buffer areas around the perimeter of the Property and the Common Area sprinkler system; all streets and roadways within the Property; and areas required to be maintained by a Sub-association under the terms of the Master Declaration. The Association shall at all times maintain in good repair and shall replace as scheduled any and all Common Areas and improvements of which it has ownership and for which it has maintenance obligations. It is anticipated that the Master Association shall maintain all internal roads outside of the Property in good repair and shall resurface or repave said roads as necessary. All such work shall be

shall be completed in a manner that, in the sole and exclusive judgment of the Board of Directors of the Association, or the Master Association as the case may be, is deemed satisfactory.

Section 2. Street Lighting. The Association shall have the obligation for maintenance of any street lighting facilities installed in Common Areas owned by the Association, if any, from the date of recording this Declaration or from the date of installation of the street lighting, whichever occurs first. Maintenance of the street lighting fixtures shall include the fixtures within the Common Areas and shall further extend to payment for electricity consumed in the illumination of such lights. In the event the Developer, in its sole discretion, elects to install such street lighting, Developer shall be entitled to all rebates or refunds of the installation charges and the Association hereby assigns such rebates or refunds to Developer and the Association shall forthwith pay same to the Developer.

Section 3. Lot Maintenance.

(1) Landscaping. The maintenance of the Lot, including cutting the grass and maintaining all landscaping/irrigation originally installed by the Developer or replacement(s) thereof, shall be the complete maintenance responsibility of the Association; however, if an Owner fences in the Lot, maintenance of the Lot shall be the responsibility of the Owner and not the Association. The maintenance and/or repair of landscaping on an Owner's Lot damaged due to the negligence or intentional acts of such Owner shall be the responsibility of such Owner. The maintenance of the residence and related improvements constructed on the Lot shall be the complete maintenance responsibility of the Owner(s) thereof. The maintenance of all landscaping/irrigation installed or altered on a Lot by the Owner(s) thereof which is in addition or alteration to and not a replacement of the landscaping originally installed by the Developer shall be the complete maintenance responsibility of such Owner(s). If a mailbox is installed by the Developer, in its sole discretion, the Owner shall be responsible for the maintenance, repair and replacement of the mail box installed by the Developer. Lawns shall be primarily grass, and shall not be paved or covered with gravel, artificial turf or other covering unless permitted by the Architectural Control Board. All diseased or dead sod, plants, shrubs or flowers shall be promptly replaced, and excessive weeds, underbrush or unsightly growth shall be removed.

(2) Residence. The maintenance of the residence and related improvements constructed on the Lot shall be the complete maintenance responsibility of the Owner(s) thereof. Each Owner shall keep all parts of his Lot, including the residence, clean and free of debris, and in good order and repair. Such duties shall include, without limitation, repair or replacement of the roof, windows and doors (including glass or screens), and exterior of the residence. Exterior maintenance, including painting, shall be periodically performed as reasonably required. Paint colors shall not be materially changed without the consent of the Architectural Control Board, and all paint colors shall be harmonious with other improvements within the Property. No excessive and/or unsightly mildew, rust deposits, dirt, or deterioration shall be permitted to accumulate on any building or improvement.

Section 4. Irrigation System. Developer presently plans to install a common irrigation system throughout the Property to irrigate the Common Areas and the Lots. If

so installed, the irrigation pump(s), wells, and any main irrigation lines shall be the maintenance obligation of the Association. In addition, all irrigation lines and all sprinkler heads located on the Lots, if installed by Developer, shall be the maintenance responsibility of the Association. Any such improvements or alterations installed by the Lot Owner/subcontractor hired by lot owner shall be the maintenance responsibility of the Lot Owner. The Association shall have an easement over the Property, including any Lot, as necessary, to provide maintenance of the portion of the irrigation system to be maintained by the Association. Notwithstanding the foregoing, the maintenance and/or repair of any damage to irrigation lines or sprinkler heads located on Association property caused by the Owner's negligence or intentional act(s) shall be the responsibility of such Owner. The Association shall have the sole control of the timing system for irrigation. The Owners of Lots subject to any easements shall not construct any improvements on the easement areas, alter the flow or drainage, or landscape such areas with hedges, trees, or other landscape items that might interfere with the exercise of the easement rights.

Section 5. Offsite Signage & Landscaping. The Association shall have the obligation to maintain any offsite signage that advertise and promote the name of the Property and to maintain the landscaping surrounding said signs.

Section 6. Stormwater Drainage Facility. The maintenance, repair, or replacement of any stormwater drainage facility located on the Property shall be the complete responsibility of the Association.

Section 7. Lift Station and Master Surface Water Management System. Unless and until dedicated or conveyed to a governmental unit or utility company, the Association shall maintain, repair and replace as needed, and pay the electrical usage charges for, any lift station and related lines and equipment located within the Property. It is the responsibility of the Association, at Common Expense, to operate, maintain and repair any portions of the Master Surface Water Management System located within the boundaries of the Property that are not maintained by the Master Association, and to enforce, or to take such appropriate action as may be necessary to cure violations of, the routine maintenance and non-interference covenants of the Owners and, when appropriate, to levy special assessments or individual assessments therefor. Maintenance of the Master Surface Water Management System shall include the exercise of practices that allow the system to provide drainage, water storage, conveyance and other surface water management capabilities as permitted by the District and St. Johns County. Any repair or reconstruction of the Master Surface Water Management System shall be as originally permitted or, if modified, as approved by the District and St. Johns County.

Section 8. Drainage Improvements within Easements. The Association shall maintain, repair and replace all drainage improvements within the Property, including without limitation within all platted drainage easements, all in accordance with the Master Surface Water Management System permit issued by the District. All maintenance, repairs and replacements of drainage improvements within the Property, including without limitation within all platted drainage easements, shall also be in accordance with requirements of applicable governmental entities.

Section 9. Transfer Fee. The Association reserves the right to establish a transfer fee to be paid by the Owners or grantees upon transfer of their Lot, which fee and procedures therefor shall be established by the Board.

Section 10. Personal Services. The employees of the Association shall not be required to attend to any personal matters or business of Owners, nor shall they be permitted to leave the Property on any private business of Owners. The uses and functions of such employees shall be governed by the Board of Directors. In the event personal services are provided to Owners by any employees of the Association, the Association will not assume any responsibility or be liable for, in any manner, the quality of such services or work provided, nor shall it warrant such services or work. In addition, the Association shall not be liable for any injury to persons or damage to property resulting from any act or omission by those performing such personal work or services for Owners.

Section 11. No Liability for Failure of Security. No representation, guarantee, or warranty is made nor assurance given that any security system limited access system or procedures for operation of the Property will prevent personal injury or damage to or loss of property. Neither Developer nor Association shall be liable or responsible for any personal injury or for any loss or damage to property which may occur within the Property regardless of whether it is due to failure of the security system limited access system, or procedures for operation adopted from time to time.

Section 12. Private Roads. Developer reserves to itself, its successors and assigns, and following the conveyance of the roads within the Property to the Association, grants to the Association, its successors and assigns: (a) the absolute and unrestricted right, but not the obligation, to limit, restrict or deny the ingress of any person, except Owners and Mortgagees, who, in the sole determination of Developer or the Association, does not belong or have business on the Property, or who may create or participate in a disturbance or nuisance on any part of the Property, or who is otherwise undesirable, through use of a controlled or guarded entranceway, or through such other means and upon such terms and conditions as Developer or the Association may reasonably determine; (b) the right to control and regulate all types of vehicular traffic and parking on all or any part of the roads; (c) the right, but not the obligation, to require the removal of any shrub, bush, fence, wall, tree or other item of any sort which might, in the sole opinion of Developer or the Association impair or obstruct a motorist's vision on any of the road or public road adjacent to the Property; (d) the right to enforce claims against any Owner responsible for damages to any road within the Property; (e) the right to adopt other rules and regulations governing the use of the roads within the Property; and (f) the right to assign in whole or in part the rights reserved herein to any person, including, without limitation, the Association. Such rights shall be permissive and neither Developer nor the Association shall have any obligation to exercise such rights.

ARTICLE V
CONSERVATION EASEMENT

Section 1. Conservation Easement Areas. Pursuant to the provisions of Section 704.06, Florida Statutes, Developer has granted (or hereafter will grant) to the St. Johns River Water Management District (the "District") a conservation easement recorded on 1-13-1997, in Official Records Book 1217, Page 388, Public Records of St. Johns County, Florida (the "Conservation Easement"). The Conservation Easement shall exist in perpetuity and shall encumber the property described in the Conservation Easement ("Conservation Easement Areas"). Developer has granted or will grant the Conservation Easement as a condition of permit number 40-109-21489-7 issued by the District, solely to offset adverse impacts to natural resources, fish and wildlife, and wetland functions.

(a) Purpose. The purpose of the Conservation Easement is to assure that the Conservation Easement Areas will be retained forever in their existing natural condition and to prevent any use of the Conservation Easement Areas that will impair or interfere with the environmental value of these areas.

(b) Prohibited Uses. Any activity in or use of the Conservation Easement Areas inconsistent with the stated purposes of the Conservation Easement is prohibited in perpetuity. The terms of the Conservation Easement expressly prohibit the following activities and uses within the Conservation Easement Areas:

- a. Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- b. Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
- c. Removing, destroying or trimming trees, shrubs, or other vegetation.
- d. Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- e. Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g. Acts or uses detrimental to such retention of land or water areas.
- h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

(c) Responsibilities. Developer, its successors and assigns (which may include the Association), are responsible for the periodic removal of trash and other debris that may accumulate in the Conservation Easement Areas.

(d) Rights of District. To accomplish the purposes stated in the Conservation Easement, the Developer conveys the following rights to the District:

- a. The right to enter upon and inspect the Conservation Easement Areas in a reasonable manner and at reasonable times to determine if Developer or its successors and assigns are complying with the covenants and prohibitions contained in the Conservation Easement.
- b. The right to proceed at law or in equity to enforce the provisions of the Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of areas or features of the Conservation Easement Areas that may be damaged by any activity inconsistent with the Conservation Easement.

(e) Amendment. The provisions of the Conservation Easement and of this Article V may not be amended without the prior written approval of the District.

ARTICLE VI
ASSOCIATION ASSESSMENTS

ASSESSMENTS LEVIED PURSUANT TO THIS DECLARATION DO NOT INCLUDE, BUT ARE IN ADDITION TO, ASSESSMENTS THAT MAY BE LEVIED BY THE MASTER ASSOCIATION PURSUANT TO THE MASTER DECLARATION.

Section 1. Creation of the Lien and Personal Obligation for Association Assessments. The Developer, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association General Assessments, Special Assessments, Lot Assessments, and Master Assessments. All assessments are to be fixed, established and collected from time to time as hereinafter provided. Except as otherwise provided herein, the Association Assessments shall be against all Lots equally.

(1) Commencement of Assessments. The full Association Assessment as to each Lot upon which an improvement is constructed shall commence on the earlier of the (i) first day of the full calendar month after a certificate of occupancy for the improvement is issued, (ii) conveyance of the Lot by the Developer to a non-Developer Owner, or (iii) first occupancy of the Residence. Thereafter, the Board of Directors shall fix the date of commencement and amount of the Assessment against each Lot at least thirty (30) days in advance of the commencement period. The General Assessments shall be payable in advance in quarterly installments, or as otherwise determined by the Board of Directors of the Association. No

Owner may waive or otherwise escape liability for the Association Assessments for maintenance by non-use of the Common Areas or abandonment of his right to use the Common Areas.

(2) Lien upon Lot. The General Assessments, Special Assessments, Lot Assessment and Master Assessments, together with interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which the assessment is made and shall also be the personal obligation of the person who was the Owner of such Lot at the time when any such assessment fell due. Accordingly, each Owner, by acceptance of title to a Lot, expressly vests in the Association the right and power to bring all actions against such Owner personally for the collection of such Assessments as a debt and to enforce the aforesaid by all methods available for the enforcement of such liens, including foreclosures by an action brought in the name of the Association, and such Owner is deemed to have granted to the Association a power of sale in connection with such lien. In the event of a sale or transfer of a Lot, both the new Owner and the prior Owner shall be jointly and severally liable for all Assessments, interest and other costs and expenses owed to the Association which are attributable to any Lot purchased by or transferred to such new Owner. The lien rights provided herein shall not apply to any portion of the Property owned by the Developer.

Section 2. General Assessments. The General Assessments levied by the Association shall be used exclusively for the expenses of the Association. General expenses are (a) any and all charges for the administration of the Association, (b) cable television, internet and security system expenses if any, (c) maintenance, repair, replacement and operation of the Common Areas and the operation, maintenance and repair of the lift station and the Master Surface Water Management System as described in Article IV, Section 6 and 7 hereof, including, but not limited to: management, accounting and legal fees, postage, and utility service to Common Areas, (d) Association insurance, (e) reserves deemed necessary by the Board of Directors for repair, replacement or addition to the Common Area, and (f) payment of all debts and obligations of the Association which are properly incurred for the purposes stated in this Declaration.

Section 3. Initial Budget. The Developer shall establish the initial budget, which shall be based on a fully developed community. By a majority vote of the Board of Directors, the Board shall adopt an annual budget for the subsequent fiscal year which shall provide for allocation of expenses in such a manner that the obligations imposed by this Declaration will be met. In the event the community is not fully developed at the time the budget is adopted by the Board, the Board may nevertheless base the budget on a fully developed community. In instances where the Developer or the Board bases the budget on a fully developed community when in fact the community is not so developed, then the budget (and therefore the Association Assessments) shall be reduced by the amount allocated for incomplete amenities or facilities. The Association Assessment shall be for the calendar year, but the amount of the General Assessment to be levied during any period shorter than a full calendar year shall be in proportion to the number of months remaining in such calendar year. The amount of the General Assessment may be changed at any time by the Board from that originally adopted or that which is adopted in the future.

Section 4. Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt an annual budget or adjusted budget for any fiscal year shall not constitute a waiver or release in any manner of an Owner's obligation to pay his Assessments, as herein provided, whenever the same shall be determined. In the absence of any annual Association budget or adjusted budget, each Owner shall continue to pay the Annual Assessment at the then existing rate established for the previous fiscal period, in the manner such payment was previously due, until notified otherwise.

Section 5. Special Assessments. A Special Assessment may be levied against one or more Lots for the following purposes:

- (1) reimbursement for damages caused by an Owner, Owners, their family members, guests, invitees or tenants.
- (2) cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto.
- (3) late charges, user fees, fines and penalties.
- (4) any other charge which is not a general expense.
- (5) any general expense, which exceeds the amount budgeted, or any emergency expense which exceeds the amount of any reserves or other Association funds.

A Special Assessment required to maintain the Association Property in good condition or to protect the liability of the Association Members may be levied against all Lots by a majority vote of the Board of Directors. The Association shall be responsible for collection of any Special Assessments levied against a Lot by the Master Association. Other Special Assessments shall require approval by a majority vote of those members present and voting at a meeting of the membership called in accordance with the Bylaws of the Association. The Board of Directors shall fix the amount and due date of any Special Assessment by resolution, which resolution shall also set forth the Lot or Lots subject to such Assessment.

In the event an amendment is made to this Declaration pursuant to Section 5 of Article XIII hereof, which amendment has the effect of removing the age restriction with respect to persons under eighteen (18) years of age, then the Association shall remit payment for all school impact fees due to St. John's County at the rate prevailing at the time of such amendment for each category of units then in existence within the Property. Accordingly, a special assessment shall be levied against all Owners by the Association for the payment of any school impact fees that may be in effect at the time of such amendment. The amount of the school impact fee to be assessed against each Owner by the Association shall be equivalent to the school impact fee charged by St. Johns' County at the rate prevailing at the time of such amendment for each category of units then in existence within the Property.

Section 6. Master Assessments. The Association is responsible for payment in full to the Master Association of any and all Base Assessments, Service Area Assessments and Special Assessments levied by the Master Association pursuant to the Charter for all

Lots within the Property. The Association shall also enforce any and all obligations for payment of Assessments levied by the Master Association on Lots within the Property. Master Assessments will be collected by the Association from each Lot Owner in accordance with the provision hereof.

Section 7. Lot Assessment. In addition to the General and Special Assessments authorized above, the Board of Directors, by majority vote, may from time to time levy a Lot Assessment against a particular Lot or Lots and the Owner(s) thereof for the purpose of defraying, in whole or in part, the cost of any repair, maintenance or restoration as provided herein; for the construction, reconstruction, repair, or replacement of a capital improvement upon or serving the specific Lot(s), including any additional special services to such Lot(s), the cost of which is not included in the General Assessment; or to reimburse the Association for any costs it incurs as a result of the Owner's failure to comply with this Declaration or any damage to the Common Area. If the Association levies a fine in the manner set forth hereinafter, such fine shall also be deemed a Lot Assessment enforceable in accordance herewith.

Section 8. Reserves. The Association may, in its discretion, maintain such reserves as it deems reasonable or necessary for (i) working capital, (ii) contingencies, (iii) replacements, (iv) street and entrance gate maintenance and repair, and (v) the performance of such other coordinating or discretionary functions not contrary to the terms of this Declaration which the Board of Directors may from time to time approve. The amount and manner of collection of reserves shall be as determined by the Board of Directors, in its sole discretion. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year shall be charged first against such reserves. Except in the event of an emergency, reserves accumulated for one purpose may not be expended for any other purpose unless approved by a majority of the votes cast, in person or by proxy, at a duly constituted meeting of the Association or by written consent.

(1) If the reserves are inadequate for any reason, including nonpayment of any Owner's Assessment, the Board of Directors may, at any time, levy a Special Assessment in accordance with the provisions of this Article, which may be payable in a lump sum or in installments as the Board of Directors may determine. In the event there is a balance of reserves at the end of any fiscal year and the Board of Directors so determines, any excess reserves may be taken into account in establishing the next year's budget and may be applied to defray general expenses incurred thereunder.

(2) During the period of time that the Developer is funding any deficit in the budget, the Developer shall not be required to fund any reserves regardless of whether such reserve amounts are shown in the budget.

Section 9. Trust Funds. The portion of all General Assessments collected by the Association as reserves for future expenses, and the entire amount of all Special Assessments collected for capital improvements, shall be the property of the Association as a whole and shall be used exclusively for the purposes designated at the time of Assessments. Each owner acknowledges and consents that such funds are the exclusive

property of the Association as a whole and no Owner shall have any interest, claim or right to any such funds.

Section 10. Guaranteed Assessments during Guarantee Period. Developer covenants and agrees with the Association and the Owners that, for the period commencing with the date of recordation of this Declaration and ending upon the earlier of the following: (i) the date of Turnover ("Turnover Date"); or (ii) December 31, 2006, as such may be extended in Developer's sole discretion, as described herein ("Guarantee Period"), Developer shall be excused from payment of its share of the Association Assessments related to its Lots (other than Special Assessments) and, in turn, that the individual Association Assessments charged to Owners other than Developer will not exceed the dollar amount set forth in the initial budget of the Association ("Guaranteed Assessment"). Developer will pay the difference ("Deficit"), if any, between (a) the operating expenses (other than those operating expenses which are properly the subject of a Special Assessment) incurred by the Association during the Guarantee Period, and (b) the sum of amounts assessed as Guaranteed Assessments against Owners during the Guarantee Period, the "Working Capital Fund" defined below, and any other income of the Association during the Guarantee Period. Thus, during the Guarantee Period Owners shall not be obligated to pay Assessments other than the Guaranteed Assessment and Special Assessments and the Owners' respective Working Capital Fund contribution.

(1) Deficit. The Deficit, if any, to be paid by Developer pursuant to this Section, shall be determined by looking at the Guarantee Period as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intra period allocations. In that regard, in the event it is determined at the end of the Guarantee Period that there is a Deficit and Developer has previously advanced funds to the Association in excess of the Deficit during the Guarantee Period, Developer shall be entitled to the immediate repayment from the Association of the amount of funds advanced by Developer in excess of the Deficit.

(2) Extension of the Guarantee Period. Developer hereby reserves the right to extend the Guarantee Period from time to time to a date ending no later than the Turnover Date at Developer's sole election by providing written notice to the Association of such election at least thirty (30) days prior to the expiration of the Guarantee Period (as same may have been previously extended). Developer also reserves the right to increase the amount of the Guaranteed Assessment during any such extended Guarantee Period.

(3) Extraordinary Financial Event. Notwithstanding the foregoing, in the event of an Extraordinary Financial Event, as hereinafter defined, the cost necessary to effect restoration shall be assessed against all Lot Owners owning Lots as of the date of the Extraordinary Financial Event, and their successors and assigns, including the Developer, with respect to lots owned by Developer. Extraordinary Financial Event shall mean a casualty loss affecting common elements and resulting from a natural disaster or Act of God which is not covered by insurance proceeds from insurance maintained by the Association.

Section 11. Working Capital Fund. Developer shall establish a Working Capital Fund for the operation of the Association, which shall be collected by the Developer from each Lot purchaser at the time of conveyance of each Lot to such

purchaser from the Developer in an amount equal to two (2) months of the Association Assessment for each Lot without consideration for reduction due to incomplete facilities. The Association shall be entitled to collect a contribution equal to two (2) months of the Association Assessments at the time of the conveyance of any Lot subsequent to the initial conveyance from the Developer to the initial Lot Owner, except that the following transfers are exempt from this Working Capital Fund contribution transfers:

- (1) Transfers of a Lot to the spouse of an Owner,
- (2) Transfer of a Lot to a trust whose beneficiaries are solely the spouse and/or direct lineal descendants of Owner,
- (3) Transfers of a Lot to an entity in which Owner owns at least 51 % of the ownership interests,
- (4) Acquisition of a Lot by a mortgagee pursuant to a foreclosure or deed in lieu of foreclosure.

Each Lot's share of the Working Capital Fund shall be collected and transferred to the Association at the time of closing of the sale of each Lot. Amounts paid into the fund are not to be considered as advance payment of regular Association Assessments. Notwithstanding the foregoing, the Developer, for so long as it controls the Board of Directors, shall have the right to use the Working Capital Fund to pay for ordinary expenses of the Association

Section 12. Association Assessment Roster and Certificate. A roster of the Owners, Lot numbers and Association Assessments applicable thereto shall be kept in the office of the Association and shall be open to inspection by any Owner. If the Owner does not reside on the Lot, Owner is required to provide their current mailing address to the Association, together with the names of those residing on the Lot.

The Association shall, within five (5) days of receipt of a written request, furnish to any Owner liable for an Association Assessment a certificate in writing signed by an officer or agent of the Association, setting forth whether such Association Assessment has been paid as to the Lot owned by the Owner making request therefor. Such certificate shall be conclusive evidence of payment of any Assessment to the Association therein stated to have been paid.

Section 13. Collection of Association Assessment; Effect of Non Payment of Association Assessments; The Personal Obligation of the Owner; The Lien; Remedies of the Association. If any Association Assessment is not paid within ten (10) days after the due date, the Association shall have the right to charge the defaulting Owner a late fee of ten percent (10%) of the amount of the Association Assessment, or Ten and No/100 Dollars (\$10.00), whichever is greater or as otherwise adopted by the Board of Directors from time to time, plus interest at the then highest rate of interest allowable by law from the due date until paid. If there is no due date applicable to any particular Association Assessment, then the Assessment shall be due ten (10) days after written demand by the Association. If any Owner is in default in the payment of any Assessment owed to the Association for more than thirty (30) days after written demand by the Association, the Association upon written notice to the defaulting Owner shall have the right to accelerate

and require such defaulting Owner to pay Association Assessments to the Association for the next twelve (12) month period, based upon the then existing amount and frequency of Association Assessments. In the event of such acceleration, the defaulting Owner shall continue to be liable for any increases in the General Assessments, for all Special Assessments, and/or for all other assessments payable to the Association. If any such assessments and any late fees and interest are not paid on the date when due, then such Assessments and any late fees and interest shall become delinquent and shall, together with such interest thereon and the cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the Owner, his heirs, devisees, personal representatives, successors and assigns. Any individual who acquires title to a Lot upon the death of an Owner or by operation of law shall be personally liable for unpaid Association Assessments and late fees with respect to such Lot. In any voluntary conveyance, the Grantee shall be jointly and severally liable with the Grantor for all unpaid Association Assessments made prior to the time of such voluntary conveyance, without prejudice to the rights of the Grantee to recover from the Grantor the amounts paid by the Grantee therefor.

The Association may bring an action at law against the Owner personally obligated to pay the same or may record a claim of lien against the Lot on which the Association Assessment and late fees are unpaid, or may foreclose the lien against the property on which the Association Assessment and late fee are unpaid, in like manner as a foreclosure of a mortgage on real property, or pursue one or more of such remedies at the same time or successively, and there shall be added to the amount of all such assessments and late fees, attorney's fees and costs of preparing and filing the claim of lien and the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the Association Assessments and late fee as above provided and a reasonable attorney's fee to be fixed by the court together with the costs of the action, and the Association shall be entitled to attorney's fees in connection with any appeal of any such action.

It shall be the legal duty and responsibility of the Association to enforce payment of the Association Assessments and late fees hereunder.

The provisions set forth in this section shall not apply to the Developer for so long as the Developer owns any portion of the Property.

Section 14. Subordination of the Lien to First Mortgages. The lien of Association Assessments, including interest, late charges (subject to the limitations of Florida laws), and costs (including attorney's fees) provided for herein, shall be subordinate to the lien of any first mortgage of an Institutional Lender upon any Lot. In addition, the lien of assessments, including interest, late charges (subject to the limitation of Florida laws), and costs (including attorneys' fees) provided for herein, shall be subordinate to a mortgage held by Developer upon the Property, or any portion thereof, or any interest therein. The sale or transfer of any Lot or parcel of land shall not affect the Association Assessment lien. However, the sale or transfer of any Lot or parcel pursuant to judicial or non judicial foreclosure of a first mortgage shall extinguish the lien of such Association Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot or parcel from lien rights for any Association

Assessments thereafter becoming due. Where the Institutional Lender of a first mortgage of record or other purchaser of such a Lot obtains title, its successors and assigns shall not be liable for the Association Assessments chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer. Such unpaid Assessments shall be deemed to be a Lot Assessment divided equally among, payable by and assessed against all Lots, including the Lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place. Likewise, where a mortgage is held by the Developer upon the Property, or a portion thereof, and the Developer or other purchaser obtains title, its successors and assigns shall not be liable for the Association Assessments chargeable to the Property, or a portion thereof, which become due prior to the acquisition of title to the Property, or portion thereof, by such acquirer. Such unpaid Association Assessments shall be deemed to be a Lot Assessment divided equally among, payable by and assessed against all Lots, including the Lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place.

Section 15. Collection of Assessments Due Under Master Declaration. In accordance with Section 6.3(f) of the Master Declaration, the Association shall have the right to collect assessments due under the terms of the Master Declaration with respect to the Lots. The Association shall have any and all rights to enforce the collection of such amounts as are set forth in the Master Declaration, in addition to the rights herein set forth with respect to Assessments due hereunder.

ARTICLE VII **ARCHITECTURAL CONTROL**

The Master Declaration sets forth provisions relating to architectural control, standards, required approvals, and other matters that are binding upon all Owners. Each Owner shall comply with all provisions of the Master Declaration, including those relating to architectural control. For purposes of this Declaration, the term "ACB" shall mean and refer to the Architectural Control Board as created and existing under the Master Declaration.

ARTICLE VIII **EASEMENTS**

Section 1. Members' Easements. Each Member of the Association and each tenant, agent and invitee of such Member shall have a permanent and perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across the walkways, driveways and roads from time to time laid out on the Common Areas, for use in common with all such Members, their tenants, agents and invitees. The portion of the Common Areas not used, from time to time, for walkways and/or driveways or lakes shall be for the common use and enjoyment of the Members of the Association and each Member shall have a permanent and perpetual easement for pedestrian traffic across all such portions of such tracts and for the use of same in such manner as may be regulated by the Association. The foregoing easements are subject to the following:

(a) The right and duty of the Association or Master Association to levy assessments against each Lot for the purpose of maintaining the Common Areas in compliance

with the provisions of this Declaration or Master Declaration and with any restrictions on the plat of the Property.

(b) The right of the Association to suspend the Common Area use rights for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its lawfully adopted and published rules and regulations Bylaws.

(c) The right of the Association and or Master Association to adopt and enforce rules and regulations governing the use of the Common Areas Bylaws.

The right of an Owner to the use and enjoyment of the Common Areas shall extend to the residents and their guests, subject to regulations from time to time adopted by the Association in its lawfully adopted and published rules and regulations.

Section 2. Easements Appurtenant. The easements provided in Section 1 shall be appurtenant to and shall pass with the title to each Lot.

Section 3. Utility Easements. Throughout the Property, public utilities may be installed underground when necessary for the service of the Property or additional lands for which Developer holds an option to purchase, but all use of utility easements shall be in accordance with the applicable provisions of this Declaration. Developer hereby reserves unto itself and grants to all utility and service companies, including Developer with regard to irrigation, an easement over, upon, under and across any portion of the Property to service any portion of the Property and any additional lands for ingress, egress installation, maintenance, repair and replacement of utility and service lines; provided, however, such easement shall not encroach on or cross under existing buildings on the Lot or Common Area. This easement expressly includes the right to cut any trees, bushes or shrubbery, make any grading of soil or take any other similar action reasonably necessary to provide economical and safe utility or other installation and to maintain reasonable standards of health, safety and appearance. DEVELOPER, ASSOCIATION, AND ACB SHALL NOT BEAR RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY LANDSCAPING PLANTED, SPECIAL GRADING ESTABLISHED OR STRUCTURE CONSTRUCTED WITHIN AN EASEMENT.

Section 4. Public Easements. Firefighters, police, health, sanitation and other public service personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas.

Section 5. Easements for Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each residence and such portion of the Common Area adjacent thereto or as between adjacent Lots due to the unintentional placement or settling or shifting of the improvements constructed by the Developer (in accordance with the terms of these restrictions) to a distance of not more than one (1) foot, as measured from any point on the common boundary between each Lot and the adjacent portion of the Common Area or as between said adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point. Provided, however, that at no time

shall there be any encroachment on or to the surface water management systems, without the written consent of the District. In no event shall an easement for encroachment exist if such encroachment occurred due to the willful and knowing conduct on the part of, or with the knowledge and consent of an Owner, occupant or the Association.

Section 6. Right to Grant or Relocate Easement. The Developer (during any period in which the Developer has any ownership interest in the Property) and the Association shall each have the right to grant such additional electric, telephone, gas, sprinkler, irrigation, cable television or other easements, and to relocate any existing easement in any portion of the Property and to grant access easements and to relocate any existing access easements in any portion of the Property as the Developer or the Association shall deem necessary or desirable, for the proper operation and maintenance of the Property, or any portion thereof, or for the general health or welfare of the Owners or for the purpose of carrying out any provisions of this Declaration; provided that such easements or the relocation of existing easements will not prevent or unreasonably interfere with the use of the Lots for dwelling purposes. There shall be reciprocal appurtenant easements of encroachment as between each Lot and the Common Area adjacent thereto or as between adjacent Lots due to the unintentional placement or settling or shifting of the improvements installed by utility companies or governmental entities or the Developer, to a distance of not more than three (3) feet, as measured from any point on the common boundary between each Lot and the adjacent portion of the Common Area or as between said adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point.

Section 7. Association Easement. For the purpose solely of performing its obligations under the provisions of this Declaration, the Association, through its duly authorized agents, employees or independent contractors, shall have the rights, after reasonable notice to the Owner, to enter upon any Lot at reasonable hours of any day. In the event of an emergency, such right of entry shall exist without notice on any day. Each Owner hereby grants to the Association, its duly authorized agents, employees or independent contractors such easements for ingress and egress, across the Lots as may be reasonably necessary to effect and perform the exterior maintenance aforementioned.

Section 8. Easement for Access and Drainage. The Association shall have a perpetual non-exclusive easement for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the Surface Stormwater Management System, at any time and in a reasonable manner, to operate, maintain or repair the surface water or Stormwater Management System as required by the District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire surface water or Master Stormwater Management System. No person shall alter the drainage flow of the surface water or Master Stormwater Management System, including buffer areas or swales, without the prior written approval of the District. In addition, the Association shall also have the right to enter upon any portion of any Lot which is a part of the surface water or Master Stormwater Management System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water or Master Stormwater Management System as required by applicable governmental entities. No person shall

alter the drainage flow of the surface water or Master Stormwater Management System, including buffer areas or swales, without the prior written approval of applicable governmental entities.

Section 9. Sale and Development Easement. Developer reserves and shall have an easement over, upon, across and under each Lot as may be reasonably required by Developer in connection with the development, construction, sale and promotion, or leasing, of any Lot within the Property or within any other property owned by Developer.

Section 10. Telecommunications Service Easement. To the extent it does not conflict with the Master Association, the Association is specifically authorized to provide for and enter into contracts to provide central telecommunication receiving and distributing systems, including cable television, high speed internet/intranet services and security monitoring, as well as related components, including associated infrastructure, equipment, hardware, and software to serve the Property. Any such contract may provide for installation, operation, management, maintenance and/or upgrades and modifications to the systems as the Association determines. If such a contract is entered into, the Association shall pay the contractual charges for all Lots within the Property as a common expense of the Association.

ARTICLE IX **GENERAL RESTRICTIVE COVENANTS**

Section 1. Applicability. The provisions of this Article shall be applicable to all Lots situated within the Property. These provisions are in addition to, and not in place of, the restrictions set forth in the Master Declaration.

Section 2. Land Use. No Lot shall be used except for residential purposes. Temporary uses for model homes, parking lots, construction trailer, construction storage areas and/or sales offices shall be permitted for the Developer.

Section 3. Building Location. Buildings shall be located in conformance with the requirements of St. Johns County, Florida, and any specific zoning approvals thereunder, or as originally constructed on a Lot by Developer or its successor or assignee. Whenever a variance or special exception as to building location or other item has been granted by the authority designated to do so by the municipality, said variance or special exception is hereby adopted as an amendment to this Section and any future variance or special exception as to building location or other item shall constitute an amendment of this Section.

Section 4. Landscaping of Easements. In addition to the easements reserved herein, easements for drainage, installation and maintenance of utilities and for ingress and egress are shown on the recorded plat(s) of the Property. Within these easements no structure, planting or other material may be placed or permitted to remain that will interfere with vehicular traffic or prevent maintenance of utilities. Public utility companies servicing the Property and the Association, and their successors and assigns, shall have a perpetual easement for the installation and maintenance of water lines,

sprinkler lines, sanitary sewers, storm drains, gas lines, electric and telephone lines, cables and conduits, including television cables and conduits and such other installations as may be required or necessary to provide maintenance and utility services to the Lots and/or the Common Areas under and through the utility easements as shown on the plat(s). Any damage caused to pavement, driveways, drainage structures, sidewalks, other structures, or landscaping in the installation and maintenance of such utilities shall be promptly restored and repaired by the utility whose installation or maintenance caused the damage. All utilities within the subdivisions, whether in streets, rights-of-way or utility easements, shall be installed and maintained underground, provided, however, that water and sewer treatment facilities and control panels for utilities may be installed and maintained above ground.

Section 5. Nuisances. No noxious or illegal activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or any other Lot Owner. In the event of any question as to what may be or become a nuisance, such question shall be submitted in writing to the Board for a decision in writing, which decision shall be final. In addition, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot. No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain on any Lot; and in the event that an Owner shall fail or refuse to keep his Lot free of weeds, underbrush or refuse piles or other unsightly growths or objects, then the Association may enter upon said premises and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass. All garbage or trash containers must be placed in areas so that they shall not be visible from adjoining Lots or from the street. Provided, however, any portion of the Property not yet developed by Developer, shall be maintained in a clean condition but shall not be expected to be maintained in a manicured condition.

Section 6. Temporary or Detached Structures. No structure of a temporary, detached or accessory character, such as a trailer, tent, mobile home, recreational vehicle, tool shed, dog house or gazebo shall be permitted on any Lot either temporarily or permanently, except that the Developer may park trailers on the Property during periods of construction and sales.

Section 7. Signs. One sign of not more than one square foot may be used to indicate the name of the resident and/or house number. No sign of any kind shall be displayed to the public view on the Property, without the prior consent of the ACB; provided that the Developer, so long as it has not sold all of its Lots in the Property, shall retain the right to disapprove any signs displayed to the public view. Notwithstanding the foregoing, this Section shall not apply to the Developer for as long as it holds title to any portion of the Property.

Section 8. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the Property nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the land subject to these restrictions.

Section 9. Animals and Pets. No reptiles, animals, livestock, or poultry of any kind may be raised, bred, kept or permitted on any Lot, with the exception of dogs, cats, or other usual and common household pets not to exceed a total of two (2) regardless of the type. The keeping of a dog or other domestic pet is not a right of an Owner, but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at the Property.

This license is subject to the following conditions:

(a) Pets shall be kept on a leash at all times when outside a building and not enclosed within a fenced-in area Bylaws.

(b) Pets are permitted to have excrements upon the Common Areas provided that the owner shall immediately remove such excrement from the Common Areas with a "PooperScooper" or other appropriate tool and deposit said waste in an approved trash receptacle.

(c) The owner of a pet shall be responsible, and by virtue of ownership, assumes responsibility for any damage to persons or property caused by his pet(s).

(d) Any pet whose owner violates the provisions and intent of these rules shall be deemed a nuisance and subject to removal in accordance with the provisions of this Declaration.

Section 10. Age Restrictions (Adult Housing).

(1) General. The homes to be built upon the Lots (each, a "Residence") are intended for the housing of persons 55 years of age or older. The provisions of this Article are intended to be consistent with and are set forth in order to comply with the Federal Fair Housing Amendments Act, 42 U.S.C. §3601, et. seq. (1988), and the exemption therefrom provided by the Housing for Older Persons Act of 1995, 42 U.S.C. § 3607(b)(2)(c), (as may be amended from time to time, the "Act"). Developer or the Association shall have the power to amend this Section without the consent of the Owners in order to make this Section consistent with the Act, as it may be amended, the regulations adopted pursuant thereto, and any judicial decisions arising thereunder or otherwise relating thereto, in order to maintain the intent and enforceability of this Section.

Moreover, the Association must insure that at least 80% of the homes constructed on a Lot shall be occupied by at least one person fifty-five (55) years of age or older per home, except that the Association is not obligated to comply with this requirement until 25% of the homes on the Lots are occupied.

(2) Restrictions on Occupancy.

- (i) Each occupied Lot within the Property shall at all times have as a permanent occupant therein at least one person who is 55 years of age or older (the "Qualifying Occupant"); provided, in the event of the death of a person who was the sole Qualifying Occupant of a Residence, the spouse of such Qualifying Occupant may continue to occupy the Residence as long as the provisions of the Act and the regulations adopted thereunder are not violated by such occupancy. For purposes of this Section, an occupant shall not be considered a permanent occupant unless such occupant considers the Residence his or her legal residence and actually resides in the Residence for at least six months during every calendar year.
- (ii) No persons who have yet to attain eighteen (18) years of age shall be permitted to reside in any residence on a Lot within the Property except as provided herein. Children under eighteen (18) years of age may be permitted to visit and temporarily reside in a residence on a Lot within the Property provided that such temporary residence shall not exceed sixty (60) days in any one calendar year or sixty (60) days within any consecutive twelve (12) month period, whichever may provide the least permissible residence. Any amendments to this Section must comply with Section 5 of Article XIII hereof and Section 5, Article VI, hereof.
- (iii) Nothing in this Section is intended to restrict the ownership of or transfer of title to any Lot; provided, no Owner may occupy his or her Residence on the Lot unless the requirements of this Section are met nor shall any Owner permit occupancy of the Residence in violation of this Section. Owners shall be responsible for including the statement that the Residences within the Property are intended for the housing of persons 55 years of age or older in conspicuous type in any lease or other occupancy agreement or contract of sale relating to any Owner's Lot. Every lease of a Residence shall provide that failure to comply with the requirements and restrictions of this Section shall constitute a default under the lease.
- (iv) Any Owner may request in writing that the Board of Directors make an exception to the requirements of this Section with respect to his or her Residence, and the Board may, but shall not be obligated to, grant exceptions in its sole discretion, provided that the requirements for exemption from the Act still would be met.

(3) Change in Occupancy - Notification of Association. In the event of any change in occupancy of any Residence, as a result of a transfer of title, a lease or sublease, a birth or death, change in marital status, vacancy, change in location of permanent Residence, or otherwise, the Owner of the Residence shall immediately notify the Board in writing and provide to the Board the names and ages of all current occupants of the Residence and such other information as the Board may reasonably require to verify the age of each occupant. In the event an Owner fails to notify the Board and provide all required information within 10 days after a change in occupancy occurs, the Association shall be authorized to levy monetary fines against the Owner and the Residence for each day after the change in occupancy occurs until the Association receives the

required notice and information, regardless of whether the occupant continues to meet the requirements of this Section, in addition to all other remedies available to the Association under this Declaration.

(4) Monitoring Age Compliance by Association. The Association shall be responsible for maintaining age records on all occupants of Residences. The Board shall adopt policies, procedures and rules to monitor and maintain compliance with this Section, including policies regarding visitors, updating of age records, granting of exemptions, and enforcement. The Association shall periodically distribute such policies, procedures and rules to Owners and make copies available to Owners and their tenants and mortgagees upon reasonable request.

(5) Association as Attorney-In-Fact. EACH OWNER HEREBY APPOINTS THE ASSOCIATION AS HIS OR HER ATTORNEY-IN-FACT FOR THE PURPOSE OF TAKING LEGAL ACTION TO DISPOSSESS, EVICT OR OTHERWISE REMOVE THE OCCUPANTS OF HIS OR HER RESIDENCE AS NECESSARY TO ENFORCE COMPLIANCE WITH THIS SECTION. Owners shall promptly and truthfully respond to any and all requests by the Association for information regarding the occupancy of his or her Residence which in the judgment of the Board are reasonably necessary to monitor compliance with this Section.

(6) Hold Harmless by Owners. Each Owner shall be responsible for ensuring compliance of his or her Residence with the requirements and restrictions of this Section and the rules of the Association adopted hereunder. EACH OWNER, BY ACCEPTANCE OF TITLE TO A LOT, AGREES TO INDEMNIFY, DEFEND AND HOLD THE ASSOCIATION HARMLESS FROM ANY AND ALL CLAIMS, LOSSES, DAMAGES AND CAUSES OF ACTION WHICH MAY ARISE FROM THE FAILURE OF SUCH OWNER'S UNIT TO COMPLY.

(7) Enforcement. The Association shall enforce the terms and conditions of this Section through all of the rights and remedies available to it pursuant to this Declaration, including but not limited to the right to levy fines and liens.

Section 11. Visibility at Intersections. No obstruction to visibility at street intersections shall be permitted.

Section 12. Commercial Trucks, Trailers, Campers and Boats. No commercial vehicles, campers, mobile homes, motor homes, recreational vehicles, boats, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on any Lot, except only during the periods of approved construction on said Lot, and except that they may be stored' within garages. Small pick-up trucks or vans of the type commonly used as private passenger vehicles may be parked or stored in approved parking areas, so long as no commercial equipment or lettering or graphics is exposed to view. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear signs or shall have printed on same some reference to any commercial undertaking or enterprise. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services.

No vehicle that is unlicensed or inoperable may be kept or stored on the Property, unless kept fully enclosed inside a garage. No repair work to any type of motor vehicle, boat or trailer shall be conducted on any Lot other than minor repairs, cleaning or waxing which is completed in less than 24 hours.

Section 13. Fences. No fence, wall or other structure shall be erected in the front, back, or side yard except as approved by the ACB or as installed by the Developer. All fences shall be uniform throughout the community and shall be the same width as the exterior width of the house and will extend to the maximum setback in the rear. The approved ACB fence standard is a black, four (4') foot aluminum picket style. In addition, in the event fences are built, an additional corner wrap of evergreen shrubs must be planted at the corners of the fence, extending a minimum of twelve (12') feet in each direction from each corner, and the fence must have a gate of at least three (3') feet in width.

Fence Setbacks based on the property line:

Side Yard	2'	Rear Yard	5'
Lakefront	7'	Preservation	1'

Section 14. Hedges. No hedge shall be erected in the front yard except as approved by the ACB or as installed by the Developer.

Section 15. Garbage and Trash Disposal. Garbage, refuse, trash or rubbish shall be stored in a fashion to protect it from view from the street or another Lot, provided however, that the requirements from time to time of the County of St. Johns for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage placed out for collection must be in sealed garbage bags, covered plastic garbage cans, or such other containers supplied or approved by the garbage collecting authority. Trash, recyclables, and/or vegetation shall not be placed curbside earlier than 6:00 P. M. the evening before collection. Empty receptacles or uncollected refuse shall be promptly removed from curbside by Owner.

Section 16. Gas Containers. There shall be no storage of gasoline, kerosene, propane, heating or other fuels, except for a reasonable amount of fuel that may be stored in containers appropriate for such purpose on each Lot for emergency purposes and operation of lawn mowers, grills, and similar tools or equipment and except as may be approved in writing by the ACB. No gas tank, gas container, or gas cylinder (except those placed by the Developer or approved by the ACB in connection with the installation of swimming pools and/or permanent barbecues, indoor ranges, hot water heaters, home heating equipment and fireplaces, and except those used for portable barbecues) shall be permitted to be placed on or about the outside of any house or any ancillary building, and all such items (except those placed by the Developer in connection with the installation of swimming pools and/or permanent barbecues, and except those used for portable barbecues) shall be installed underground in every instance where gas is used. In the alternative, gas containers may be placed above ground if enclosed on all sides by a decorative safety wall approved by the ACB.

Section 17. Communication Equipment. Except as may be installed by the Developer or as may be permitted by the ACB, no antennas, satellite dishes, aerials, or lines, wires or other devices for communication or transmission of current shall be placed on any portion of the Property; provided, however, the following are permitted on a Residence: (a) direct broadcast satellite (DBS) antennas and multipoint distribution service (MDS) antennas one meter or less in diameter, and television broadcast antennas of any size. Such items shall be installed in the least conspicuous location available on the Residence which permits reception of an acceptable signal, and must be installed in accordance with the rules of the Federal Communication Commission ("FCC") and any requirements of the ACB and Association that are consistent with the rules of the FCC. In no event, however, shall lines or wires for communication or the transmission of current be constructed, placed, or permitted to be placed within the Common Areas unless the same shall be installed by the Association for the common use of all Members, and shall be protected cables, and any of said lines or wires which are not located in buildings shall be constructed or placed and maintained underground. Any line or wire installations permitted by the ACB pursuant to this Section shall be protected cable and shall only be installed underground.

Section 18. County Requirement. Any plat or replat of the Property subject to this Declaration must conform to the master plan as approved by St. Johns County as well as the applicable site plan as approved by any Site Plan Review Committee thereof.

Section 19. Drainage. Unless first approved by the ACB and the District, no Owner other than the Developer may obstruct, alter or in any way modify the method and/or structures of drainage utilized or installed by Developer or the Association from, on or across any Lot, Common Property or easement area; nor shall any structure or material be erected, placed or maintained which shall in any way obstruct such drainage devices or facilities or impede their efficient operation. No elevation changes that materially, adversely affect the drainage of or to neighboring Lots or the Common Property shall be permitted on any Lot. Any such obstruction, alteration or modification of the method and/or structures of drainage utilized or installed by the Developer or the Association shall also be approved by applicable governmental entities.

Section 20. Pumping or Draining. The Owner of any Lot that includes or is adjacent to any pond, creek, bay head, or other body of water shall not reduce the depth or size of said body of water by pumping or draining therefrom.

Section 21. Standard Mailboxes. All Residences within the Property shall have standard mailboxes conforming to postal regulations and the guidelines for such mailboxes adopted by the ACB. Application shall be made to the ACB prior to installation or replacement of a mailbox. By accepting a deed to a Lot, each Owner agrees that the ACB may remove any nonapproved mailbox in a reasonable manner; all costs for same shall be paid by Owner of such Lot, and all claims for damages caused by the ACB are waived.

Section 22. Window Treatments. Window treatments shall consist of drapery, blinds, shutters, decorative panels or other tasteful window covering, of the type

(5) Named Insured. The named insured shall be the Association.

Section 3. Premiums. Premiums upon insurance policies purchased by the Association shall be paid by the Association. The cost of insurance premiums and other incidental expenses incurred by the Association in administering and carrying out any of the provisions of this Section shall be assessed against and collected from Owners as part of the Association Assessments.

Section 4. Association's Power to Compromise Claims. The Board of Directors of the Association is hereby irrevocably appointed agent for each Owner and for each holder of a mortgage or other lien, for the purpose of compromising and settling all claims arising under insurance policies purchased by the Association, and to execute and deliver releases upon payment of claims.

Section 5. Owners' Insurance. By virtue of taking title to a Lot, each Owner covenants and agrees with all other Owners and with the Association to carry property insurance for the full replacement cost of all insurable improvements on his or her Lot, less a reasonable deductible. Each Owner further covenants and agrees that in the event of damage to or destruction of structures or landscaping on or comprising his or her Lot, the Owner shall proceed promptly to repair or to reconstruct the damaged structure or landscaping consistent with the original construction or such other plans and specifications as are approved in accordance with the provisions hereof. Alternatively, the Owner shall clear the Lot of all debris and ruins and maintain the Lot in a neat and attractive, landscaped condition. The Owner shall pay any costs which are not covered by insurance proceeds.

Section 6. Association Liability. Notwithstanding the duty of the Association to maintain and repair portions of the Common Area, neither the Association, its Board of Directors, its successors or assigns, nor any officer or director or committee member, employee, agent, contractor (including the management company, if any) shall be liable to any Owner or their family members, guests, invitees, agents, servants, contractors or lessees for any injury or damage sustained in the Common Area or other area maintained by the Association, unless due to Association's gross and/or willful negligence, or for any injury or damage caused by the negligence or misconduct of any Owners or their family members, guests, invitees, agents, servants, contractors or lessees, whether such loss occurs in the Common Area or in individual Lots.

Each Owner, by virtue of the acceptance of title to his or her Lot, and each other person having an interest in or right to use any portion of the Property, by virtue of accepting such interest or right to use, shall be bound by this Section and shall be deemed to have automatically waived any and all rights, claims, demands, and causes of action against the Association arising from or connected with any matter for which the liability of the Association has been disclaimed under this Section.

ARTICLE XI
DEVELOPER'S RIGHTS

Section 1. Sales Activity. Notwithstanding any provision herein to the contrary, until the Developer has completed, sold and conveyed all of the Lots within the Property, neither the Owners, nor the Association nor their use of the Common Areas shall interfere with the completion of the contemplated improvements and the sale of Lots and any other sales activity of the Developer, whether related to the Property or other developments of the Developer. The Developers (or its duly authorized agents or assigns) may make such use of the unsold Lots and the Common Areas as may facilitate such completion and sale including, but not limited to, (a) the maintenance of sales offices, construction trailers, storage areas, model homes, and/or parking lots for the showing of the property, (b) the display of signs, billboards, flags, placards and visual promotional materials, and (c) tournaments, charitable events, and other promotional events. Developer shall have the right to use unimproved Lots for temporary parking for prospective purchasers and such other parties as Developer determines. Each Lot and the Common Area is hereby subjected to an easement for the purposes set forth herein. Developer may permit the use of any facilities situated on the Common Area by persons other than Owners without the payment of any use fees and may restrict Owners from using the Common Area during any promotional activities.

Section 2. Replatting. It may be necessary for the Developer to replat a portion of the Property. The Developer shall have the right to replat unsold portions of the Property without requiring the joinder or consent of any Owner or mortgagee holding a mortgage on any Lot.

Section 3. Utility and Construction Payments and/or Deposits. In the event a utility company or governmental authority requires a deposit to be made by the Developer, and such deposit shall be refunded at some time in the future, then the Developer (and not the Association) shall be entitled to receipt of the refunded funds. In addition, should construction payments made by the Developer be refunded by a utility company or governmental authority at some time in the future, then the Developer (and not the Association) shall be entitled to receipt of the refunded funds or the Association shall reimburse the Developer for such payments prior to the time that Owners other than the Developer elect a majority of the members of the Board of Directors of the Association.

Section 4. Developer's Right to Common Areas. Developer shall have the right from time to time to enter upon the Common Areas during periods of construction upon adjacent Property and for the purpose of construction of any facilities on the Common Areas that Developer elects to build. Developer may grant easements to Lot Owners adjacent to Common Areas for overhangs, protrusions and encroachments of any portion of the improvements to a Lot constructed by Developer. The Developer shall have the right to dedicate the Common Areas or a portion thereof to any governmental authority or utility company, or to grant an easement over the Common Areas in favor of any governmental authority or utility company, without requiring the joinder or consent of any other Owner or mortgagee holding a mortgage on any Lot.

Section 5. Assignment of Developer Rights. The Developer shall have the right to assign to any other person or entity any or all of the Developer's rights reserved in this Declaration, in whole or in part, with respect to all or any portion of the Property. In the event of an assignment, the assignee shall not be liable for any action of a prior developer and Developer automatically shall be released from any and all liability arising with respect to such transferred rights and obligations. Acquisition, development or construction lenders acquiring title to the Property or any portion thereof by foreclosure or deed in lieu of foreclosure shall have the right, but not the obligation, to assume the Developer's rights. Such acquisition, development or construction lender shall have the right to assign the Developer's rights to a subsequent purchaser, without regard as to whether the lender assumed the Developer's rights.

Section 6. Developer Approval of Board Action. In the event Developer no longer controls the Board of Directors but continues to own a portion of the Property, then Developer shall have the right to veto any action taken by the Board if Developer determines that such action materially and adversely affects Developers interest in the community. Action of the Board shall be submitted to Developer within ten (10) days of adoption of such action. In the event a written veto is not delivered by Developer to the Board within ten (10) days of actual receipt of the action, then the action shall be deemed approved.

Section 7. Right of Approval. So long as Developer owns any portion of the Property, Developer has the right to review and approve, in writing, any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of the Property, and any attempted recordation without compliance herewith shall result in such declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument being void and of no force and effect unless subsequently approved by recorded consent signed by Developer.

ARTICLE XII **MORTGAGEES' RIGHTS**

The following provisions are for the benefit of holders, insurers, or guarantors of first mortgages on Lots in the Property.

Section 1. Notices of Action. An Institutional holder, insurer, or guarantor of a first mortgage, who provides written request to the Association (such request to state the name and address of such holder, insurer, or guarantor and the Lot number), therefore becoming an "Eligible Holder", will be entitled to timely written notice of

(a) any condemnation loss or any casualty loss which affects a material portion of the Property or which affects any Lot on which there is a first mortgage held, insured, or guaranteed by such eligible holder;

(b) any delinquency in the payment of assessments or charges owed by an Owner of a Lot subject to the mortgage of such eligible holder, insurer, or guarantor, where such delinquency has continued for a period of sixty (60) days; provided, however, notwithstanding

this provision, any holder of a first Mortgage, upon request, is entitled to written notice from the Association of any default in the performance by an Owner of a Lot of any obligation under the Declaration or Bylaws of the Association which is not cured within sixty (60) days;

(c) any lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association; or

(d) any proposed action that would require the consent of a specified percentage of eligible holders.

Section 2. No Priority. No provision of this Declaration or the bylaws gives or shall be construed as giving any Owner or other party priority over any rights of the first mortgagee of any Lot in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Common Area.

Section 3. Notice to Association. Upon request, each Owner shall be obligated to furnish to the Association the name and address of the holder of any mortgage encumbering such Owner's Lot.

Section 4. Applicability of This Article. Nothing contained in this Article shall be construed to reduce the percentage vote that must otherwise be obtained under the Declaration, Bylaws, or Florida law for any of the acts set forth in this Article.

Section 5. Failure of Mortgagee to Respond. Any Mortgagee who receives a written request from the Board to respond to or consent to any action shall be deemed to have approved such action if the Association does not receive a written response from the Mortgagee within thirty (30) days of the date of the Association's request, provided the notice was delivered by certified or registered mail, with a "return receipt" requested.

ARTICLE XIII **GENERAL PROVISIONS**

Section 1. Duration. The covenants and restrictions of this Declaration shall run with and bind the land, and shall inure to the benefit of and be enforceable by the Developer, the Association or the Owner of any Lot subject to this Declaration, and their assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by the then Owners of two-thirds of the Lots and an instrument signed by the then Mortgagees of two-thirds of the mortgaged Lots have been recorded, agreeing to change or terminate said covenants and restrictions in whole or in part.

Section 2. Notice. Any notice required to be sent to any Owner under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or mailed (postpaid), transmitted by way of telecopy, or sent by overnight courier, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

Section 3. Enforcement. Enforcement of these covenants and restrictions shall be by any proceeding at law or in equity against any person or persons violating or attempting to violate any covenant or restriction either to restrain violation or to recover damages, and against the land to enforce any lien created by these covenants and failure by the Developer, the Association or any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter. These covenants may also be enforced by the Architectural Control Board. The 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 Master Stormwater Management System. Applicable governmental entities shall also 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 Master Stormwater Management System. The Association is hereby empowered to adopt reasonable rules and regulations for the imposition of fines to be levied against any Owner for failure to comply with the terms of this Declaration or rules and regulations of the Association. Any rule or regulation subjecting any Owner to fines shall include provisions for notice, hearing, appeal and fines. Fines shall constitute an assessment due to the Association and upon failure to pay such fine within the period prescribed by the Association shall become a charge and continuing lien upon the Owner's Lot.

Section 4. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions that shall remain in full force and effect.

Section 5. Amendment. For so long as the Developer has the right to appoint the entire Board of Directors of the Association, the Developer may unilaterally amend this Declaration, Articles, Bylaws and Rules and Regulations. At such time as the Developer no longer has right to appoint the entire Board of Directors of the Association this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of Members representing two-thirds of the total votes of the Association. Every amendment must have the written joinder and consent of the Developer for so long as the Developer owns any portion of the Property. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. Any amendment must be recorded in the Public Records of St. Johns County, Florida. No amendment shall make any changes that would in any way affect any of the rights, privileges, powers or options herein provided in favor of, or reserved to, Developer, unless Developer joins in the execution of the amendment. Any amendments to this Declaration, which alter any provision, relating to the surface water or Master Stormwater Management System, beyond maintenance in its original condition, including the water management portions of the Commons Areas, must have the prior approval of the District. Any amendments to this Declaration which alter the age restrictions with respect to persons under eighteen (18) years of age must have the prior approval of the St. Johns County Board of County Commissioners' and the Developer for so long as the Developer owns any Lot(s) within the Property and such amendment must comply with Section 5 of Article VI hereof.

Section 6. Litigation. No judicial or administrative proceeding shall be commenced or prosecuted by the Association unless approved by a vote of seventy-five (75%) percent of the Owners. This Section shall not apply, however, to (a) actions brought by the Association to enforce the provisions of this Declaration (including, without limitation, the foreclosure of liens), (b) the imposition and collection of assessments, (c) proceedings involving challenges to ad valorem taxation, (d) actions brought by the Association to enforce contracts to which the Association is a party, or (e) counterclaims brought by the Association in proceedings instituted against it. This section shall not be amended unless such amendment is made by the Developer or is approved by the percentage votes, and pursuant to the same procedures, necessary to institute proceedings as provided above.

Section 7. Post-Turnover Claims Within Common Areas. To the extent the Association has claims of defects within the Common Areas that Developer has a legal obligation to repair or replace, the Association shall specify any claims in writing and deliver such claims to Developer with in 90 days after the date of the turnover of control of the Association. Any claims which are not brought to the attention of Developer, in writing, within such 90 day period shall thereafter be barred and Developer shall have no further liability with respect to such defects.

Section 8. Effective Date. This Declaration shall become effective upon its recordation in the Public Records of St. Johns County.

[SIGNATURE PAGE FOLLOWS]

EXECUTED the date first above written.

Signed, sealed and delivered
in the presence of:

Levitt and Sons at World Golf Village, LLC, a
Florida limited liability company


Print Name: Beverly E. Barracks

By: 
Print Name: Alfred G. West

As Senior Vice President


Print Name: Eiba L. Cino

STATE OF FLORIDA)
COUNTY OF Palm Beach) SS

The foregoing instrument was acknowledged before me, this 8th day of March 2006, by Ally West, as S.V.P. of Levitt and Sons at World Golf Village, LLC, a Florida limited liability company, who is personally known to me.

Susan J. Robes
Notary Public
Print Name: SUSAN J. ROBES
State of Florida
My Commission Expires:



Susan J. Robes
MY COMMISSION # DD247049 EXPIRES
November 15, 2007
BONDED THRU TROY FAIN INSURANCE, INC

Exhibit "A"

CAPTION

PART OF SECTIONS 3, 10 AND 43, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°35'27" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 300.10 FEET; THENCE NORTH 05°39'04" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°25'19" WEST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID RAMP; THENCE NORTH 24°29'42" WEST CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 2161.32 FEET; THENCE SOUTH 62°30'18" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1726.54 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE NORTHWESTERLY CORNER OF WGV BOULEVARD (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 59°35'15" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID WGV BOULEVARD, A DISTANCE OF 102.00 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 4045.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 395.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°50'48" WEST AND A CHORD DISTANCE OF 395.07 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 24°15'08" WEST, A DISTANCE OF 19.53 FEET; THENCE SOUTH 17°00'45" EAST, A DISTANCE OF 41.05 FEET; THENCE SOUTH 72°32'59" WEST, A DISTANCE OF 52.37 FEET; THENCE NORTH 80°32'35" WEST, A DISTANCE OF 25.97 FEET; THENCE NORTH 25°44'09" WEST, A DISTANCE OF 15.22 FEET; THENCE SOUTH 61°55'51" WEST, A DISTANCE OF 98.92 FEET; THENCE NORTH 61°19'32" WEST, A DISTANCE OF 49.44 FEET; THENCE NORTH 84°41'58" WEST, A DISTANCE OF 52.91 FEET; THENCE SOUTH 30°41'07" WEST, A DISTANCE OF 36.33 FEET; THENCE SOUTH 83°30'01" WEST, A DISTANCE OF 42.04 FEET; THENCE NORTH 69°07'38" WEST, A DISTANCE OF 27.08 FEET; THENCE SOUTH 78°22'30" WEST, A DISTANCE OF 33.20 FEET; THENCE NORTH 26°51'38" WEST, A DISTANCE OF 48.57 FEET; THENCE NORTH 30°30'42" WEST, A DISTANCE OF 43.61 FEET; THENCE NORTH 20°49'55" WEST, A DISTANCE OF 30.42 FEET; THENCE NORTH 34°54'21" WEST, A DISTANCE OF 384.05 FEET; THENCE NORTH 36°25'40" WEST, A DISTANCE OF 107.15 FEET; THENCE NORTH 20°17'45" EAST, A DISTANCE OF 121.41 FEET; THENCE NORTH 06°23'07" EAST, A DISTANCE OF 48.88 FEET; THENCE NORTH 52°42'40" WEST, A DISTANCE OF 169.15 FEET; THENCE NORTH 02°05'44" EAST, A DISTANCE OF 85.93 FEET; THENCE NORTH 10°18'38" EAST, A DISTANCE OF 93.48 FEET; THENCE NORTH 55°29'47" EAST, A DISTANCE OF 71.01 FEET; THENCE NORTH 45°55'55" WEST, A DISTANCE OF 53.99 FEET; THENCE NORTH 35°23'48" WEST, A DISTANCE OF 141.35 FEET; THENCE NORTH 33°42'18" WEST, A DISTANCE OF 79.54 FEET; THENCE NORTH 02°13'26" WEST, A DISTANCE OF 61.76 FEET; THENCE NORTH 32°12'20" EAST, A DISTANCE OF 69.83 FEET; THENCE NORTH 37°05'19" EAST, A DISTANCE OF 83.68 FEET; THENCE NORTH 09°12'40" EAST, A DISTANCE OF 124.39 FEET; THENCE NORTH 82°50'47" EAST, A DISTANCE OF 151.38 FEET; THENCE SOUTH 62°47'44" EAST, A DISTANCE OF 110.13 FEET; THENCE NORTH 64°47'44" EAST, A DISTANCE OF 121.62 FEET; THENCE NORTH 58°29'35" EAST, A DISTANCE OF 103.22 FEET; THENCE NORTH 37°15'40" EAST, A DISTANCE OF 73.86 FEET; THENCE NORTH 52°47'38" EAST, A DISTANCE OF 119.35 FEET; THENCE NORTH 63°11'00" EAST, A DISTANCE OF 75.57 FEET; THENCE NORTH 10°19'37" EAST, A DISTANCE OF 342.33 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1450.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 918.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 07°49'26" WEST AND A CHORD DISTANCE OF 903.40 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 64°04'20" WEST, A DISTANCE OF 58.27 FEET; THENCE SOUTH 77°38'23" WEST, A DISTANCE OF 102.51 FEET; THENCE SOUTH 85°28'18" WEST, A DISTANCE OF 58.17 FEET; THENCE SOUTH 78°07'22" WEST, A DISTANCE OF 177.08 FEET; THENCE NORTH 72°24'38" WEST, A DISTANCE OF 83.11 FEET; THENCE NORTH 58°55'03" WEST, A DISTANCE OF 119.67 FEET; THENCE NORTH 58°20'55" WEST, A DISTANCE OF 61.55 FEET; THENCE NORTH 43°56'51" WEST, A DISTANCE OF 66.99 FEET; THENCE NORTH 63°53'37" WEST, A DISTANCE OF 76.87 FEET; THENCE SOUTH 39°45'32" WEST, A DISTANCE OF 57.44 FEET; THENCE NORTH 70°33'12" WEST, A DISTANCE OF 53.98 FEET; THENCE NORTH 33°23'52" WEST, A DISTANCE OF 50.93 FEET; THENCE NORTH 82°14'03" WEST, A DISTANCE OF

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81.44 FEET; THENCE NORTH 44°40'54" WEST, A DISTANCE OF 78.38 FEET; THENCE SOUTH 12°48'04" EAST, A DISTANCE OF 25.94 FEET; THENCE NORTH 88°05'18" WEST, A DISTANCE OF 80.12 FEET; THENCE SOUTH 78°30'29" WEST, A DISTANCE OF 54.72 FEET; THENCE NORTH 82°24'04" WEST, A DISTANCE OF 53.85 FEET; THENCE NORTH 79°24'10" WEST, A DISTANCE OF 41.97 FEET; THENCE NORTH 82°07'44" WEST, A DISTANCE OF 60.18 FEET; THENCE NORTH 53°03'20" WEST, A DISTANCE OF 41.00 FEET; THENCE SOUTH 79°39'51" WEST, A DISTANCE OF 85.27 FEET; THENCE NORTH 39°57'45" WEST, A DISTANCE OF 87.53 FEET; THENCE NORTH 53°57'27" WEST, A DISTANCE OF 54.49 FEET; THENCE SOUTH 37°54'32" WEST, A DISTANCE OF 39.60 FEET; THENCE SOUTH 05°45'41" WEST, A DISTANCE OF 55.98 FEET; THENCE SOUTH 43°03'47" EAST, A DISTANCE OF 19.41 FEET; THENCE SOUTH 89°02'03" WEST, A DISTANCE OF 193.92 FEET TO A POINT ON THE WEST LINE OF SECTION 3; THENCE NORTH 00°57'57" WEST, ALONG SAID WEST LINE, A DISTANCE OF 667.48 FEET; THENCE SOUTH 89°25'53" EAST, LEAVING SAID WEST LINE, A DISTANCE OF 218.15 FEET; THENCE NORTH 88°13'56" EAST, A DISTANCE OF 100.28 FEET; THENCE SOUTH 89°28'48" EAST, A DISTANCE OF 100.62 FEET; THENCE SOUTH 88°20'03" EAST, A DISTANCE OF 100.70 FEET; THENCE SOUTH 85°28'19" EAST, A DISTANCE OF 102.10 FEET; THENCE SOUTH 77°02'03" EAST, A DISTANCE OF 52.49 FEET; THENCE NORTH 14°57'10" EAST, A DISTANCE OF 229.09 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 540.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 791.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 37°00'00" WEST AND A CHORD DISTANCE OF 722.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°00'08" EAST, A DISTANCE OF 573.85 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 970.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 219.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 01°28'31" WEST AND A CHORD DISTANCE OF 218.86 FEET TO A POINT ON SAID CURVE; THENCE NORTH 07°51'09" WEST, A DISTANCE OF 39.52 FEET; THENCE SOUTH 82°02'49" WEST, A DISTANCE OF 8.70 FEET; THENCE SOUTH 65°07'50" WEST, A DISTANCE OF 21.29 FEET; THENCE SOUTH 78°52'23" WEST, A DISTANCE OF 28.68 FEET; THENCE SOUTH 48°39'27" WEST, A DISTANCE OF 22.54 FEET; THENCE SOUTH 83°45'57" WEST, A DISTANCE OF 38.91 FEET; THENCE SOUTH 61°20'04" WEST, A DISTANCE OF 25.29 FEET; THENCE NORTH 77°04'34" WEST, A DISTANCE OF 28.95 FEET; THENCE SOUTH 79°31'53" WEST, A DISTANCE OF 35.71 FEET; THENCE NORTH 58°05'37" WEST, A DISTANCE OF 21.68 FEET; THENCE NORTH 25°36'12" EAST, A DISTANCE OF 27.36 FEET; THENCE NORTH 46°27'02" WEST, A DISTANCE OF 35.05 FEET; THENCE NORTH 55°12'54" WEST, A DISTANCE OF 31.43 FEET; THENCE NORTH 81°44'51" WEST, A DISTANCE OF 31.98 FEET; THENCE SOUTH 81°15'25" WEST, A DISTANCE OF 50.45 FEET; THENCE SOUTH 89°02'03" WEST, A DISTANCE OF 26.76 FEET TO A POINT ON SAID WEST LINE OF SECTION 3; THENCE NORTH 00°57'57" WEST, ALONG SAID WEST LINE, A DISTANCE OF 134.20 FEET; THENCE NORTH 89°02'03" EAST, LEAVING SAID WEST LINE, A DISTANCE OF 134.20 FEET; THENCE SOUTH 70°44'04" EAST, A DISTANCE OF 28.64 FEET; THENCE NORTH 86°14'16" EAST, A DISTANCE OF 39.71 FEET; THENCE NORTH 72°58'04" EAST, A DISTANCE OF 36.44 FEET; THENCE NORTH 64°36'13" EAST, A DISTANCE OF 36.90 FEET; THENCE NORTH 32°56'34" EAST, A DISTANCE OF 33.09 FEET; THENCE NORTH 45°06'48" EAST, A DISTANCE OF 38.30 FEET; THENCE NORTH 74°34'01" EAST, A DISTANCE OF 26.31 FEET; THENCE SOUTH 39°18'52" EAST, A DISTANCE OF 72.11 FEET; THENCE NORTH 51°49'12" EAST, A DISTANCE OF 6.75 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 59.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°09'11" EAST AND A CHORD DISTANCE OF 55.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°00'53" EAST, A DISTANCE OF 76.39 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 98.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°30'05" EAST AND A CHORD DISTANCE OF 83.37 FEET TO A POINT ON SAID CURVE; THENCE NORTH 61°15'48" EAST, A DISTANCE OF 8.45 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE SOUTH 27°29'42" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 618.97 FEET; THENCE SOUTH 36°45'59" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.68 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 76.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°11'56" EAST AND A CHORD DISTANCE OF 75.85 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 312.66 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°25'29" WEST AND A CHORD DISTANCE OF 126.73 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 133.35 FEET; SAID ARC

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BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°23'02" WEST AND A CHORD DISTANCE OF 132.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°39'00" WEST, A DISTANCE OF 229.09 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 92.06 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°50'11" WEST AND A CHORD DISTANCE OF 91.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 29°01'21" WEST, A DISTANCE OF 14.02 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 55.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°54'28" WEST AND A CHORD DISTANCE OF 54.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 44°47'35" WEST, A DISTANCE OF 96.94 FEET; THENCE SOUTH 46°02'54" WEST, A DISTANCE OF 66.04 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°24'55" WEST AND A CHORD DISTANCE OF 53.99 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 72.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°44'41" WEST AND A CHORD DISTANCE OF 66.23 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 69°33'57" WEST, A DISTANCE OF 9.93 FEET; THENCE SOUTH 07°57'10" EAST, A DISTANCE OF 150.54 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1030.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 232.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01°28'31" EAST AND A CHORD DISTANCE OF 232.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°00'08" WEST, A DISTANCE OF 133.40 FEET; THENCE NORTH 63°17'33" EAST, A DISTANCE OF 11.39 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 59.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°13'27" EAST AND A CHORD DISTANCE OF 56.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 75°35'05" EAST, A DISTANCE OF 143.70 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 96.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°01'52" EAST AND A CHORD DISTANCE OF 96.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64°28'39" EAST, A DISTANCE OF 151.77 FEET; THENCE NORTH 63°29'23" EAST, A DISTANCE OF 171.16 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 83.50 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 191.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 50°57'38" EAST AND A CHORD DISTANCE OF 152.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°35'22" WEST, A DISTANCE OF 28.64 FEET TO THE POINT OF CURVE OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 40.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°32'37" WEST AND A CHORD DISTANCE OF 40.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°50'08" EAST, A DISTANCE OF 72.60 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 124.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°54'04" WEST AND A CHORD DISTANCE OF 111.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°38'18" WEST, A DISTANCE OF 179.15 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 236.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 73°06'31" WEST AND A CHORD DISTANCE OF 233.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°34'44" WEST, A DISTANCE OF 166.49 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 94.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°03'52" WEST AND A CHORD DISTANCE OF 81.27 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 79°45'23" WEST, A DISTANCE OF 14.76 FEET; THENCE SOUTH 05°00'08" WEST, A DISTANCE OF 243.29 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 480.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 708.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°17'07" EAST AND A CHORD DISTANCE OF 645.87 FEET TO A POINT ON SAID CURVE; THENCE NORTH 31°36'10" EAST, A DISTANCE OF 18.68 FEET; THENCE NORTH 77°21'51" WEST, A DISTANCE OF 66.50 FEET TO THE POINT OF CURVE OF

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A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 128.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°40'31" WEST AND A CHORD DISTANCE OF 95.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°00'50" EAST, A DISTANCE OF 93.18 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°25'50" EAST AND A CHORD DISTANCE OF 79.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°09'08" EAST, A DISTANCE OF 11.92 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°33'38" EAST AND A CHORD DISTANCE OF 32.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°16'27" EAST, A DISTANCE OF 122.39 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 121.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°03'00" EAST AND A CHORD DISTANCE OF 113.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°22'27" EAST, A DISTANCE OF 93.70 FEET; THENCE SOUTH 32°58'08" EAST, A DISTANCE OF 18.15 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 97.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 51°38'47" EAST AND A CHORD DISTANCE OF 96.07 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 608.80 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 271.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 57°34'11" EAST AND A CHORD DISTANCE OF 268.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°21'17" EAST, A DISTANCE OF 28.55 FEET; THENCE NORTH 65°22'11" EAST, A DISTANCE OF 9.54 FEET; THENCE NORTH 27°29'43" WEST, A DISTANCE OF 25.03 FEET; THENCE NORTH 65°22'09" EAST, A DISTANCE OF 26.48 FEET; THENCE NORTH 51°54'08" EAST, A DISTANCE OF 48.52 FEET; THENCE NORTH 28°55'12" EAST, A DISTANCE OF 26.44 FEET; THENCE NORTH 42°18'13" EAST, A DISTANCE OF 22.43 FEET; THENCE NORTH 20°38'19" EAST, A DISTANCE OF 14.43 FEET; THENCE NORTH 72°57'40" EAST, A DISTANCE OF 29.42 FEET; THENCE SOUTH 48°33'52" EAST, A DISTANCE OF 49.94 FEET; THENCE NORTH 84°13'16" EAST, A DISTANCE OF 43.52 FEET; THENCE NORTH 68°09'34" EAST, A DISTANCE OF 39.78 FEET; THENCE NORTH 46°08'24" EAST, A DISTANCE OF 47.91 FEET; THENCE NORTH 58°23'50" EAST, A DISTANCE OF 54.62 FEET; THENCE NORTH 19°06'01" EAST, A DISTANCE OF 27.38 FEET; THENCE NORTH 36°13'38" WEST, A DISTANCE OF 12.17 FEET; THENCE NORTH 34°59'25" EAST, A DISTANCE OF 26.27 FEET; THENCE NORTH 76°57'27" EAST, A DISTANCE OF 32.06 FEET; THENCE SOUTH 39°42'41" EAST, A DISTANCE OF 31.28 FEET; THENCE NORTH 62°30'18" EAST, A DISTANCE OF 31.32 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE SOUTH 27°29'42" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 545.17 FEET; THENCE NORTH 87°50'27" WEST, LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 58.52 FEET; THENCE SOUTH 29°30'37" EAST, A DISTANCE OF 16.96 FEET; THENCE SOUTH 76°08'52" WEST, A DISTANCE OF 37.82 FEET; THENCE SOUTH 53°07'59" WEST, A DISTANCE OF 30.67 FEET; THENCE SOUTH 25°49'50" WEST, A DISTANCE OF 24.29 FEET; THENCE SOUTH 70°22'40" WEST, A DISTANCE OF 32.14 FEET; THENCE SOUTH 44°30'52" WEST, A DISTANCE OF 11.46 FEET; THENCE SOUTH 44°30'52" WEST, A DISTANCE OF 18.82 FEET; THENCE NORTH 75°47'51" WEST, A DISTANCE OF 15.81 FEET; THENCE SOUTH 62°21'09" WEST, A DISTANCE OF 23.98 FEET; THENCE SOUTH 48°50'59" WEST, A DISTANCE OF 23.01 FEET; THENCE SOUTH 66°42'18" WEST, A DISTANCE OF 32.54 FEET; THENCE SOUTH 69°40'54" WEST, A DISTANCE OF 44.50 FEET; THENCE SOUTH 73°49'05" WEST, A DISTANCE OF 75.34 FEET; THENCE NORTH 89°36'31" WEST, A DISTANCE OF 44.79 FEET; THENCE SOUTH 56°45'02" WEST, A DISTANCE OF 26.44 FEET; THENCE SOUTH 80°54'40" WEST, A DISTANCE OF 42.16 FEET; THENCE SOUTH 45°36'39" WEST, A DISTANCE OF 41.59 FEET; THENCE SOUTH 62°30'18" WEST, A DISTANCE OF 68.66 FEET; THENCE SOUTH 19°12'01" EAST, A DISTANCE OF 62.37 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1450.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 149.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°09'09" EAST AND A CHORD DISTANCE OF 149.37 FEET TO A POINT ON SAID CURVE; THENCE NORTH 54°49'00" EAST, A DISTANCE OF 4.54 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 207.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°32'14" EAST AND A CHORD DISTANCE OF 191.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°12'07" EAST, A DISTANCE OF 78.46 FEET

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Description: St Johns, FL Document-Book Page 2442.1707 Page: 39 of 63
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TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 75.00 FEET; THENCE
EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 73.56 FEET, SAID ARC BEING
SUBTENDED BY A CHORD BEARING OF NORTH 86°17'56" EAST AND A CHORD DISTANCE OF 70.64 FEET TO
THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET;
SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°17'56" EAST AND A CHORD DISTANCE OF 70.64 FEET TO
THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 46.90 FEET, SAID ARC
BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°43'55" EAST AND A CHORD DISTANCE OF 45.20 FEET
TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°51'35" EAST, A DISTANCE OF 13.09 FEET
TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET;
THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 29.09 FEET, SAID ARC
BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°19'20" EAST AND A CHORD DISTANCE OF 24.74 FEET
TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 28.45
FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.80 FEET, SAID
ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 53°18'06" EAST AND A CHORD DISTANCE OF 15.60
FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF
25.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.19 FEET,
SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°25'29" EAST AND A CHORD DISTANCE OF
13.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 10°18'47" EAST, A DISTANCE
OF 35.27 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 10.00
FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 27.55 FEET, SAID ARC
BEING SUBTENDED BY A CHORD BEARING OF NORTH 89°13'36" EAST AND A CHORD DISTANCE OF 19.63 FEET
TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°07'15" EAST, A DISTANCE OF 19.78
FEET; THENCE NORTH 62°34'33" EAST, A DISTANCE OF 5.97 FEET TO THE POINT OF CURVE OF A CURVE,
CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF
SAID CURVE, AN ARC DISTANCE OF 11.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF
NORTH 42°43'35" EAST AND A CHORD DISTANCE OF 11.06 FEET TO THE POINT OF TANGENCY OF SAID
CURVE; THENCE NORTH 21°05'33" EAST, A DISTANCE OF 10.26 FEET TO THE POINT OF CURVE OF A
CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF
SAID CURVE, AN ARC DISTANCE OF 12.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF
NORTH 33°07'36" EAST AND A CHORD DISTANCE OF 12.38 FEET TO THE POINT OF REVERSE CURVE OF A
CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY, ALONG THE
ARC OF SAID CURVE, AN ARC DISTANCE OF 21.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING
OF NORTH 17° 8'09" EAST AND A CHORD DISTANCE OF 20.15 FEET TO THE POINT OF TANGENCY OF SAID
CURVE; THENCE NORTH 47°32'39" EAST, A DISTANCE OF 31.53 FEET TO THE POINT OF CURVE OF A
CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, ALONG THE
ARC OF SAID CURVE, AN ARC DISTANCE OF 49.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING
OF NORTH 28°32'11" EAST AND A CHORD DISTANCE OF 48.85 FEET TO THE POINT OF TANGENCY OF SAID
CURVE; THENCE NORTH 04°59'08" EAST, A DISTANCE OF 21.56 FEET TO THE POINT OF CURVE OF A
CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 74.59 FEET; THENCE NORTHEASTERLY, ALONG THE
ARC OF SAID CURVE, AN ARC DISTANCE OF 179.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING OF NORTH 74°02'58" EAST AND A CHORD DISTANCE OF 139.32 FEET TO THE POINT OF TANGENCY
OF SAID CURVE; THENCE SOUTH 36°53'12" EAST, A DISTANCE OF 10.28 FEET TO THE POINT OF CURVE
OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHEASTERLY,
ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 30.84 FEET, SAID ARC BEING SUBTENDED BY A
CHORD BEARING OF SOUTH 35°07'10" EAST AND A CHORD DISTANCE OF 30.84 FEET TO A POINT ON SAID
CURVE; THENCE NORTH 47°54'53" EAST, A DISTANCE OF 8.09 FEET TO A POINT ON SAID SOUTHWESTERLY
RIGHT-OF-WAY LINE OF INTERSTATE 95; THENCE SOUTH 27°29'42" EAST, ALONG SAID SOUTHWESTERLY
RIGHT-OF-WAY LINE, A DISTANCE OF 710.61 FEET; THENCE SOUTH 65°34'20" WEST, LEAVING SAID
SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.32 FEET TO A POINT ON A CURVE, CONCAVE
WESTERLY, HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN
ARC DISTANCE OF 159.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02°01'40"
WEST AND A CHORD DISTANCE OF 158.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH
15°06'22" WEST, A DISTANCE OF 26.13 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE
NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID
CURVE, AN ARC DISTANCE OF 104.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH
30°02'08" WEST AND A CHORD DISTANCE OF 103.05 FEET TO A POINT ON SAID CURVE; THENCE SOUTH
04°12'38" EAST, A DISTANCE OF 163.34 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE
NORTHWESTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID

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Description: St Johns, FL Document-Book, Page 2442, 1707 Page: 40 of 63
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CURVE, AN ARC DISTANCE OF 241.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 48°56'33" WEST AND A CHORD DISTANCE OF 208.06 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 13°33'55" EAST, A DISTANCE OF 158.58 FEET; THENCE SOUTH 18°07'32" WEST, A DISTANCE OF 357.08 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 47.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°04'50" WEST AND A CHORD DISTANCE OF 47.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06°46'27" WEST, A DISTANCE OF 15.48 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 102.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°03'52" EAST AND A CHORD DISTANCE OF 91.92 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°07'56" EAST AND A CHORD DISTANCE OF 44.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 59°13'14" EAST, A DISTANCE OF 547.97 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 362.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 40°50'52" EAST AND A CHORD DISTANCE OF 256.00 FEET TO A POINT OF CUSP OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 80.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 71°54'57" EAST AND A CHORD DISTANCE OF 76.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°21'33" EAST, A DISTANCE OF 184.88 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 58.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°11'19" EAST AND A CHORD DISTANCE OF 56.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°58'55" WEST, A DISTANCE OF 766.54 FEET; THENCE SOUTH 70°13'14" WEST, A DISTANCE OF 558.28 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 130.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 107.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°58'54" WEST AND A CHORD DISTANCE OF 104.91 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 63°28'53" WEST, A DISTANCE OF 195.62 FEET; THENCE SOUTH 13°43'02" EAST, A DISTANCE OF 45.56 FEET; THENCE SOUTH 08°53'25" WEST, A DISTANCE OF 65.00 FEET; THENCE SOUTH 55°10'42" WEST, A DISTANCE OF 68.57 FEET; THENCE SOUTH 82°02'01" WEST, A DISTANCE OF 55.58 FEET; THENCE NORTH 77°33'23" WEST, A DISTANCE OF 73.08 FEET; THENCE SOUTH 40°08'49" WEST, A DISTANCE OF 36.48 FEET; THENCE NORTH 79°25'47" WEST, A DISTANCE OF 55.35 FEET; THENCE SOUTH 19°02'06" WEST, A DISTANCE OF 40.14 FEET; THENCE SOUTH 30°05'10" WEST, A DISTANCE OF 45.55 FEET; THENCE NORTH 56°04'03" WEST, A DISTANCE OF 25.56 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 166.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°26'21" WEST AND A CHORD DISTANCE OF 134.28 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 81°47'54" WEST, A DISTANCE OF 7.72 FEET; THENCE SOUTH 62°25'50" WEST, A DISTANCE OF 10.11 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1150.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 147.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°13'52" EAST AND A CHORD DISTANCE OF 147.11 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3945.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 484.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°25'08" EAST AND A CHORD DISTANCE OF 483.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 156.86 ACRES MORE OR LESS.

TOGETHER WITH THAT CERTAIN EASEMENT FOR INGRESS AND EGRESS SET FORTH IN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 2259, PAGE 459 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

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EXHIBIT "B"

Common Areas

That real property dedicated to the Association on a plat or plats of the Property, and any real property conveyed to or acquired by the Association.

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Florida Department of State
Division of Corporations
Public Access System

Exhibit "C"

Electronic Filing Cover Sheet

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To: Division of Corporations
Fax Number : (850)205-0381

From: Account Name : AKERMAN SENTERFITT & ELDSON *By Rebecca Matz*
Account Number : 076656002425
Phone : (407)843-7860
Fax Number : (407)843-6610

FLORIDA NON-PROFIT CORPORATION

CASCADES AT WORLD GOLF VILLAGE HOMEOWNERS' ASSOCIATI

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Certified Copy	1
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**ARTICLES OF INCORPORATION
FOR
CASCADES AT WORLD GOLF VILLAGE HOMEOWNERS' ASSOCIATION, INC.
(a corporation not-for-profit)**

The undersigned, acting as Incorporator(s) of a corporation pursuant to Chapter 617, Florida Statutes, adopt(s) the following Articles of Incorporation:

ARTICLE I. - NAME

The name of the corporation shall be CASCADES AT WORLD GOLF VILLAGE HOMEOWNERS' ASSOCIATION, INC. (the "Association").

**ARTICLE II.
PRINCIPAL PLACE OF BUSINESS AND MAILING ADDRESS**

The initial principal place of business and mailing address of the corporation shall be 4037 Avalon Park East Boulevard, Orlando, Florida 32828.

ARTICLE III. - PURPOSE(S)

The corporation is organized as a corporation not-for-profit under Chapter 617 of the Florida Statutes. The specific purposes for which the corporation is organized are:

1. To promote the health, safety and social welfare of the Owners of Property within that residential area referred to as Cascades at World Golf Village and described in the Declaration of Restrictions and Protective Covenants for Cascades at World Golf Village (the "Declaration") by Levitt and Sons at World Golf Village, LLC, a Florida limited liability company, to be recorded in the Public Records of St. Johns County, Florida.
2. To own and maintain, repair and replace the general and/or Common Area, landscaping and other improvements in and/or benefitting the property for which the obligation to maintain and repair has been delegated and accepted.
3. To control the specifications, architecture, design, appearance, elevation and location of, and landscaping around, all buildings and improvements of any type, including walls, fences, swimming pools, antennae, sewers, drains, disposal systems or other structures constructed, placed or permitted to remain in the Property, as well as the alteration, improvement, addition or change thereto.
4. To operate without profit for the benefit of its Members.
5. To perform those functions reserved by the Association in the Declaration.
6. To operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with the St. John's River Water Management District (the "District") permit requirements and applicable District Rules,

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and shall assist in the enforcement of the provisions of the Declaration, which relate to the surface water or stormwater management system.

ARTICLE IV. - GENERAL POWERS

The general powers that the Association shall have are as follows:

1. To hold funds solely and exclusively for the benefit of the Members for the purposes set forth in these Articles of Incorporation.
2. To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.
3. To delegate power or powers where such is deemed in the interest of the Association.
4. To affix assessments to be levied against Lots within the Property and the costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors, in its discretion, to enter into agreements with mortgage companies and other organizations for the collection of such assessments.
5. To pay taxes and other charges, if any, on or against the Common Area.
6. To have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein. The Common Area cannot be mortgaged or conveyed without the affirmative vote of at least two-thirds of the Class A Membership.
7. To levy and collect adequate assessments against Members of the Association for the cost of maintenance and operation of the surface water or stormwater management system.

**ARTICLE V.
MANNER OF ELECTION OF DIRECTORS**

Directors shall be elected or appointed in accordance with the provisions of the Bylaws of the Association.

ARTICLE VI. - MEMBERS

1. Every Owner of a Lot that is subject to Assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to Assessment.
2. The Association shall have two classes of voting membership:

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a. Class A. Class A Members shall be all Owners, with the exception of the Developer, and 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 one vote be cast with respect to any Lot.

b. Class B. The Class B Member(s) shall be the Developer. The Class B Member shall be entitled to the same number of votes held by all other Members of the Association plus one; however, notwithstanding any provision to the contrary, the Developer shall have the right to appoint the entire Board of Directors of the Association until 90 days after 90% of the Lots have been conveyed to Owners other than the Developer, or at an earlier date, at the sole discretion of the Developer. A different percentage of Lots conveyed may apply for the date of transition if it is required in order to comply with the requirements of any governmentally chartered entity with regard to the mortgage financing of parcels in the community.

The Developer shall call a meeting, as provided in the Bylaws, for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners at this time. The Developer shall have the right to appoint one Member to the Board of Directors for so long as the Developer owns any portion of the Property.

ARTICLE VII. - DIRECTORS

The Board of Directors of the Corporation shall be comprised of at least three (3) Directors. The initial Members of the Board of Directors and their street addresses are:

- | | |
|--------------------|---|
| Dave Schmitt, P.E. | 4037 Avalon Park East Boulevard
Orlando, Florida 32828 |
| Robert Hutson | 4037 Avalon Park East Boulevard
Orlando, Florida 32828 |
| Ron Utterback | 4037 Avalon Park East Boulevard
Orlando, Florida 32828 |

As long as Developer shall have the right to appoint the Board of Directors, Directors need not be Members of the Association and need not be residents of the State of Florida. All Directors appointed by the Developer shall serve at the pleasure of the Developer, and may be removed from office, and a successor Director may be appointed at any time by the Developer. At the first annual election to the Board of Directors where Directors are elected by the Members, the term of office of the elected Director receiving the highest plurality of votes shall be established at two (2) years, with the other elected Directors to serve for a term of one (1) year. Elections shall be by plurality votes. All Directors shall hold office until the election of new Directors at the next annual meeting or resignation of said Director. Each year thereafter, as many Directors shall be elected and appointed, as the case may be, as there are regular terms of office of Directors expiring at such time, and the term of the Director so elected

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or appointed at each annual election shall be for two (2) years expiring at the second annual election following their election, and thereafter until their successors are duly elected and qualified, or until removed from office with or without cause by the affirmative vote of a majority of the Members which elected or appointed them. Any Director appointed by the Class B Member shall serve at the pleasure of the Class B Member and may not be removed except by action of the Class B Member, and may be removed from office, and a successor Director may be appointed, at any time by the Class B Member.

ARTICLE VIII. - OFFICERS

The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time, by resolution, create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedures set forth in the Bylaws. The names of the Officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President/Treasurer Robert Hutson
Vice President/Secretary Dave Schmitt, P.E.

ARTICLE IX.
INITIAL REGISTERED AGENT AND STREET ADDRESS

The street address of the Corporation's initial registered office is: 4037 Avalon Park East Boulevard, Orlando, Florida 32828 and the name of the initial Registered Agent at such address is: Robert Hutson.

ARTICLE X. - INCORPORATOR

The name and street address of the Incorporator for these Articles of Incorporation is: Robert Hutson, 4037 Avalon Park East Boulevard, Orlando, Florida 32828.

ARTICLE XI. - CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE XII. - BYLAWS

The Board of Directors shall adopt Bylaws consistent with these Articles.

ARTICLE XIII.
AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS

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For so long as the Developer has the right to appoint the entire Board of Directors of the Association, the Developer may unilaterally amend these Articles. When the Developer no longer has the right to appoint the entire Board of Directors of the Association, amendment of these Articles shall require the approval of at least two-thirds of the membership votes. No amendment affecting the Developer or its successor or assign of Developer of the Property shall be effective without the prior written consent of said Developer or its successors or assigns, as Developer.

ARTICLE XIV.
INDEMNIFICATION OF OFFICERS AND DIRECTORS

1. The Association hereby indemnifies any Director or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

a. Whether civil, criminal, administrative or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for any act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys' fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

b. By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys' fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

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2. The Board of Directors shall determine whether amounts for which a Director or officer seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

3. The foregoing rights of indemnification shall not be deemed to limit in any way the powers of the Association to indemnify under applicable law.

4. The Association shall obtain Directors and officers' liability insurance providing such coverage as the Board of Directors of the Association may determine from time to time.

ARTICLE XV.
TRANSACTIONS IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

1. With the exception of Directors and Officers appointed by the Class B. Members, any financial or familial interest of an Officer or Director in any contract or transaction between the Association and one (1) or more of its Directors or officers, or between the Association and any other corporation, partnership, association or other organization in which one (1) or more of its Directors or officers are Directors or officers, or have a financial interest, shall be disclosed, and further shall be voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

2. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee that authorized the contract or transaction, but must abstain from voting on the issue.

ARTICLE XVI. - 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 nonprofit 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 must be transferred to and accepted by an entity

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which would comply with Rule 40(c)-42.027, Florida Administrative Code, and be approved by the District prior to such termination, dissolution or liquidation.

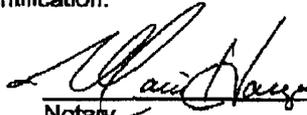
IN WITNESS WHEREOF, the undersigned Incorporator has executed these Articles of Incorporation this 18th day of April, 2005.


Robert Hutson

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 16 day of April, 2005, by Robert Hutson, who is personally known to me or who has produced a Florida driver's license as identification.

Serial No.: DD300868
Commission Expires: Mar 16, 2008


Notary Public
Name: Maria Haeger



REGISTERED AGENT

The undersigned hereby accepts appointment as Registered Agent of Cascades at World Golf Village Homeowners' Association, Inc. this 18 day of April, 2005.


Robert Hutson

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NOTARY PUBLIC
STATE OF FLORIDA

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Exhibit "D"

**BYLAWS
OF
CASCADES AT WORLD GOLF VILLAGE
HOMEOWNERS' ASSOCIATION, INC.**

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**BYLAWS
OF
CASCADES AT WORLD GOLF VILLAGE
HOMEOWNERS' ASSOCIATION, INC.**

**ARTICLE I
DEFINITIONS**

All defined terms used in these Bylaws shall have the meaning assigned to them in the Declaration of Restrictions and Protective Covenants for Cascades at World Golf Village, recorded among the Public Records of Orange County, Florida, as they may be modified from time to time.

**ARTICLE II
LOCATION**

The principal office of the Association shall be 4037 Avalon Park East Boulevard, Orlando, Florida 32828.

**ARTICLE III
MEMBERSHIP**

Section 1. Membership of the Association is as set forth in the Declaration.

Section 2. The rights of membership are subject to the payment of annual and special assessments levied by the Association, the obligation of which assessment is imposed against each Owner of, and becomes a lien upon, the Properties against which such assessments are made as provided in the Declaration to which the Properties are subject.

**ARTICLE IV
FISCAL YEAR**

Section 1. The fiscal year of the Association shall be the calendar year.

**ARTICLE V
BOARD OF DIRECTORS**

Section 1. Subsequent to the appointment of Directors by the Class B Member, as provided in the Articles of Incorporation, the Directors of the Association shall be elected at the annual meeting of the Members. The election procedure is set forth in Article VII of these Bylaws.

Section 2. Any Director may be removed from office at any time with or without cause by the affirmative majority vote of the Association membership, except that the Directors elected by the Class B Member including those named in the Articles of Incorporation may be removed only by the Class B Member.

Section 3. The first meeting of the duly elected Board of Directors, for the purpose of organization, shall be held immediately after the annual meeting of Association Members, provided the majority of the Members of the elected Board are present. Any action taken at such meeting shall be by a majority of the Board. If the majority of the Members of the Board elected shall not be present at that time, or if the Directors shall fail to elect officers, the meeting of the Board to elect officers shall then be held within thirty days after the annual meeting of Members upon three days' notice in writing to each Member of the Board elected, stating the time, place and object of such meeting.

Section 4. Regular meetings of the Board of Directors may be held at any place or places within Orange County, Florida, on such days and at such hours as the Board of Directors may, by resolution, appoint.

Section 5. Notice of meetings shall be posted in a conspicuous place on the Association property at least 48 hours in advance, except in an emergency. Notice of any meeting in which assessments against Lots are to be established shall specifically contain a statement that assessments shall be considered and a statement of the nature of such assessments.

Section 6. Special meetings of the Board of Directors may be called at any time by the President or by a majority of the Board and may be held at any place or places within Orange County, Florida, and at any time, provided the proper notice is given pursuant to Section 7 below.

Section 7. Notices of all Board meetings must be posted in a conspicuous place in the community at least 48 hours in advance of a meeting, except in an emergency. Notice of each special meeting of the Board of Directors, stating the time, place and purpose or purposes thereof, shall be given by or on behalf of the President or by or on behalf of the Secretary or by or on behalf of a majority of the Members of the Board to each Member. If notice is not posted in a conspicuous place in the community, notice of each Board meeting shall be mailed or delivered to each Member at least 7 days before the meeting, except in an emergency. If broadcast notice is used in lieu of a notice posted physically in the community, the notice shall be broadcast at least four times every broadcast hour of each day that a posted notice is otherwise required. The notice may be by electronic transmission in a manner authorized by law for meetings of the Board of Directors, committee meetings and annual and special meetings of the Members; however, a Member must consent in writing to receiving notice by electronic transmission. Emergency meetings of the Board may also be held at any place and time without notice by unanimous waiver of notice by all the Directors. Notwithstanding any of the foregoing, notices of all meetings shall comply with Chapter 720, Florida Statutes.

Section 8. No Director shall receive any compensation from the Association for acting as such unless approved by Members representing a majority of the total vote of the Association at a regular or special meeting of the Association; provided any

Director may be reimbursed for expenses incurred on behalf of the Association upon approval of a majority of the other Directors.

Section 9. Subject to the provisions of Section 10 of this Article, all meetings of the Board shall be open to all Members, who have the right to attend all meetings of the Board and to speak on any matter placed on the agenda by petition of the voting interests for at least 3 minutes. The Association may adopt written reasonable rules expanding the right of Members to speak and governing the frequency, duration, and other manner of Member statements, which rules must be consistent with Section 720.303(2)(a), Florida Statutes, and may include a sign-up sheet for Members wishing to speak. Notwithstanding any other law, the requirement that Board Meetings and committee meetings be open to the Members is inapplicable to meetings between the Board or a committee and the association's attorney, with respect to meetings of the Board held for the purpose of discussing personnel matters.

Section 10. Any action to be taken at a meeting of the Directors or any action that may be taken at a meeting of the Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the Directors, and such consent shall have the same force and effect as a unanimous vote.

Section 11. The Board of Directors shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and, as provided by law and the governing documents.

The Board of Directors shall delegate to one of its Members the authority to act on behalf of the Board of Directors on all matters relating to the duties of the Managing Agent or Manager, if any, which might arise between meetings of the Board of Directors.

In addition to the duties imposed by Chapter 720, Florida Statutes, together with these Bylaws, the Board of Directors shall have the power to and be responsible for the following, in way of explanation, but not limitation:

a. preparation and adoption of an annual budget in which there shall be established the contribution of each Owner to the Common Expenses;

b. making Assessments to defray the Common Expenses, establishing the means and methods of collecting such assessments, and establishing the period of the installment payments of the annual assessment, which may be payable in annual, semi-annual, or quarterly installments, as determined by the Board of Directors;

c. providing for the operation, care, upkeep, and maintenance of all of the Common Areas;

d. designating, hiring, and dismissing the personnel necessary for the maintenance, operation, repair, and replacement of the Association, its property, and the Common Areas where appropriate, providing for the compensation of such

personnel and for the purchase of equipment, supplies, and material to be used by such personnel in the performance of their duties;

e. collecting the assessments, depositing the proceeds thereof in a bank depository which it shall approve, and using the proceeds to administer the Association; the reserve fund may be deposited, in the Directors' best business judgment, in depositories other than banks;

f. making and amending rules and regulations;

g. opening of bank accounts on behalf of the Association and designating the signatories required;

h. making or contracting for the making of repairs, additions, and improvements to or alterations of the Common Area in accordance with the other provisions of the Declaration and these Bylaws after damage or destruction by fire or other casualty;

i. enforcing by legal means the provisions of the Declaration, these Bylaws, and the rules and regulations adopted by it and bringing any proceedings which may be instituted on behalf of or against the Owners concerning the Association after receiving the proper authorization, if any, required by the Declaration;

j. obtaining and carrying insurance against casualties and liabilities, as provided in the Declaration, and paying the premium cost thereof;

k. paying the cost of all services rendered to the Association or its Members and not chargeable to Owners;

l. maintaining the official records of the Association in accordance with Section 720.303, Florida Statutes, as may be amended from time to time. The said official records of the Association shall be available for examination by the Owners and mortgagees, their duly authorized agents, accountants, or attorneys, during general business hours on working days at the time and in a manner that shall be set and announced by the Board of Directors which shall be at least ten (10) business days after receipt of a written request for examination. All financial and accounting records of the Association shall be kept according to good accounting practices;

m. making available for review to any prospective purchaser of a Lot, any Owner of a Lot, any first Mortgagee, and the holders, insurers, and guarantors of a first Mortgage on any Unit, current copies of the Declaration, the Articles of Incorporation, the Bylaws, rules governing the Lot and all other books, records, and financial statements of the Association;

n. permitting utility suppliers to use portions of the Common Area reasonably necessary to the ongoing development or operation of the Properties;

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o. taking any actions allowed or required to be taken under the terms of the Master Declaration; and

p. exercising for and on behalf of the Association all powers, duties and authority vested in or delegated to the Association, except those reserved to Members in the Declaration of Restrictions and Protective Covenants for the Property or in the Articles of Incorporation of the Association.

Section 12. The Board of Directors may employ for the Association a professional management agent or agents, at a compensation established by the Board of Directors, to perform such duties and services as the Board of Directors shall authorize. The Board of Directors may delegate to the managing agent or manager, subject to the Board's supervision, all of the powers granted to the Board of Directors by these Bylaws, other than the powers set forth in subparagraphs a, b, f, g and i of Section 11 of this Article. The Developer, or an affiliate of Developer, may be employed as managing agent or manager. No management contract may have a term in excess of one (1) year and must permit termination by either party without cause and without termination fee on ninety (90) days, or less, written notice.

Section 13. The following management standards of performance will be followed unless the Board by resolution specifically determines otherwise:

a. accrual accounting, as defined by generally accepted accounting principles, shall be employed;

b. disbursements by check shall require two (2) signatures; cash accounts of the Association shall not be commingled with any other accounts;

c. no remuneration shall be accepted by a managing agent from vendors, independent contractors, or others Providing goods or services to the Association, whether in the form of commissions, finder's fees, service fees, prizes, gifts, or otherwise; any thing of value received shall benefit the Association;

d. any financial or other interest which a managing agent may have in any firm providing goods or services to the Association shall be disclosed promptly to the Board of Directors; and

e. an annual report consisting of at least the following shall be distributed within one hundred twenty (120) days after the close of the fiscal year: (1) a balance sheet as of the end of the fiscal year; (2) an operating (income) statement for the fiscal year; and (3) a statement of changes in financial position for the fiscal year. However, if the holder, insurer, or guarantor of any first mortgage that is secured by a Unit submits a written request for an audited statement, the Association must provide one.

Section 14. The Board of Directors shall have the power to borrow money for the purpose of repair or restoration of the Common Areas without the approval of the Members of the Association; provided, however, the Board shall obtain Member

approval in the same manner provided in the Declaration for special assessments in the event that the proposed borrowing is for the purpose of modifying, improving, or adding amenities, and the total amount of such borrowing exceeds or would exceed five (5%) percent of the budgeted gross expenses of the Association for that fiscal year.

Section 15. The Board shall have the power to impose reasonable fines, which shall constitute a lien upon the property of the violating Owner, and to suspend an Owner's right to vote or to use the Common Area for violation of any duty imposed under the Declaration, these Bylaws, or any rules and regulations duly adopted hereunder; provided, however, nothing herein shall authorize the Association or the Board of Directors to limit ingress and egress to or from a Lot. In the event that any occupant of a Lot violates the Declaration, Bylaws, or a rule or regulation and a fine is imposed, the fine shall first be assessed against the occupant; provided, however, if the fine is not paid by the occupant within the time period set by the Board, the fine shall constitute a lien upon the Lot in which the occupant resides, and the Owner shall pay the fine upon notice from the Association. The failure of the Board to enforce any provision of the Declaration, Bylaws, or any rule or regulation shall not be deemed a waiver of the right of the Board to do so thereafter.

a. Notice. Prior to imposition of any sanction hereunder, the Board or its delegate shall serve the alleged violator with written notice describing (i) the nature of the alleged violation. (ii) the proposed sanction to be imposed, (iii) a period of not less than fourteen (14) days within which the alleged violator may present a written request to the committee designated by the Board, if any, or Board of Directors for a hearing; and (iv) a statement that the proposed sanction shall be imposed as contained in the notice unless a challenge is begun within fourteen (14) days of the notice. If a timely challenge is not made, the sanction stated in the notice shall be imposed.

b. Hearing. If a hearing is requested in a timely manner, the hearing shall be held in executive session before the body specified in the notice which shall afford the Owner a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of proper notice shall be placed in the minutes of the meeting. Such proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer, Director, or agent who delivered such notice. The notice requirement shall be deemed satisfied if the alleged violator or his designated representative appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed. The hearing shall be conducted in accordance with Florida Statute 617.305.

c. Appeal. If the hearing is held before a body other than the Board, then the violator shall have the right to appeal the decision to the Board of Directors. To perfect this right, a written notice of appeal must be received by the manager, President, or Secretary of the Association within thirty (30) days after the hearing date.

d. Additional Enforcement Rights. Notwithstanding anything to the contrary herein contained, the Association, acting through the Board of Directors, may

elect to enforce any provision of the Declaration, these Bylaws, or the rules and regulations of the Association by self-help (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations) or by suit at law or in equity to enjoin any violation or to recover monetary damages or both without the necessity for compliance with the procedure set forth above. In any such action, to the maximum extent permissible, the Owner or occupant responsible for the violation for abatement is sought shall pay all costs, including reasonable attorney's fees actually incurred.

ARTICLE VI OFFICERS

Section 1. The officers of the Association shall be elected annually by the Board of Directors at the first meeting of the Board of Directors following each annual meeting of the Members, as herein set forth in Article VII.

Section 2. Any officer may be removed at any time by the affirmative vote of a majority of the Board of Directors at any duly called regular or special meeting of the Board.

Section 3. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Members of the Association and of the Board of Directors. He shall have the general powers and duties of supervision and management of the Association which usually pertain to his office, and shall perform all such duties as are properly required of him by the Board of Directors. The Board of Directors shall elect one Vice President, who shall have such powers and perform such duties as usually pertain to such office or as are properly required of him by the Board of Directors. In the absence or disability of the President, the Vice President shall perform the duties and exercise the powers of the President. The Secretary shall issue notices of all meetings of the Membership of the Association and the Board of Directors where notice of such meetings is required by law or in these Bylaws. He shall keep the minutes of the meetings of the Membership and of the Board of Directors.

Section 4. The Treasurer shall have the care and custody of all the monies and securities of the Association. He shall enter on the books of the Association, to be kept by him for that purpose, full and accurate accounts of all monies received by him and paid by him on account of the Association. He shall sign such instruments as require his signature and shall perform all such duties as usually pertain to his office or as are properly required of him by the Board of Directors.

Section 5. Vacancies in any office arising from any cause may be filled by the Board of Directors for the unexpired portion of the term.

Section 6. Any officer may resign at any time by giving written notice to the Board of Directors, the President, or the Secretary. Such resignation shall take effect on the date of the 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.

ARTICLE VII
MEETINGS OF MEMBERS

Section 1. After such time as the Class A Members are entitled to elect a Director, a meeting of Members shall be held annually during the month in which the Declaration was recorded at such time and place as shall be determined by the Board of Directors.

Section 2. For election of Members of the Board of Directors, Members shall vote in person at a meeting of the Members or by a ballot that the Member personally casts.

Section 3. Members may not vote by general proxy, but may vote by limited proxy. Limited proxies and general proxies may be used to establish a quorum. Limited proxies may also be used for votes taken to amend the articles of incorporation or bylaws or for any matter that requires or permits a vote of the Members. A proxy may not be used for the election of the Members of the Board of Directors as provided in Section 2 hereof.

Any proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. A proxy is not valid for a period longer than 90 days after the date of the first meeting for which it was given. A proxy is revocable at any time at the pleasure of the Member who executes it.

Section 4. Special meetings of the Members may be called for any purpose at any time by the President or a majority of the Members of the Board of Directors. Notice of a special meeting must include a description of the purpose or purposes for which the meeting is called.

Section 5. Notice may be given to the Member either personally, or by sending a copy of the notice through the mail, (postage thereon fully paid), by overnight courier or by telecopy transmittal, to his address appearing on the records of the Association. Each member shall register his address with the Secretary, and notices of meetings shall be mailed to him at such address. Notice of any meeting, regular or special, shall be mailed, personally delivered, overnight couriered or telecopied at least six (6) days in advance of the meeting and shall set forth the general nature of the business to be transacted, provided, however, that if any business of any meeting shall involve any action governed by the Articles of Incorporation, notice of such meetings shall be given or sent as therein provided.

Section 6. The presence at the meeting of Members entitled to cast thirty-three and one-third percent (33 1/3%) of the Class A membership votes shall constitute a quorum for any action governed by these Bylaws.

Section 7. If any meetings of the Association cannot be held because a quorum is not present, a majority of the Members who are present at such meeting, may adjourn the meeting to a time not less than five (5) nor more than thirty (30) days from the time the original meeting was called. At the reconvened meeting at which a quorum

is present, any business which might have been transacted at the meeting originally called may be transacted. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Members in the manner prescribed for regular meetings.

The Members present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the withdrawal of enough Members to leave less than a quorum, provided that Members representing at least twenty-five (25%) percent of the total votes of the Association remain present, and provided further that any action taken shall be approved by at least a majority of the Members required to constitute a quorum.

Section 8. The President or the President's designee shall preside over all meetings of the Association, and the Secretary shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, as well as a record of all transactions occurring thereat. Roberts Rules of Order shall govern the conduct of meetings.

Section 9. Any action required by law to be taken at a meeting of the Members, or any action which may be taken at a meeting of the Members, may be taken without a meeting if a consent in writing setting forth the action so taken shall be signed by all of the Members entitled to vote with respect to the subject matter thereof, and such consent shall have the same force and effect as a unanimous vote of the Members.

ARTICLE VIII COMMITTEES

Section 1. The Architectural Control Board shall be a standing committee of the Association. The Board of Directors may appoint such other committees as it deems advisable.

Section 2. The Architectural Control Board shall be appointed, shall serve and shall have the duties and functions as described in the Declaration. A party aggrieved by a decision of the Architectural Control Board shall have the right to make a written request to the Board of Directors, within thirty (30) days of such decision, so that the Board of Directors may review such decision. The determination of the Board of Directors, upon reviewing such decision of the Architectural Control Board, shall in all events be dispositive.

ARTICLE IX BOOKS AND PAPERS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any Member of the Association.

**ARTICLE X
AMENDMENTS**

Section 1. These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of a majority of Members present in person or by proxy, provided that the notice to the Members of the meeting disclosed the information that the amendment of the Bylaws was to be considered; provided, however, the provisions which are governed by the Articles of Incorporation of this Association may not be amended except as provided in the Articles of Incorporation or applicable law; and provided further that any matters stated herein to be or which are in fact governed by the Declaration of Restrictions and Protective Covenants referred to herein may not be amended except as provided in such covenants. Notwithstanding anything herein to the contrary, the Class B Member as described in the Articles of Incorporation of the Association shall be permitted to amend these Bylaws at any time and no amendment of these Bylaws may be made without the consent of the Class B Member.

Section 2. In 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 said Declaration shall control.

I hereby certify that the foregoing Bylaws of Cascades at World Golf Village Homeowners' Association, Inc. were duly adopted by the Board of Directors of said Association in a meeting held for such purpose on this _____ day of _____, 2005.

Dave Schmitt, P.E., Secretary

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**THIS DOCUMENT IS BEING RE-RECORDED TO INSERT PAGES WHICH WERE
INADVERTENTLY OMITTED**

**CORRECTED
AMENDED AND RESTATED DECLARATION
OF RESTRICTIONS AND PROTECTIVE
COVENANTS FOR CASCADES AT
WORLD GOLF VILLAGE**

Prepared By and Return To:

Levitt and Sons, LLC
7777 Glades Road, Suite 410
Boca Raton, FL 33434

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The following exhibits are attached hereto and incorporated herein by reference:

- Exhibit A – Legal Description
- Exhibit B – Common Areas
- Exhibit C – Articles of Incorporation
- Exhibit D – Bylaws

**THIS DOCUMENT IS BEING RE-RECORDED TO INSERT PAGES WHICH WERE
INADVERTENTLY OMITTED**

**CORRECTED
AMENDED AND RESTATED
DECLARATION OF RESTRICTIONS
AND PROTECTIVE COVENANTS
FOR CASCADES AT WORLD GOLF VILLAGE**

THIS AMENDED AND RESTATED DECLARATION OF RESTRICTIONS AND PROTECTIVE COVENANTS FOR CASCADES AT WORLD GOLF VILLAGE is made this 24th day of March, 2006, by Levitt and Sons at World Golf Village, LLC, a Florida limited liability company, which declares that the real property described in Article II, is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges and liens (sometimes referred to as "covenants and restrictions") set forth below.

The Association, as hereinafter defined, is not a condominium association and therefore shall not be affected by the provisions of Chapter 718, Florida Statutes.

**ARTICLE I
DEFINITIONS**

The following words when used in this Declaration (unless the context shall prohibit) shall have the following meanings:

- (a) "Adult Housing" shall mean and refer to housing provided for adults 55 years of age and older in accordance with the provisions of the Fair Housing Act of 1988, as set forth in Title 42 U.S.C. § 3601, *et. seq.* (the "Act"), and the Rules and Regulations promulgated thereto, as amended from time to time.
- (b) "Assessments" shall mean and refer to those payments due pursuant to Article VI, whether General or Special (as hereinafter defined), or a combination thereof.
- (c) "Association" shall mean and refer to Cascades at World Golf Village Homeowners' Association, Inc., a Florida corporation not-for-profit.
- (d) "Board of Directors" shall mean and refer to the Board of Directors of the Association.
- (e) "Common Areas" shall mean and refer to the real property described on Exhibit "B" attached hereto, and any other interest in real property acquired by the Association and deemed Common Area either in this Declaration or in the instrument of conveyance, together with any improvements on such property including without limitation any structures, off-street parking areas, street lights, and entrance features, but excluding any public utility installations thereon. Common Areas shall also include all internal roads within the Property. Notwithstanding anything herein to the contrary, the term "Common Areas" shall not mean or include any areas deeded to the Master Association, as to which repair and maintenance obligations are set forth in the Master Declaration.

- (f) “Developer” shall mean and refer to Levitt and Sons at World Golf Village, LLC, a Florida limited liability company, its successors and assigns, and is designated as such by Developer. The Developer may make partial or multiple assignments of its rights under this Declaration. All such assignees shall be deemed to be the Developer as to those rights which may have been assigned to them.
- (g) “District” shall mean and refer to the St. Johns River Water Management District, an agency created pursuant to Chapter 373, Florida Statutes.
- (h) “General Assessments” shall mean and refer to Assessments levied to fund expenses applicable to all Members of the Association and set forth in Article VI, Section 2, of this Declaration.
- (i) “Institutional Lender” shall mean and refer to any person or entity (i) holding a mortgage encumbering a Lot, (ii) which in the ordinary course of business makes, purchases, guarantees or insures mortgage loans, and (iii) which is not owned or controlled by the Owner of the Lot encumbered. An Institutional Lender may include, but is not limited to, a federal or state chartered bank or savings and loan association, an insurance company, a real estate or mortgage investment trust, a pension or profit sharing plan, a mortgage company; the Government National Mortgage Association, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, an agency of the United States or any other governmental authority, including the Veterans Administration and the Federal Housing Administration of the United States Department of Housing and Urban Development, or any other similar type of lender generally recognized as an institutional type lender. For definitional purposes only, an Institutional Lender shall also mean the holder of any mortgage executed by or in favor of Developer, whether or not such holder would otherwise be considered an Institutional Lender.
- (j) “Lot” shall mean and refer to any lot as shown on the plat of Cascades at World Golf Village, recorded or to be recorded in the Public Records of St. Johns County, Florida, and any lot shown on any re-subdivision of said plat or any portion thereof.
- (k) “Master Association” shall mean and refer to Saint Johns Northwest Commercial Property Owners Association, Inc., a Florida corporation.
- (l) “Master Declaration” shall mean and refer to the Declaration of Covenants and Restrictions for Saint Johns–Northwest Commercial, recorded in Official Records Book 6065, Page 2312, recorded in Official Records Book 1185, Page 645, Public Records of St. Johns County, Florida.
- (m) “Master Developer” shall mean and refer to SJH Partnership, Ltd., its successors and assigns, as defined in the Master Declaration.
- (n) “Master Surface Water Management System” shall mean and refer to the overall system designed, constructed and implemented upon the Property to control

discharges caused by rainfall events, which system is intended to collect, convey, store, absorb, inhibit, treat, use or reuse surface water in order to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution, and to control the quality and quantity of discharges from the system, all as permitted by the District pursuant to Chapter 40C-4, 40C-40, 40C-42, Florida Administrative Code.

- (o) "Member" shall mean and refer to each member of the Association, as provided in Article III of this Declaration, and shall include all Owners.
- (p) "Owner" shall mean the record owner, whether one or more persons or entities, of the fee simple title to any Lot. Owners shall not include those having such interest merely as security for the payment or repayment of a debt obligation. If a Lot is owned by more than one person and/or entity, then all such persons and/or entities shall be jointly and severally obligated to perform the responsibilities of the Owner.
- (q) "Plat" shall mean and refer to any of the plats of the Property, as recorded or to be recorded in the Public Records of St. John's County, Florida.
- (r) "Property" shall mean and refer to all property and additions thereto (which additional property may or may not be contiguous to the real property described in Article II herein), as is subject to this Declaration or any Supplemental Declaration under the provisions of Article II hereof.
- (s) "Residence" shall mean the private single-family dwelling located on a Lot.
- (t) "Special Assessment" shall mean and refer to Assessments levied in accordance with Article VI, Section 5, of this Declaration.
- (u) "Turnover" shall mean and refer to the transfer of control of the Board of Directors of the Association to the Members, other than the Developer, builders, contractors, or others who purchase property in the subdivision for the purpose of constructing improvements thereon for resale, such Members are entitled to elect at least a majority of the Board of Directors of the Association, and such election has occurred.

ARTICLE II
PROPERTY SUBJECT TO THIS DECLARATION;
ADDITIONS THERETO; MASTER DECLARATION

Section 1. Legal Description. The real property which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in St. Johns County, Florida, and is more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2. Developer's Right to Add Additional Property to or Withdraw Property. Developer shall have the right, in its sole discretion, to add additional property

(which may or may not be contiguous to the real property described in Section 1) to the scheme of this Declaration. Developer shall also have the right to withdraw property not previously conveyed to an Owner from the scheme of this Declaration subject to the approval of St. Johns County. The addition or withdrawal by Developer shall not require the consent or joinder of the Association, or any Owner or mortgagee of any of the Property, but shall be at the sole option of the Developer. Upon addition of any property to the scheme of this Declaration, the Owners of such additional property shall be and become subject to this Declaration, including assessment by the Association for their prorata share of the Association expenses. The addition of lands as aforesaid shall be made and evidenced by filing in the Public Records of St. Johns County, Florida, a supplemental declaration with respect to the lands to be added.

Section 3. Master Declaration. The Property and each Lot therein (as well as other neighborhoods, communities and lands that are not subject to the terms of this Declaration) are subject to all terms, provisions, restrictions, and requirements set forth in the Master Declaration, and the rights of the Master Developer thereunder. It is anticipated and intended that the terms and provisions of this Declaration and the rights of Developer and the Association hereunder shall not be in conflict with the terms of the Master Declaration or the rights of the Master Developer or Master Association thereunder. In the event a conflict exists, however, and the terms of this Declaration and the Master Declaration cannot each be given effect, the terms and provisions of the Master Declaration shall control unless the Master Declaration shall otherwise provide. It is intended that the Association shall constitute a Sub-association under the terms of the Master Declaration.

ARTICLE III **HOMEOWNERS' ASSOCIATION**

Section 1. Membership. Every Owner of a Lot that is subject to Assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot that is subject to Assessment. Persons or entities which have an interest in any Lot merely as security for the performance of an obligation shall not be Members of the Association, and, in such case, the beneficial Owner shall retain the membership in the Association. Additionally, Developer shall be a Member for so long as Developer owns any portion of the Property.

Section 2. Voting Rights. The Association shall have two classes of voting membership:

Class A. Class A Members shall be all Owners, with the exception of the Developer, and 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 one vote be cast with respect to any Lot. Notwithstanding the foregoing, however, the Association has the right to suspend the voting rights of an Owner for the nonpayment of Association Assessments that are delinquent in excess of 90 days.

Class B. The Class B Member(s) shall be the Developer, or its specifically designated (in writing) successor. The Class B Member shall be entitled to the same number of votes held by all other Members of the Association plus one; however, notwithstanding any provision to the contrary, the Developer shall have the right to appoint the entire Board of Directors of the Association until 90 days after 90% of the maximum number of Lots have been conveyed to Owners other than the Developer, or at an earlier date, at the sole discretion of the Developer. At such time, the Developer shall call a meeting, as provided in the Bylaws for Special Meetings, to provide for the turnover of control of the Board of Directors to the Owners. Developer has right to appoint one member of Board for so long as Developer "holds for sale in the ordinary course of business at least 5% of the Lots within the Property."

- a. Developer shall have the right to convey title to any property owned by it within the Property, or any easement or interest therein, to the Association as a Common Area, and the Association shall be required to accept such conveyance. Any such conveyance shall be effective upon recording the deed or instrument of conveyance in the public records of the county where the Property is located.
- b. If Developer changes the development plan for a portion of the Property such that any portion of the Common Area previously conveyed to the Association would be within any Property which is not intended to be a Common Area under Developer's revised plan, then the Association shall have the right to Developer, and, in connection therewith, Developer shall convey to the Association any property which will be a Common Area pursuant to the new development plan.

Section 3. Common Area Ownership. The Developer may retain legal title to the Common Areas so long as it has not turned over control of the Board of Directors to the Owners as specified in Section 2. Within thirty days after such Turnover, the Developer shall convey and transfer by quitclaim deed the record fee simple title to the Common Areas to the Association and the Association shall accept such conveyance, subject to taxes for the year of conveyance and to restrictions, limitations, conditions, reservations and easements of record. If real estate taxes on the Common Areas are not included in the tax bills for the individual Lots, then the Association shall pay taxes on the Common Areas.

Section 4. Powers. In addition to the powers provided in its Articles of Incorporation, the Association, through the action of its Board of Directors, shall have the power, but not the obligation, to enter into an agreement or agreements from time to time with one or more persons, firms or corporations for management services.

Section 5. Rules and Regulations. The Association, through its Board of Directors, may make and enforce reasonable rules and regulations governing the use of the Property, which rules and regulations shall be consistent with the rights and duties established by this Declaration. The Association shall have the right to enforce such rules and regulations, as well as rules and regulations adopted by the Master Association. Sanctions may include reasonable monetary fines, which shall be levied as Special Assessments as provided in this Declaration, and suspension of the right to vote and the

right to use the recreation facilities. In addition, the Board shall, have the power to seek relief in any court for violations or to abate nuisances. Imposition of sanctions shall be as provided in the Bylaws of the Association. In addition, the Association, through the Board, may, by contract or other agreement, enforce court ordinances or permit St. Johns County to enforce ordinances on the Property for the benefit of the Association and its Members.

Section 6. Merger or Consolidation. Upon a merger or consolidation of the Association with the Master Association or any other association, or upon any decision by the Association that its functions may be performed effectively and efficiently by the Master Association or any other association, the Property, rights and obligations of the Association may be transferred to the Master Association or another surviving or consolidated association. Alternatively, the property rights and obligations of another association may be added by operation of law to the Property, rights and obligations of the Association as a surviving corporation pursuant to a merger. In any event, the surviving or consolidated association may administer the covenants and restrictions established by this Declaration within the Property together with the covenants and restrictions established upon any other property as one scheme. No such merger or consolidation, however, shall effect any revocation, change or addition to the covenants established by this Declaration.

Section 7. Termination of the Association. In the event of dissolution of the Association, for whatever reason other than merger or consolidation as provided for herein, any Owner may petition the Circuit Court of the Fifth Judicial Circuit of the State of Florida for the appointment of a Receiver to manage the affairs of the Association and to make such provisions as may be necessary for the continued management of the affairs of the dissolved Association, the Property and Common Areas.

ARTICLE IV **MAINTENANCE OBLIGATIONS**

Section 1. Common Area Maintenance. Commencing with the date this Declaration is recorded, except as stated hereinafter, the Association shall be responsible for the maintenance of the Common Areas and any improvements or personal property in a continuous and satisfactory manner and for the payment of taxes assessed against the Common Areas, if any, and any improvements and any personal property thereon accruing from and after the date these covenants are recorded. For purposes of illustration, Common Areas may include, but are not limited to: entrance features; all drainage retention areas, conservation areas, gate houses; tracts designated for open space, wall tracts, and/or tot lots and other recreational tracts on the Plat; buffer areas around the perimeter of the Property and the Common Area sprinkler system; all streets and roadways within the Property; and areas required to be maintained by a Sub-association under the terms of the Master Declaration. The Association shall at all times maintain in good repair and shall replace as scheduled any and all Common Areas and improvements of which it has ownership and for which it has maintenance obligations. It is anticipated that the Master Association shall maintain all internal roads outside of the Property in good repair and shall resurface or repave said roads as necessary. All such work shall be

completed in a manner that, in the sole and exclusive judgment of the Board of Directors of the Association, or the Master Association as the case may be, is deemed satisfactory.

Section 2. Street Lighting. The Association shall have the obligation for maintenance of any street lighting facilities installed in Common Areas owned by the Association, if any, from the date of recording this Declaration or from the date of installation of the street lighting, whichever occurs first. Maintenance of the street lighting fixtures shall include the fixtures within the Common Areas and shall further extend to payment for electricity consumed in the illumination of such lights. In the event the Developer, in its sole discretion, elects to install such street lighting, Developer shall be entitled to all rebates or refunds of the installation charges and the Association hereby assigns such rebates or refunds to Developer and the Association shall forthwith pay same to the Developer.

Section 3. Lot Maintenance.

(1) Landscaping. The maintenance of the Lot, including cutting the grass and maintaining all landscaping/irrigation originally installed by the Developer or replacement(s) thereof, shall be the complete maintenance responsibility of the Association; however, if an Owner fences in the Lot, maintenance of Lot shall be the responsibility of the Owner and not the Association. The maintenance and/or repair of landscaping on an Owner's Lot damaged due to the negligence or intentional acts of such Owner shall be the responsibility of such Owner. The maintenance of the residence and related improvements constructed on the Lot shall be the complete maintenance responsibility of the Owner(s) thereof. The maintenance of all landscaping/irrigation installed or altered on a Lot by the Owner(s) thereof which is in addition or alteration to a replacement of the landscaping originally installed by the Developer shall be the complete maintenance responsibility of such Owner(s). If a mailbox is installed by the Developer, in its sole discretion, the Owner shall be responsible for the maintenance, repair and replacement of the mail box installed by the Developer. Lawns shall be primarily grass, and shall not be paved or covered with gravel, artificial turf or other covering unless permitted by the Architectural Control Board. All diseased or dead sod, plants, shrubs or flowers shall be promptly replaced, and excessive weeds, underbrush or unsightly growth shall be removed.

(2) Residence. The maintenance of the residence and related improvements constructed on the Lot shall be the complete maintenance responsibility of the Owner(s) thereof. Each Owner shall keep all parts of his Lot, including the residence, clean and free of debris, and in good order and repair. The Owner's duties shall include, without limitation, repair or replacement of the roof, windows and doors (including shutters or screens), and exterior of the residence. Exterior maintenance, including painting, shall be periodically performed as reasonably required. Paint colors shall not be materially changed without the consent of the Architectural Control Board, and all paint colors shall be harmonious with other improvements within the community. No excessive and/or unsightly mildew, rust deposits, dirt, or deterioration shall be permitted to accumulate on any building or improvement.

Section 4. Irrigation System. Developer presently plans to install a common irrigation system throughout the Property to irrigate the Common Areas and the Lots. If so installed, the irrigation pump(s), wells, and any main irrigation lines shall be the maintenance obligation of the Association. In addition, all irrigation lines and all sprinkler heads located on the Lots, if installed by Developer, shall be the maintenance responsibility of the Association. Any such improvements or alterations installed by the

Lot Owner/subcontractor hired by lot owner shall be the maintenance responsibility of the Lot Owner. The Association shall have an easement over the Property, including any Lot, as necessary, to provide maintenance of the portion of the irrigation system to be maintained by the Association. Notwithstanding the foregoing, the maintenance and/or repair of any damage to irrigation lines or sprinkler heads located on Association property caused by the Owner's negligence or intentional act(s) shall be the responsibility of such Owner. The Association shall have the sole control of the timing system for irrigation. The Owners of Lots subject to any easements shall not construct any improvements on the easement areas, alter the flow or drainage, or landscape such areas with hedges, trees, or other landscape items that might interfere with the exercise of the easement rights.

Section 5. Offsite Signage & Landscaping. The Association shall have the obligation to maintain any offsite signage that advertise and promote the name of the Property and to maintain the landscaping surrounding said signs.

Section 6. Stormwater Drainage Facility. The maintenance, repair, or replacement of any stormwater drainage facility located on the Property shall be the complete responsibility of the Association.

Section 7. Lift Station and Master Surface Water Management System. Unless and until dedicated or conveyed to a governmental unit or utility company, the Association shall maintain, repair and replace as needed, and pay the electrical usage charges for, any lift station and related lines and equipment located within the Property. It is the responsibility of the Association, at Common Expense, to operate, maintain and repair any portions of the Master Surface Water Management System located within the boundaries of the Property that are not maintained by the Master Association, and to enforce, or to take such appropriate action as may be necessary to cure violations of, the routine maintenance and non-interference covenants of the Owners and, when appropriate, to levy special assessments or individual assessments therefor. Maintenance of the Master Surface Water Management System shall include the exercise of practices that allow the system to provide drainage, water storage, conveyance and other surface water management capabilities as permitted by the District and St. Johns County. Any repair or reconstruction of the Master Surface Water Management System shall be as originally permitted or, if modified, as approved by the District and St. Johns County.

Section 8. Drainage Improvements within Easements. The Association shall maintain, repair and replace all drainage improvements within the Property, including without limitation within all platted drainage easements, all in accordance with the Master Surface Water Management System permit issued by the District. All maintenance, repairs and replacements of drainage improvements within the Property, including without limitation within all platted drainage easements, shall also be in accordance with requirements of applicable governmental entities.

Section 9. Transfer Fee. The Association reserves the right to establish a transfer fee to be paid by the Owners or grantees upon transfer of their Lot, which fee and procedures therefor shall be established by the Board.

Section 10. Personal Services. The employees of the Association shall not be required to attend to any personal matters or business of Owners, nor shall they be permitted to leave the Property on any private business of Owners. The uses and functions of such employees shall be governed by the Board of Directors. In the event personal services are provided to Owners by any employees of the Association, the Association will not assume any responsibility or be liable for, in any manner, the quality of such services or work provided, nor shall it warrant such services or work. In addition, the Association shall not be liable for any injury to persons or damage to property resulting from any act or omission by those performing such personal work or services for Owners.

Section 11. No Liability for Failure of Security. No representation, guarantee, or warranty is made nor assurance given that any security system limited access system or procedures for operation of the Property will prevent personal injury or damage to or loss of property. Neither Developer nor Association shall be liable or responsible for any personal injury or for any loss or damage to property which may occur within the Property regardless of whether it is due to failure of the security system limited access system, or procedures for operation adopted from time to time.

Section 12. Private Roads. Developer reserves to itself, its successors and assigns, and following the conveyance of the roads within the Property to the Association, grants to the Association, its successors and assigns: (a) the absolute and unrestricted right, but not the obligation, to limit, restrict or deny the ingress of any person, except Owners and Mortgagees, who, in the sole determination of Developer or the Association, does not belong or have business on the Property, or who may create or participate in a disturbance or nuisance on any part of the Property, or who is otherwise undesirable, through use of a controlled or guarded entranceway, or through such other means and upon such terms and conditions as Developer or the Association may reasonably determine; (b) the right to control and regulate all types of vehicular traffic and parking on all or any part of the roads; (c) the right, but not the obligation, to require the removal of any shrub, bush, fence, wall, tree or other item of any sort which might, in the sole opinion of Developer or the Association impair or obstruct a motorist's vision on any of the road or public road adjacent to the Property; (d) the right to enforce claims against any Owner responsible for damages to any road within the Property; (e) the right to adopt other rules and regulations governing the use of the roads within the Property; and (f) the right to assign in whole or in part the rights reserved herein to any person, including, without limitation, the Association. Such rights shall be permissive and neither Developer nor the Association shall have any obligation to exercise such rights.

ARTICLE V CONSERVATION EASEMENT

Section 1. Conservation Easement Areas. Pursuant to the provisions of Section 704.06, Florida Statutes, Developer has granted (or hereafter will grant) to the St. Johns River Water Management District (the "District") a conservation easement recorded on 1-13-1997, in Official Records Book 1217, Page 388, Public Records of St. Johns County, Florida (the "Conservation Easement"). The Conservation Easement shall

exist in perpetuity and shall encumber the property described in the Conservation Easement (“Conservation Easement Areas”). Developer has granted or will grant the Conservation Easement as a condition of permit number 40-109-21489-7 issued by the District, solely to offset adverse impacts to natural resources, fish and wildlife, and wetland functions.

(a) Purpose. The purpose of the Conservation Easement is to assure that the Conservation Easement Areas will be retained forever in their existing natural condition and to prevent any use of the Conservation Easement Areas that will impair or interfere with the environmental value of these areas.

(b) Prohibited Uses. Any activity in or use of the Conservation Easement Areas inconsistent with the stated purposes of the Conservation Easement is prohibited in perpetuity. The terms of the Conservation Easement expressly prohibit the following activities and uses within the Conservation Easement Areas:

- a. Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- b. Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
- c. Removing, destroying or trimming trees, shrubs, or other vegetation.
- d. Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- e. Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g. Acts or uses detrimental to such retention of land or water areas.
- h. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

(c) Responsibilities. Developer, its successors and assigns (which may include the Association), are responsible for the periodic removal of trash and other debris that may accumulate in the Conservation Easement Areas.

(d) Rights of District. To accomplish the purposes stated in the Conservation Easement, the Developer conveys the following rights to the District:

- a. The right to enter upon and inspect the Conservation Easement Areas in a reasonable manner and at reasonable times to determine if Developer or its successors and assigns are complying with the covenants and prohibitions contained in the Conservation Easement.
- b. The right to proceed at law or in equity to enforce the provisions of the Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of areas or features of the Conservation Easement Areas that may be damaged by any activity inconsistent with the Conservation Easement.

(e) Amendment. The provisions of the Conservation Easement and of this Article V may not be amended without the prior written approval of the District.

ARTICLE VI
ASSOCIATION ASSESSMENTS

ASSESSMENTS LEVIED PURSUANT TO THIS DECLARATION DO NOT INCLUDE, BUT ARE IN ADDITION TO, ASSESSMENTS THAT MAY BE LEVIED BY THE MASTER ASSOCIATION PURSUANT TO THE MASTER DECLARATION.

Section 1. Creation of the Lien and Personal Obligation for Association Assessments. The Developer, for each Lot owned by it within the Property, hereby covenants, and each Owner of any Lot, by acceptance of a deed therefor, whether or not it shall be so expressed in any such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association General Assessments, Special Assessments, Lot Assessments, and Master Assessments. All assessments are to be fixed, established and collected from time to time as hereinafter provided. Except as otherwise provided herein, the Association Assessments shall be against all Lots equally.

(1) Commencement of Assessments. The full Association Assessment as to each Lot which an improvement is constructed shall commence on the earlier of the (i) first day of the full calendar month after a certificate of occupancy for the improvement is issued, (ii) conveyance of the Lot by the Developer to a non-Developer Owner, or (iii) first occupancy of the Residence. Thereafter, the Board of Directors shall fix the date of commencement and amount of the Assessment against each Lot at least thirty (30) days in advance of the commencement period. The General Assessments shall be payable in advance in quarterly installments, or as otherwise determined by the Board of Directors of the Association. No Owner may waive or otherwise escape liability for the Association Assessments for maintenance by non-use of the Common Areas or abandonment of the right to use the Common Areas.

(2) Lien upon Lot. The General Assessments, Special Assessments, Lot Assessment and Master Assessments, together with interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the Lot and shall be a continuing lien upon the Lot against which the assessment is made and also be the personal obligation of the person who was the Owner of such Lot at the time when any such assessment fell due. Accordingly, each Owner, by acceptance of title to a Lot, expressly vests in the Association the right and power to bring all actions against such Owner personally for the collection of such Assessments as

bt and to enforce the aforesaid by all methods available for the enforcement of such liens, including closures by an action brought in the name of the Association, and such Owner is deemed to have granted to Association a power of sale in connection with such lien. In the event of a sale or transfer of a Lot, both the Owner and the prior Owner shall be jointly and severally liable for all Assessments, interest and other costs expenses owed to the Association which are attributable to any Lot purchased by or transferred to such new owner. The lien rights provided herein shall not apply to any portion of the Property owned by the Developer.

Section 2. General Assessments. The General Assessments levied by the Association shall be used exclusively for the expenses of the Association. General expenses are (a) any and all charges for the administration of the Association, (b) cable television, internet and security system expenses if any, (c) maintenance, repair, replacement and operation of the Common Areas and the operation, maintenance and repair of the lift station and the Master Surface Water Management System as described in Article IV, Section 6 and 7 hereof, including, but not limited to: management, accounting and legal fees, postage, and utility service to Common Areas, (d) Association insurance, (e) reserves deemed necessary by the Board of Directors for repair, replacement or addition to the Common Area, and (f) payment of all debts and obligations of the Association which are properly incurred for the purposes stated in this Declaration.

Section 3. Initial Budget. The Developer shall establish the initial budget, which shall be based on a fully developed community. By a majority vote of the Board of Directors, the Board shall adopt an annual budget for the subsequent fiscal year which shall provide for allocation of expenses in such a manner that the obligations imposed by this Declaration will be met. In the event the community is not fully developed at the time the budget is adopted by the Board, the Board may nevertheless base the budget on a fully developed community. In instances where the Developer or the Board bases the budget on a fully developed community when in fact the community is not so developed, then the budget (and therefore the Association Assessments) shall be reduced by the amount allocated for incomplete amenities or facilities. The Association Assessment shall be for the calendar year, but the amount of the General Assessment to be levied during any period shorter than a full calendar year shall be in proportion to the number of months remaining in such calendar year. The amount of the General Assessment may be changed at any time by the Board from that originally adopted or that which is adopted in the future.

Section 4. Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt an annual budget or adjusted budget for any fiscal year shall not constitute a waiver or release in any manner of an Owner's obligation to pay his Assessments, as herein provided, whenever the same shall be determined. In the absence of any annual Association budget or adjusted budget, each Owner shall continue to pay the Annual Assessment at the then existing rate established for the previous fiscal period, in the manner such payment was previously due, until notified otherwise.

Section 5. Special Assessments. A Special Assessment may be levied against one or more Lots for the following purposes:

- (1) reimbursement for damages caused by an Owner, Owners, their family members, guests, invitees or tenants.
- (2) cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto.
- (3) late charges, user fees, fines and penalties.
- (4) any other charge which is not a general expense.
- (5) any general expense, which exceeds the amount budgeted, or any emergency expense which exceeds the amount of any reserves or other Association funds.

A Special Assessment required to maintain the Association Property in good condition or to protect the liability of the Association Members may be levied against all Lots by a majority vote of the Board of Directors. The Association shall be responsible for collection of any Special Assessments levied against a Lot by the Master Association. Other Special Assessments shall require approval by a majority vote of those members present and voting at a meeting of the membership called in accordance with the Bylaws of the Association. The Board of Directors shall fix the amount and due date of any Special Assessment by resolution, which resolution shall also set forth the Lot or Lots subject to such Assessment.

In the event an amendment is made to this Declaration pursuant to Section 5 of Article XIII hereof, which amendment has the effect of removing the age restriction with respect to persons under eighteen (18) years of age, then the Association shall remit payment for all school impact fees due to St. John's County at the rate prevailing at the time of such amendment for each category of units then in existence within the Property. Accordingly, a special assessment shall be levied against all Owners by the Association for the payment of any school impact fees that may be in effect at the time of such amendment. The amount of the school impact fee to be assessed against each Owner by the Association shall be equivalent to the school impact fee charged by St. Johns' County at the rate prevailing at the time of such amendment for each category of units then in existence within the Property.

Section 6. Master Assessments. The Association is responsible for payment in full to the Master Association of any and all Base Assessments, Service Area Assessments and Special Assessments levied by the Master Association pursuant to the Charter for all Lots within the Property. The Association shall also enforce any and all obligations for payment of Assessments levied by the Master Association on Lots within the Property. Master Assessments will be collected by the Association from each Lot Owner in accordance with the provision hereof.

Section 7. Lot Assessment. In addition to the General and Special Assessments authorized above, the Board of Directors, by majority vote, may from time to time levy a Lot Assessment against a particular Lot or Lots and the Owner(s) thereof for the purpose of defraying, in whole or in part, the cost of any repair, maintenance or restoration as provided herein; for the construction, reconstruction, repair, or replacement of a capital improvement upon or serving the specific Lot(s), including any additional special services to such Lot(s), the cost of which is not included in the General

Assessment; or to reimburse the Association for any costs it incurs as a result of the Owner's failure to comply with this Declaration or any damage to the Common Area. If the Association levies a fine in the manner set forth hereinafter, such fine shall also be deemed a Lot Assessment enforceable in accordance herewith.

Section 8. Reserves. The Association may, in its discretion, maintain such reserves as it deems reasonable or necessary for (i) working capital, (ii) contingencies, (iii) replacements, (iv) street and entrance gate maintenance and repair, and (v) the performance of such other coordinating or discretionary functions not contrary to the terms of this Declaration which the Board of Directors may from time to time approve. The amount and manner of collection of reserves shall be as determined by the Board of Directors, in its sole discretion. Extraordinary expenditures not originally included in the annual budget which may become necessary during the year shall be charged first against such reserves. Except in the event of an emergency, reserves accumulated for one purpose may not be expended for any other purpose unless approved by a majority of the votes cast, in person or by proxy, at a duly constituted meeting of the Association or by written consent.

(1) If the reserves are inadequate for any reason, including nonpayment of any owner's Assessment, the Board of Directors may, at any time, levy a Special Assessment in accordance with the provisions of this Article, which may be payable in a lump sum or in installments as the Board of Directors may determine. In the event there is a balance of reserves at the end of any fiscal year and the Board of Directors so determines, any excess reserves may be taken into account in establishing the next year's budget and may be used to defray general expenses incurred thereunder.

(2) During the period of time that the Developer is funding any deficit in the budget, the Developer shall not be required to fund any reserves regardless of whether such reserve amounts are shown in the budget.

Section 9. Trust Funds. The portion of all General Assessments collected by the Association as reserves for future expenses, and the entire amount of all Special Assessments collected for capital improvements, shall be the property of the Association as a whole and shall be used exclusively for the purposes designated at the time of Assessments. Each owner acknowledges and consents that such funds are the exclusive property of the Association as a whole and no Owner shall have any interest, claim or right to any such funds.

Section 10. Guaranteed Assessments during Guarantee Period. Developer covenants and agrees with the Association and the Owners that, for the period commencing with the date of recordation of this Declaration and ending upon the earlier of the following: (i) the date of Turnover ("Turnover Date"); or (ii) December 31, 2006, as such may be extended in Developer's sole discretion, as described herein ("Guarantee Period"), Developer shall be excused from payment of its share of the Association Assessments related to its Lots (other than Special Assessments) and, in turn, that the individual Association Assessments charged to Owners other than Developer will not exceed the dollar amount set forth in the initial budget of the Association ("Guaranteed Assessment"). Developer will pay the difference ("Deficit"), if any, between (a) the

operating expenses (other than those operating expenses which are properly the subject of a Special Assessment) incurred by the Association during the Guarantee Period, and (b) the sum of amounts assessed as Guaranteed Assessments against Owners during the Guarantee Period, the "Working Capital Fund" defined below, and any other income of the Association during the Guarantee Period. Thus, during the Guarantee Period Owners shall not be obligated to pay Assessments other than the Guaranteed Assessment and Special Assessments and the Owners' respective Working Capital Fund contribution.

(1) Deficit. The Deficit, if any, to be paid by Developer pursuant to this Section, shall be determined by looking at the Guarantee Period as a whole, without regard to quarterly, annual or any other accounting or fiscal periods and without regard to intra period allocations. In that regard, in the event it is determined at the end of the Guarantee Period that there is a Deficit and Developer has previously advanced funds to the Association in excess of the Deficit during the Guarantee Period, Developer shall be entitled to the immediate repayment from the Association of the amount of funds advanced by Developer in excess of the deficit.

(2) Extension of the Guarantee Period. Developer hereby reserves the right to extend the Guarantee Period from time to time to a date ending no later than the Turnover Date at Developer's sole discretion by providing written notice to the Association of such election at least thirty (30) days prior to the expiration of the Guarantee Period (as same may have been previously extended). Developer also reserves the right to increase the amount of the Guaranteed Assessment during any such extended Guarantee Period.

(3) Extraordinary Financial Event. Notwithstanding the foregoing, in the event of an Extraordinary Financial Event, as hereinafter defined, the cost necessary to effect restoration shall be assessed against all Lot Owners owning Lots as of the date of the Extraordinary Financial Event, and their successors and assigns, including the Developer, with respect to lots owned by Developer. Extraordinary Financial Event shall mean a casualty loss affecting common elements and resulting from a natural disaster or Act of God which is not covered by insurance proceeds from insurance maintained by the Association.

Section 11. Working Capital Fund. Developer shall establish a Working Capital Fund for the operation of the Association, which shall be collected by the Developer from each Lot purchaser at the time of conveyance of each Lot to such purchaser from the Developer in an amount equal to two (2) months of the Association Assessment for each Lot without consideration for reduction due to incomplete facilities. The Association shall be entitled to collect a contribution equal to two (2) months of the Association Assessments at the time of the conveyance of any Lot subsequent to the initial conveyance from the Developer to the initial Lot Owner, except that the following transfers are exempt from this Working Capital Fund contribution transfers:

- (1) Transfers of a Lot to the spouse of an Owner,
- (2) Transfer of a Lot to a trust whose beneficiaries are solely the spouse and/or direct lineal descendants of Owner,
- (3) Transfers of a Lot to an entity in which Owner owns at least 51 % of the ownership interests,

(4) Acquisition of a Lot by a mortgagee pursuant to a foreclosure or deed in lieu of foreclosure.

Each Lot's share of the Working Capital Fund shall be collected and transferred to the Association at the time of closing of the sale of each Lot. Amounts paid into the fund are not to be considered as advance payment of regular Association Assessments. Notwithstanding the foregoing, the Developer, for so long as it controls the Board of Directors, shall have the right to use the Working Capital Fund to pay for ordinary expenses of the Association

Section 12. Association Assessment Roster and Certificate. A roster of the Owners, Lot numbers and Association Assessments applicable thereto shall be kept in the office of the Association and shall be open to inspection by any Owner. If the Owner does not reside on the Lot, Owner is required to provide their current mailing address to the Association, together with the names of those residing on the Lot.

The Association shall, within five (5) days of receipt of a written request, furnish to any Owner liable for an Association Assessment a certificate in writing signed by an officer or agent of the Association, setting forth whether such Association Assessment has been paid as to the Lot owned by the Owner making request therefor. Such certificate shall be conclusive evidence of payment of any Assessment to the Association therein stated to have been paid.

Section 13. Collection of Association Assessment; Effect of Non Payment of Association Assessments; The Personal Obligation of the Owner; The Lien; Remedies of the Association. If any Association Assessment is not paid within ten (10) days after the due date, the Association shall have the right to charge the defaulting Owner a late fee of ten percent (10%) of the amount of the Association Assessment, or Ten and No/100 Dollars (\$10.00), whichever is greater or as otherwise adopted by the Board of Directors from time to time, plus interest at the then highest rate of interest allowable by law from the due date until paid. If there is no due date applicable to any particular Association Assessment, then the Assessment shall be due ten (10) days after written demand by the Association. If any Owner is in default in the payment of any Assessment owed to the Association for more than thirty (30) days after written demand by the Association, the Association upon written notice to the defaulting Owner shall have the right to accelerate and require such defaulting Owner to pay Association Assessments to the Association for the next twelve (12) month period, based upon the then existing amount and frequency of Association Assessments. In the event of such acceleration, the defaulting Owner shall continue to be liable for any increases in the General Assessments, for all Special Assessments, and/or for all other assessments payable to the Association. If any such assessments and any late fees and interest are not paid on the date when due, then such Assessments and any late fees and interest shall become delinquent and shall, together with such interest thereon and the cost of collection thereof as hereinafter provided, thereupon become a continuing lien on the property which shall bind such property in the hands of the Owner, his heirs, devisees, personal representatives, successors and assigns. Any individual who acquires title to a Lot upon the death of an Owner or by operation of law shall be personally liable for unpaid Association Assessments and late fees with respect to such Lot. In any voluntary conveyance, the Grantee shall be jointly and severally liable with the Grantor for all unpaid Association Assessments made prior to the

time of such voluntary conveyance, without prejudice to the rights of the Grantee to recover from the Grantor the amounts paid by the Grantee therefor.

The Association may bring an action at law against the Owner personally obligated to pay the same or may record a claim of lien against the Lot on which the Association Assessment and late fees are unpaid, or may foreclose the lien against the property on which the Association Assessment and late fee are unpaid, in like manner as a foreclosure of a mortgage on real property, or pursue one or more of such remedies at the same time or successively, and there shall be added to the amount of all such assessments and late fees, attorney's fees and costs of preparing and filing the claim of lien and the complaint in such action, and in the event a judgment is obtained, such judgment shall include interest on the Association Assessments and late fee as above provided and a reasonable attorney's fee to be fixed by the court together with the costs of the action, and the Association shall be entitled to attorney's fees in connection with any appeal of any such action.

It shall be the legal duty and responsibility of the Association to enforce payment of the Association Assessments and late fees hereunder.

The provisions set forth in this section shall not apply to the Developer for so long as the Developer owns any portion of the Property.

Section 14. Subordination of the Lien to First Mortgages. The lien of Association Assessments, including interest, late charges (subject to the limitations of Florida laws), and costs (including attorney's fees) provided for herein, shall be subordinate to the lien of any first mortgage of an Institutional Lender upon any Lot. In addition, the lien of assessments, including interest, late charges (subject to the limitation of Florida laws), and costs (including attorneys' fees) provided for herein, shall be subordinate to a mortgage held by Developer upon the Property, or any portion thereof, or any interest therein. The sale or transfer of any Lot or parcel of land shall not affect the Association Assessment lien. However, the sale or transfer of any Lot or parcel pursuant to judicial or non judicial foreclosure of a first mortgage shall extinguish the lien of such Association Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot or parcel from lien rights for any Association Assessments thereafter becoming due. Where the Institutional Lender of a first mortgage of record or other purchaser of such a Lot obtains title, its successors and assigns shall not be liable for the Association Assessments chargeable to such Lot which became due prior to the acquisition of title to such Lot by such acquirer. Such unpaid Assessments shall be deemed to be a Lot Assessment divided equally among, payable by and assessed against all Lots, including the Lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place. Likewise, where a mortgage is held by the Developer upon the Property, or a portion thereof, and the Developer or other purchaser obtains title, its successors and assigns shall not be liable for the Association Assessments chargeable to the Property, or a portion thereof, which become due prior to the acquisition of title to the Property, or portion thereof, by such acquirer. Such unpaid Association Assessments shall be deemed to be a Lot Assessment divided equally among, payable by and assessed against all Lots, including the Lot as to which the foreclosure (or conveyance in lieu of foreclosure) took place.

Section 15. Collection of Assessments Due Under Master Declaration. In accordance with Section 6.3(f) of the Master Declaration, the Association shall have the right to collect assessments due under the terms of the Master Declaration with respect to the Lots. The Association shall have any and all rights to enforce the collection of such amounts as are set forth in the Master Declaration, in addition to the rights herein set forth with respect to Assessments due hereunder.

ARTICLE VII
ARCHITECTURAL CONTROL

The Master Declaration sets forth provisions relating to architectural control, standards, required approvals, and other matters that are binding upon all Owners. Each Owner shall comply with all provisions of the Master Declaration, including those relating to architectural control. For purposes of this Declaration, the term "ACB" shall mean and refer to the Architectural Control Board as created and existing under the Master Declaration.

ARTICLE VIII
EASEMENTS

Section 1. Members' Easements. Each Member of the Association and each tenant, agent and invitee of such Member shall have a permanent and perpetual easement for ingress and egress for pedestrian and vehicular traffic over and across the walkways, driveways and roads from time to time laid out on the Common Areas, for use in common with all such Members, their tenants, agents and invitees. The portion of the Common Areas not used, from time to time, for walkways and/or driveways or lakes shall be for the common use and enjoyment of the Members of the Association and each Member shall have a permanent and perpetual easement for pedestrian traffic across all such portions of such tracts and for the use of same in such manner as may be regulated by the Association. The foregoing easements are subject to the following:

- (a) The right and duty of the Association or Master Association to levy assessments against each Lot for the purpose of maintaining the Common Areas in compliance with the provisions of this Declaration or Master Declaration and with any restrictions on the plat of the Property.
- (b) The right of the Association to suspend the Common Area use rights for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its lawfully adopted and published rules and regulations Bylaws.
- (c) The right of the Association and or Master Association to adopt and enforce rules and regulations governing the use of the Common Areas Bylaws.

The right of an Owner to the use and enjoyment of the Common Areas shall extend to the residents and their guests, subject to regulations from time to time adopted by the Association in its lawfully adopted and published rules and regulations.

Section 2. Easements Appurtenant. The easements provided in Section 1 shall be appurtenant to and shall pass with the title to each Lot.

Section 3. Utility Easements. Throughout the Property, public utilities may be installed underground when necessary for the service of the Property or additional lands for which Developer holds an option to purchase, but all use of utility easements shall be in accordance with the applicable provisions of this Declaration. Developer hereby reserves unto itself and grants to all utility and service companies, including Developer with regard to irrigation, an easement over, upon, under and across any portion of the Property to service any portion of the Property and any additional lands for ingress, egress installation, maintenance, repair and replacement of utility and service lines; provided, however, such easement shall not encroach on or cross under existing buildings on the Lot or Common Area. This easement expressly includes the right to cut any trees, bushes or shrubbery, make any grading of soil or take any other similar action reasonably necessary to provide economical and safe utility or other installation and to maintain reasonable standards of health, safety and appearance. DEVELOPER, ASSOCIATION, AND ACB SHALL NOT BEAR RESPONSIBILITY FOR THE REPAIR OR REPLACEMENT OF ANY LANDSCAPING PLANTED, SPECIAL GRADING ESTABLISHED OR STRUCTURE CONSTRUCTED WITHIN AN EASEMENT.

Section 4. Public Easements. Firefighters, police, health, sanitation and other public service personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Areas.

Section 5. Easements for Encroachment. There shall be reciprocal appurtenant easements of encroachment as between each residence and such portion of the Common Area adjacent thereto or as between adjacent Lots due to the unintentional placement or settling or shifting of the improvements constructed by the Developer (in accordance with the terms of these restrictions) to a distance of not more than one (1) foot, as measured from any point on the common boundary between each Lot and the adjacent portion of the Common Area or as between said adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point. Provided, however, that at no time shall there be any encroachment on or to the surface water management systems, without the written consent of the District. In no event shall an easement for encroachment exist if such encroachment occurred due to the willful and knowing conduct on the part of, or with the knowledge and consent of an Owner, occupant or the Association.

Section 6. Right to Grant or Relocate Easement. The Developer (during any period in which the Developer has any ownership interest in the Property) and the Association shall each have the right to grant such additional electric, telephone, gas, sprinkler, irrigation, cable television or other easements, and to relocate any existing easement in any portion of the Property and to grant access easements and to relocate any existing access easements in any portion of the Property as the Developer or the Association shall deem necessary or desirable, for the proper operation and maintenance of the Property, or any portion thereof, or for the general health or welfare of the Owners or for the purpose of carrying out any provisions of this Declaration; provided that such easements or the relocation of existing easements will not prevent or unreasonably

interfere with the use of the Lots for dwelling purposes. There shall be reciprocal appurtenant easements of encroachment as between each Lot and the Common Area adjacent thereto or as between adjacent Lots due to the unintentional placement or settling or shifting of the improvements installed by utility companies or governmental entities or the Developer, to a distance of not more than three (3) feet, as measured from any point on the common boundary between each Lot and the adjacent portion of the Common Area or as between said adjacent Lots, as the case may be, along a line perpendicular to such boundary at such point.

Section 7. Association Easement. For the purpose solely of performing its obligations under the provisions of this Declaration, the Association, through its duly authorized agents, employees or independent contractors, shall have the rights, after reasonable notice to the Owner, to enter upon any Lot at reasonable hours of any day. In the event of an emergency, such right of entry shall exist without notice on any day. Each Owner hereby grants to the Association, its duly authorized agents, employees or independent contractors such easements for ingress and egress, across the Lots as may be reasonably necessary to effect and perform the exterior maintenance aforementioned.

Section 8. Easement for Access and Drainage. The Association shall have a perpetual non-exclusive easement for access to operate, maintain or repair the system. By this easement, the Association shall have the right to enter upon any portion of any lot which is a part of the Surface Stormwater Management System, at any time and in a reasonable manner, to operate, maintain or repair the surface water or Stormwater Management System as required by the District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire surface water or Master Stormwater Management System. No person shall alter the drainage flow of the surface water or Master Stormwater Management System, including buffer areas or swales, without the prior written approval of the District. In addition, the Association shall also have the right to enter upon any portion of any Lot which is a part of the surface water or Master Stormwater Management System, at a reasonable time and in a reasonable manner, to operate, maintain or repair the surface water or Master Stormwater Management System as required by applicable governmental entities. No person shall alter the drainage flow of the surface water or Master Stormwater Management System, including buffer areas or swales, without the prior written approval of applicable governmental entities.

Section 9. Sale and Development Easement. Developer reserves and shall have an easement over, upon, across and under each Lot as may be reasonably required by Developer in connection with the development, construction, sale and promotion, or leasing, of any Lot within the Property or within any other property owned by Developer.

Section 10. Telecommunications Service Easement. To the extent it does not conflict with the Master Association, the Association is specifically authorized to provide for and enter into contracts to provide central telecommunication receiving and distributing systems, including cable television, high speed internet/intranet services and security monitoring, as well as related components, including associated infrastructure, equipment, hardware, and software to serve the Property. Any such contract may provide

for installation, operation, management, maintenance and/or upgrades and modifications to the systems as the Association determines. If such a contract is entered into, the Association shall pay the contractual charges for all Lots within the Property as a common expense of the Association.

ARTICLE IX
GENERAL RESTRICTIVE COVENANTS

Section 1. Applicability. The provisions of this Article shall be applicable to all Lots situated within the Property. These provisions are in addition to, and not in place of, the restrictions set forth in the Master Declaration.

Section 2. Land Use. No Lot shall be used except for residential purposes. Temporary uses for model homes, parking lots, construction trailer, construction storage areas and/or sales offices shall be permitted for the Developer.

Section 3. Building Location. Buildings shall be located in conformance with the requirements of St. Johns County, Florida, and any specific zoning approvals thereunder, or as originally constructed on a Lot by Developer or its successor or assignee. Whenever a variance or special exception as to building location or other item has been granted by the authority designated to do so by the municipality, said variance or special exception is hereby adopted as an amendment to this Section and any future variance or special exception as to building location or other item shall constitute an amendment of this Section.

Section 4. Landscaping of Easements. In addition to the easements reserved herein, easements for drainage, installation and maintenance of utilities and for ingress and egress are shown on the recorded plat(s) of the Property. Within these easements no structure, planting or other material may be placed or permitted to remain that will interfere with vehicular traffic or prevent maintenance of utilities. Public utility companies servicing the Property and the Association, and their successors and assigns, shall have a perpetual easement for the installation and maintenance of water lines, sprinkler lines, sanitary sewers, storm drains, gas lines, electric and telephone lines, cables and conduits, including television cables and conduits and such other installations as may be required or necessary to provide maintenance and utility services to the Lots and/or the Common Areas under and through the utility easements as shown on the plat(s). Any damage caused to pavement, driveways, drainage structures, sidewalks, other structures, or landscaping in the installation and maintenance of such utilities shall be promptly restored and repaired by the utility whose installation or maintenance caused the damage. All utilities within the subdivisions, whether in streets, rights-of-way or utility easements, shall be installed and maintained underground, provided, however, that water and sewer treatment facilities and control panels for utilities may be installed and maintained above ground.

Section 5. Nuisances. No noxious or illegal activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or any other Lot Owner. In the event of any question as

to what may be or become a nuisance, such question shall be submitted in writing to the Board for a decision in writing, which decision shall be final. In addition, no weeds, underbrush or other unsightly growths shall be permitted to grow or remain upon any Lot. No refuse pile or unsightly objects shall be allowed to be placed or suffered to remain on any Lot; and in the event that an Owner shall fail or refuse to keep his Lot free of weeds, underbrush or refuse piles or other unsightly growths or objects, then the Association may enter upon said premises and remove the same at the expense of the Owner, and such entry shall not be deemed a trespass. All garbage or trash containers must be placed in areas so that they shall not be visible from adjoining Lots or from the street. Provided, however, any portion of the Property not yet developed by Developer, shall be maintained in a clean condition but shall not be expected to be maintained in a manicured condition.

Section 6. Temporary or Detached Structures. No structure of a temporary, detached or accessory character, such as a trailer, tent, mobile home, recreational vehicle, tool shed, dog house or gazebo shall be permitted on any Lot either temporarily or permanently, except that the Developer may park trailers on the Property during periods of construction and sales.

Section 7. Signs. One sign of not more than one square foot may be used to indicate the name of the resident and/or house number. No sign of any kind shall be displayed to the public view on the Property, without the prior consent of the ACB; provided that the Developer, so long as it has not sold all of its Lots in the Property, shall retain the right to disapprove any signs displayed to the public view. Notwithstanding the foregoing, this Section shall not apply to the Developer for as long as it holds title to any portion of the Property.

Section 8. Oil and Mining Operations. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the Property nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the land subject to these restrictions.

Section 9. Animals and Pets. No reptiles, animals, livestock, or poultry of any kind may be raised, bred, kept or permitted on any Lot, with the exception of dogs, cats, or other usual and common household pets not to exceed a total of two (2) regardless of the type. The keeping of a dog or other domestic pet is not a right of an Owner, but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at the Property.

This license is subject to the following conditions:

- (a) Pets shall be kept on a leash at all times when outside a building and not enclosed within a fenced-in area Bylaws.

(b) Pets are permitted to have excrements upon the Common Areas provided that the owner shall immediately remove such excrement from the Common Areas with a "PooperScooper" or other appropriate tool and deposit said waste in an approved trash receptacle.

(c) The owner of a pet shall be responsible, and by virtue of ownership, assumes responsibility for any damage to persons or property caused by his pet(s).

(d) Any pet whose owner violates the provisions and intent of these rules shall be deemed a nuisance and subject to removal in accordance with the provisions of this Declaration.

Section 10. Age Restrictions (Adult Housing).

(1) General. The homes to be built upon the Lots (each, a "Residence") are intended for the housing of persons 55 years of age or older. The provisions of this Article are intended to be consistent and are set forth in order to comply with the Federal Fair Housing Amendments Act, 42 U.S.C. §3601, et. al. (1988), and the exemption therefrom provided by the Housing for Older Persons Act of 1995, 42 U.S.C. §7(b)(2)(c), (as may be amended from time to time, the "Act"). Developer or the Association shall have the right to amend this Section without the consent of the Owners in order to make this Section consistent with the Act as it may be amended, the regulations adopted pursuant thereto, and any judicial decisions arising under or otherwise relating thereto, in order to maintain the intent and enforceability of this Section.

Moreover, the Association must insure that at least 80% of the homes constructed on a Lot shall be occupied by at least one person fifty-five (55) years of age or older per home, except that the Association is not obligated to comply with this requirement until 25% of the homes on the Lots are occupied.

(2) Restrictions on Occupancy.

- (i) Each occupied Lot within the Property shall at all times have as a permanent occupant therein at least one person who is 55 years of age or older (the "Qualifying Occupant"); provided, in the event of the death of a person who was the sole Qualifying Occupant of a Residence, the spouse of such Qualifying Occupant may continue to occupy the Residence as long as the provisions of the Act and the regulations adopted thereunder are not violated by such occupancy. For purposes of this Section, an occupant shall not be considered a permanent occupant unless such occupant considers the Residence his or her legal residence and actually resides in the Residence for at least six months during every calendar year.
- (ii) No persons who have yet to attain eighteen (18) years of age shall be permitted to reside in any residence on a Lot within the Property except as provided herein. Children under eighteen (18) years of age may be permitted to visit and temporarily reside in a residence on a Lot within the Property provided that such temporary residence shall not exceed sixty (60) days in any one calendar year or sixty (60) days within any consecutive twelve (12) month period, whichever may provide the least

permissible residence. Any amendments to this Section must comply with Section 5 of Article XIII hereof and Section 5, Article VI, hereof.

- (iii) Nothing in this Section is intended to restrict the ownership of or transfer of title to any Lot; provided, no Owner may occupy his or her Residence on the Lot unless the requirements of this Section are met nor shall any Owner permit occupancy of the Residence in violation of this Section. Owners shall be responsible for including the statement that the Residences within the Property are intended for the housing of persons 55 years of age or older in conspicuous type in any lease or other occupancy agreement or contract of sale relating to any Owner's Lot. Every lease of a Residence shall provide that failure to comply with the requirements and restrictions of this Section shall constitute a default under the lease.
- (iv) Any Owner may request in writing that the Board of Directors make an exception to the requirements of this Section with respect to his or her Residence, and the Board may, but shall not be obligated to, grant exceptions in its sole discretion, provided that the requirements for exemption from the Act still would be met.

(3) Change in Occupancy - Notification of Association. In the event of any change in occupancy of any Residence, as a result of a transfer of title, a lease or sublease, a birth or death, change in marital status, vacancy, change in location of permanent Residence, or otherwise, the Owner of the Residence shall immediately notify the Board in writing and provide to the Board the names and ages of all current occupants of the Residence and such other information as the Board may reasonably require to verify the age of the occupant. In the event an Owner fails to notify the Board and provide all required information within 10 days after a change in occupancy occurs, the Association shall be authorized to levy monetary fines against the Owner and the Residence for each day after the change in occupancy occurs until the Association receives the required notice and information, regardless of whether the occupant continues to meet the requirements of this Section, in addition to all other remedies available to the Association under this Declaration.

(4) Monitoring Age Compliance by Association. The Association shall be responsible for maintaining age records on all occupants of Residences. The Board shall adopt policies, procedures and rules to monitor and maintain compliance with this Section, including policies regarding visitors, updating of age records, granting of exemptions, and enforcement. The Association shall periodically distribute such policies, procedures and rules to Owners and make copies available to Owners and their tenants and mortgagees upon reasonable request.

(5) Association as Attorney-In-Fact. EACH OWNER HEREBY APPOINTS THE ASSOCIATION AS HIS OR HER ATTORNEY-IN-FACT FOR THE PURPOSE OF TAKING LEGAL ACTION TO DISPOSSESS, EVICT OR OTHERWISE REMOVE THE OCCUPANTS OF HIS OR HER RESIDENCE AS NECESSARY TO ENFORCE COMPLIANCE WITH THIS SECTION. Owners shall promptly and truthfully respond to any and all requests by the Association for information regarding the occupancy of his or her Residence which in the judgment of the Board are reasonably necessary to monitor compliance with this Section.

(6) Hold Harmless by Owners. Each Owner shall be responsible for ensuring compliance of his or her Residence with the requirements and restrictions of this Section and the rules of the Association adopted hereunder. EACH OWNER, BY ACCEPTANCE OF TITLE TO A LOT, AGREES TO GUARANTEE, DEFEND AND HOLD THE ASSOCIATION HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES, DAMAGES AND CAUSES OF ACTION WHICH MAY ARISE FROM THE FAILURE OF SUCH OWNER'S UNIT TO COMPLY.

(7) Enforcement. The Association shall enforce the terms and conditions of this Declaration through all of the rights and remedies available to it pursuant to this Declaration, including but not limited to the right to levy fines and liens.

Section 11. Visibility at Intersections. No obstruction to visibility at street intersections shall be permitted.

Section 12. Commercial Trucks, Trailers, Campers and Boats. No commercial vehicles, campers, mobile homes, motor homes, recreational vehicles, boats, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked or to be stored at any place on any Lot, except only during the periods of approved construction on said Lot, and except that they may be stored within garages. Small pick-up trucks or vans of the type commonly used as private passenger vehicles may be parked or stored in approved parking areas, so long as no commercial equipment or lettering or graphics is exposed to view. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear signs or shall have printed on same some reference to any commercial undertaking or enterprise. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services.

No vehicle that is unlicensed or inoperable may be kept or stored on the Property, unless kept fully enclosed inside a garage. No repair work to any type of motor vehicle, boat or trailer shall be conducted on any Lot other than minor repairs, cleaning or waxing which is completed in less than 24 hours.

Section 13. Fences. No fence, wall or other structure shall be erected in the front, back, or side yard except as approved by the ACB or as installed by the Developer. All fences shall be uniform throughout the community and shall be the same width as the exterior width of the house and will extend to the maximum setback in the rear. The approved ACB fence standard is a black, four (4') foot aluminum picket style. In addition, in the event fences are built, an additional corner wrap of evergreen shrubs must be planted at the corners of the fence, extending a minimum of twelve (12') feet in each direction from each corner, and the fence must have a gate of at least three (3') feet in width.

Fence Setbacks based on the property line:

Side Yard	2'	Rear Yard	5'
Lakefront	7'	Preservation	1'

Section 14. Hedges. No hedge shall be erected in the front yard except as approved by the ACB or as installed by the Developer.

Section 15. Garbage and Trash Disposal. Garbage, refuse, trash or rubbish shall be stored in a fashion to protect it from view from the street or another Lot, provided however, that the requirements from time to time of the County of St. Johns for disposal or collection shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage placed out for collection must be in sealed garbage bags, covered plastic garbage cans, or such other containers supplied or approved by the garbage collecting authority. Trash, recyclables, and/or vegetation shall not be placed curbside earlier than 6:00 P. M. the evening before collection. Empty receptacles or uncollected refuse shall be promptly removed from curbside by Owner.

Section 16. Gas Containers. There shall be no storage of gasoline, kerosene, propane, heating or other fuels, except for a reasonable amount of fuel that may be stored in containers appropriate for such purpose on each Lot for emergency purposes and operation of lawn mowers, grills, and similar tools or equipment and except as may be approved in writing by the ACB. No gas tank, gas container, or gas cylinder (except those placed by the Developer or approved by the ACB in connection with the installation of swimming pools and/or permanent barbecues, indoor ranges, hot water heaters, home heating equipment and fireplaces, and except those used for portable barbecues) shall be permitted to be placed on or about the outside of any house or any ancillary building, and all such items (except those placed by the Developer in connection with the installation of swimming pools and/or permanent barbecues, and except those used for portable barbecues) shall be installed underground in every instance where gas is used. In the alternative, gas containers may be placed above ground if enclosed on all sides by a decorative safety wall approved by the ACB.

Section 17. Communication Equipment. Except as may be installed by the Developer or as may be permitted by the ACB, no antennas, satellite dishes, aerials, or lines, wires or other devices for communication or transmission of current shall be placed on any portion of the Property; provided, however, the following are permitted on a Residence: (a) direct broadcast satellite (DBS) antennas and multipoint distribution service (MDS) antennas one meter or less in diameter, and television broadcast antennas of any size. Such items shall be installed in the least conspicuous location available on the Residence which permits reception of an acceptable signal, and must be installed in accordance with the rules of the Federal Communication Commission ("FCC") and any requirements of the ACB and Association that are consistent with the rules of the FCC. In no event, however, shall lines or wires for communication or the transmission of current be constructed, placed, or permitted to be placed within the Common Areas unless the same shall be installed by the Association for the common use of all Members, and shall be protected cables, and any of said lines or wires which are not located in buildings shall be constructed or placed and maintained underground. Any line or wire installations permitted by the ACB pursuant to this Section shall be protected cable and shall only be installed underground.

Section 18. County Requirement. Any plat or replat of the Property subject to this Declaration must conform to the master plan as approved by St. Johns County as well as the applicable site plan as approved by any Site Plan Review Committee thereof.

Section 19. Drainage. Unless first approved by the ACB and the District, no Owner other than the Developer may obstruct, alter or in any way modify the method and/or structures of drainage utilized or installed by Developer or the Association from, on or across any Lot, Common Property or easement area; nor shall any structure or material be erected, placed or maintained which shall in any way obstruct such drainage devices or facilities or impede their efficient operation. No elevation changes that materially, adversely affect the drainage of or to neighboring Lots or the Common Property shall be permitted on any Lot. Any such obstruction, alteration or modification of the method and/or structures of drainage utilized or installed by the Developer or the Association shall also be approved by applicable governmental entities.

Section 20. Pumping or Draining. The Owner of any Lot that includes or is adjacent to any pond, creek, bay head, or other body of water shall not reduce the depth or size of said body of water by pumping or draining therefrom.

Section 21. Standard Mailboxes. All Residences within the Property shall have standard mailboxes conforming to postal regulations and the guidelines for such mailboxes adopted by the ACB. Application shall be made to the ACB prior to installation or replacement of a mailbox. By accepting a deed to a Lot, each Owner agrees that the ACB may remove any nonapproved mailbox in a reasonable manner; all costs for same shall be paid by Owner of such Lot, and all claims for damages caused by the ACB are waived.

Section 22. Window Treatments. Window treatments shall consist of drapery, blinds, shutters, decorative panels or other tasteful window covering, of the type customarily found in single family homes, and no newspaper, sheets or other temporary window treatments are permitted, except for periods not exceeding two (2) months after an Owner first moves into a Residence or when permanent window treatments are being cleaned or repaired.

Section 23. Leasing. No lease may be entered into for less than a three (3) month period, and all leases must be in writing. No more than two (2) leases may be executed per year for the rental of a lot. Leases are subject to the restrictions of the Master Declaration, if applicable. Owners are required to provide to the Association the Owner's current mailing address, together with the names of those residing on the Lot. Each Owner shall be responsible for the acts and omissions, whether negligent or willful, of any person residing on his Lot, and for all guests, and invitees of the Owner or any such resident, and in the event the acts or omissions of any of the foregoing shall result in any damage to the Common Areas, or any liability to the Association, the Owner shall be assessed for same as in the case of any other Assessment, limited where applicable to the extent that the expense or liability is not met by the proceeds of insurance carried by the Association. Furthermore, any violation of any of the provisions of this Declaration, of the Articles, or the Bylaws, by any resident of any Lot, or any guest or invitee of an

Owner or any resident of a Lot, shall also be deemed a violation by the Owner, and shall subject the Owner to the same liability as if such violation was that of the Owner. All leases must comply with the limitations of Article IX, Section 10, of this Declaration.

With respect to any tenant or any person present on any Lot or any portion of the Property, other than an Owner and the members of his immediate family permanently residing with him in the Lot, if such person shall materially violate any provision of this Declaration, the Articles, or be a source of annoyance to the residents of the Property, or shall willfully damage or destroy any Common Areas or personal property of the Association, then upon written notice by the Association, such person shall be required to immediately leave the Property and if such person does not do so, the Association is authorized to commence an action to evict such tenant or compel the person to leave the Property and, where necessary, to enjoin such person from returning. The expense of any such action, including attorneys' fees, may be assessed against the applicable Owner, and the Association may collect such Assessment and have a lien for same as elsewhere provided. The foregoing shall be in addition to any other remedy of the Association.

Section 24. Waterways. Motorized boat, jet ski or other motorized vessels are not permitted to be utilized in or stored in any waterway within the Property. Swimming, fishing, and other active uses of lakes, ponds, or other bodies of water within the Property shall be prohibited, unless the Association specifically allows such use. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds, or other bodies of water within the Property. Lakes, detention or retention ponds, or other wetlands in the Property, may be designed as water management areas and are not necessarily designed as recreational or aesthetic features.

Section 25. Screen Enclosures. No screen enclosures may be constructed on any Lot except as approved by the ACB and only after all necessary approvals and permits have been obtained from all governmental agencies. No screen enclosure may be constructed in any designated building setback area on any Lot unless the Association and the County approve a variance. The ACB shall approve only bronze color frames for screen enclosures.

Section 26. Accessory Structures. No structures of an accessory character, such as a tool or gardening shed, dog house or gazebo, shall be permitted on any Lot either temporarily or permanently without prior approval of the ACB. All accessory structures approved by the ACB must conform in exterior design and quality to the dwelling on the Lot and be located within side and rear setback lines as may be required by the ACB or applicable zoning law.

Section 27. Hazardous Materials. No hazardous or toxic materials shall be discharged, maintained, stored, or disposed of in or under the Property, except in strict compliance with all applicable federal, state and local laws and rules. Flammable, combustible or explosive fluids or materials for ordinary household use may be stored or used on the Property, subject to strict safety codes and shall be stored in containers specifically designed for such purposes.

ARTICLE X
INSURANCE AND HAZARD LOSSES

Section 1. The Association's Board of Directors, or its duly authorized agent, shall have the authority to and shall obtain the following types of insurance coverage, if reasonably available or, if not reasonably available, the most nearly equivalent coverages as are reasonably available:

a. Blanket Property Insurance covering "risks of direct physical loss" on a "special form" basis (or comparable coverage by a different name) for all insurable improvements on the Common Area. All buildings and insurable improvements on the Common Areas shall be insured at their maximum insurable replacement value, excluding foundation and excavation costs, and all personal property owned by the Association shall be insured at its full insurable value, all determined annually by the Board of Directors of the Association. The Association shall not use hazard insurance proceeds for any purpose other than repair, replacement or reconstruction of any damaged or destroyed property until such repair, replacement or reconstruction is completed, without the approval of a 2/3 vote of the Owners.

b. Commercial General Liability insurance insuring the Association and its Members for damage or injury caused by the negligence of the Association or any of its Members, employees, agents, or contractors while acting on its behalf. If generally available at reasonable cost, the commercial general liability coverage (including primary and any umbrella coverage) shall have a limit of at least one million dollars (\$1,000,000.00) per occurrence with respect to bodily injury, personal injury, and property damage, provided should additional coverage and higher limits be available at reasonable cost which a reasonably prudent person would obtain, the Association shall obtain such additional coverages or limits. The liability insurance shall include, but not be limited to, hired and non-owned automobile coverage, if applicable.

c. Blanket Fidelity Bonds for anyone who either handles or is responsible for funds that the Association holds or administers, covering the maximum funds that will be in the custody or control of the Association or any managing agent, which coverage shall be at least the sum of three (3) months Assessments on all Lots plus reserve funds. Cancellation or substantial modification of the bonds must be noticed to the Association members. Such policies shall contain a waiver of all defenses based upon the exclusion of persons or entities serving without compensation.

d. Flood Insurance for any part of the Common Areas in (i) a Special Flood Hazard Area which is designated as A, AE, AH, AO, A1-30, A-99, V, VE OR V1-30 on a Flood Insurance Rate Map or (ii) another flood zone if the Board determines a material flood hazard exists as a result of the environmental and surrounding development conditions. If so required, the Association must maintain a master or blanket policy of flood insurance on all such affected improvements or other insurable property. The amount of flood insurance should be at least equal to the lesser of 100% of the insurable value of the facilities or the maximum coverage available under the appropriate National Flood Insurance Administration program. Unless a higher deductible amount is required