

PREPARED  
BY AND RETURN TO:  
Istoria, LLP  
2021 Art Museum Drive, Suite 210  
Jacksonville, FL 32207

**DECLARATION OF  
COVENANTS AND RESTRICTIONS  
FOR  
*ISTORIA*  
MAP BOOK 55, PAGES 33, 34, 35 & 36  
ST. JOHNS COUNTY, FLORIDA**

THIS DECLARATION, made this 30<sup>th</sup> day of June, 2005, by ISTORIA, LLP, a Florida Limited Liability Partnership (hereinafter "Developer"), which declares that the real property known as ISTORIA subdivision as recorded in MAP BOOK 55, PAGES 33, 34, 35 & 36 of the public records St. Johns County, Florida (hereinafter "Property"), which is owned by the Developer, shall be held, transferred, sold, conveyed and occupied subject to the covenants, restrictions, easements, charges, liens and all other matters set forth in this DECLARATION which shall be deemed to be covenants running with the title to the Property and shall be binding upon the Developer and all parties having or acquiring any right, title or interest in the Property or any part thereof.

**ARTICLE I  
MUTUALITY OF BENEFIT AND OBLIGATION**

**Section 1.1: Mutuality**

The covenants, restrictions and agreements set forth in this Declaration are made for the mutual and reciprocal benefit of every parcel within the Property and are intended to create mutual equitable servitude's upon each such parcel in favor of the other parcels, to create reciprocal rights among the respective Owners and to create privity of contract and an estate between the grantees of each and every parcel within the Property, their heirs, successors and assigns.

**Section 1.2: Benefits and Burdens**

Every person who is an Owner does, by reason of taking title to land located within the Property, agrees to all the terms and provisions of this Declaration and shall be entitled to its benefits and subject to its burdens.

## **ARTICLE II DEFINITIONS**

The following words, when used in this Declaration shall have the following meanings:

### **Section 2.1: Association**

The ISTORIA OWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit. This is the Declaration to which the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of the Association make reference. Copies of the Articles and Bylaws are attached hereto as Exhibits "A" and "B" respectively.

### **Section 2.2: Board**

The Board of Directors of the Association.

### **Section 2.3: Common Area**

All real property (including easements, licenses and rights to use real property) and personal property located within or adjacent to the Property, if any, which is owned by the Developer, or by the Association, and which the Developer has designated for the common use and enjoyment of the Owners by reference thereto in this Section 2.3, or by recording a Supplementary Declaration, pursuant to the terms of Section 5.3 hereof.

### **Section 2.4: Design Code**

The "Design Code" consists of (1) the PUD (as hereinafter defined), (2) the Master Development Plan including all recorded small adjustments and modifications, and (3) Design Guidelines, Building Material, Plant Material and Color Lists and Submittal Forms as adopted by the Architectural Review Committee; all of which may be amended from time to time. The Design Code, as amended, establishes the plan for the development of, and ongoing improvements to the Property through its regulation of land use, architecture, landscaping and environment.

### **Section 2.5: Developer**

The Developer, its successors, and such of its assigns as to which the rights of the Developer hereunder are specifically assigned. The Developer may assign all or only a portion of such rights in connection with portions of the Property. In the event of such a partial assignment, the assignee may exercise such rights of the Developer as are specifically assigned to it. Any such assignment may be made on a non-exclusive basis. Reference in this Declaration to Istorya, LLP as the Developer of the Property is not intended and shall not be construed to impose upon Istorya, LLP any obligations, legal or otherwise, for the acts or omissions of third parties who purchase lots or parcels within the Property from Istorya, LLP and develop and resell the same.

### **Section 2.6: Limited Common Area**

The Limited Common Area of a Lot shall consist of the portion of the Property between

the front Lot line and the nearest edge of the paved road surface (as it may exist from time to time) together with any portion of the Property contiguous to a Lot which, as a result of the natural configuration of the Property, is primarily of benefit to such Lot. Any questions concerning the boundary of a limited common area shall be determined by the Board of Directors of the Association.

#### **Section 2.7: Lot**

Any platted Lot or any other parcel of real property located within the Property, on which one or more residential dwellings have been or could be constructed.

#### **Section 2.8: Owner**

The record owner or owners of any Lot.

#### **Section 2.9: Natural Vegetated Upland Buffer:**

An upland area contiguous to a wetland subject to the jurisdiction of the St. Johns River Water Management District, intended to protect the water quality of the adjacent wetland.

#### **Section 2.10: Property or Subdivision**

The real property described on the attached Exhibit "C" and such additions and deletions thereto as may be made in accordance with the provisions of Sections 3.2 and 3.3 of this Declaration.

#### **Section 2.11: PUD**

Planned Unit Development Number 2003-30 known as the "Istoria PUD" (Ordinance Number 2004-31) as approved by the St. Johns County Florida Board of County Commissioners, as the same may be amended from time to time.

#### **Section 2.12: Surface Water or Stormwater Management System**

A system which is designed and constructed or implemented within the Property to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C4, 40C40, or 40C42, F.A.C., or regulations of similar import. For purposes of this Declaration, the Surface Water or Stormwater Management System shall be deemed to be a part of the Common Area. The St. Johns River Water Management District shall have the right to enforce, by a preceding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the surface water or stormwater management system.

### **ARTICLE III PROPERTY SUBJECT TO THIS DECLARATION: ADDITIONS AND DELETIONS**

**Section 3.1: No Implied Extension of Covenants**

Each Owner and each tenant of any improvements constructed on any Lot, by becoming an Owner or tenant, shall be deemed to have agreed that (a) the Property described on Exhibit "C" and such additional property as may be annexed pursuant to Section 3.2 hereof shall be the only Property subject to this Declaration, (b) that nothing contained in this Declaration or in any recorded or unrecorded plat, map, picture, drawing, brochure or other representation of a plan or configuration of development shall be construed as subjecting or requiring the Developer to subject any other property now or hereafter owned by the Developer to this Declaration, and (c) that the only manner in which additional land may be subjected to this Declaration is by the procedure set forth in Section 3.2 hereof.

**Section 3.2: Additional Lands**

Developer may, but shall not be obligated to, subject additional land to this Declaration (or to the assessment provisions of this Declaration) from time to time provided only that (a) any additional land subjected to this Declaration (or its assessment provisions) shall be contiguous to the Property then subject to this Declaration (for purposes of this Section 3.2, property separated only by public or private roads, or water bodies, shall be deemed contiguous) and (b) the Owners of property within additional lands made subject to this Declaration (or its assessment provisions) shall be and become subject to this Declaration (or its assessment provisions) and shall be responsible for their prorata share of common expenses for which assessments may be levied pursuant to the terms of Article VII of the Declaration. Addition of lands to this Declaration shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be added. Developer reserves the right to supplement this Declaration to add land to the scheme of this Declaration (or its assessment provisions) pursuant to the foregoing provisions without the consent or joinder of any Owner or mortgagee of land within the Property.

**Section 3.3 Withdrawal of Lands**

With the consent and joinder of Owners holding a majority of the votes in the Association, the Developer may, but shall have no obligation to, withdraw at any time, or from time to time, portions of the Property from the terms and effect of this Declaration. Upon the Developer's request, the consent and joinder of each and every Owner to such withdrawal which shall not be unreasonably withheld. The withdrawal of lands as aforesaid shall be made and evidenced by filing in the public records of St. Johns County, Florida, a Supplementary Declaration executed by the Developer with respect to the lands to be withdrawn.

**ARTICLE IV  
THE ASSOCIATION****Section 4.1 Membership**

Each Owner, including the Developer (at all times so long as it owns any part of the Property) shall be a member of the Association, provided that any such person or entity who holds such interest only as security for the performance of an obligation shall not be a member.

Membership shall be appurtenant to, and may not be separated from, ownership of any Lot.

#### **Section 4.2 Classes and Voting**

The Association shall have two classes of membership:

(a) Class A Members: The Class A Members shall be all Owners, with the exception of the Developer, who shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members of the Association. However, the vote for any such Lot shall be exercised as the Owner's thereof shall determine, but in no event shall more than one vote be cast with respect to any Lot.

(b) Class B Members. The Class B Member shall be the Developer who shall be entitled to Ten (10) votes for each Lot owned by Developer. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

- (i) When the total votes outstanding in the Class A Membership equals the total votes outstanding in the Class B Membership; or
- (ii) On December 31, 2012.

### **ARTICLE V COMMON AREA RIGHTS**

#### **Section 5.1: Conveyance of Common Area**

Developer agrees that all of the Common Area owned by Developer shall be conveyed or assigned to the Association free and clear from all encumbrances prior to the date that Class B Membership ceases and is converted to Class A Membership (as described in Article IV, herein) and the Association shall accept such conveyance or assignment. Subject to the provisions of Section 5.3 hereof, the Common Area shall not be otherwise conveyed or mortgaged unless Owners holding two-thirds (2/3) of the votes allocated to the Class A Members shall consent to same.

#### **Section 5.2: Owners' Easement of Enjoyment**

Each Owner shall have a right and easement of enjoyment in and to the Common Area (for its intended purpose) which shall be appurtenant to and shall pass with the title to the land of such Owner, subject to the following:

- (a) The right of the owner of the Common Area, with the consent of the Developer (if different from such owner) to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility;
- (b) All provisions of this Declaration, any plat of all or any parts of the

Property, governmental restrictions, including the provisions of the zoning or any environmental permit;

(c) Reasonable rules and regulations governing use and enjoyment of the Common Area adopted by the Developer or the Association;

(d) The rights of the Developer under Section 5.3 to add to or withdraw land from the Common Area;

(e) Easements, restrictions, agreements and other matters of record as of the date of recordation of this Declaration or contained in this Declaration.

**Section 5.3: Right of the Developer to Designate Property as Common Area or to Withdraw Property from the Common Area**

Notwithstanding anything to the contrary contained in this Declaration, the Developer shall have the right, in its sole discretion, to designate land, easements, use rights and personal property owned by the Developer as Common Area, provided only that such land shall be located within the Property or contiguous to the Property (for purposes of this Section 5.3, property separated only by public or private roads, or water bodies shall be deemed contiguous). For so long as the Developer shall own any Lot, the Developer may, at any time, withdraw or cause to be withdrawn, land from the Common Area in the Developer's sole discretion. The prior sentence notwithstanding, in the event such withdrawal of Common Area shall materially and adversely affect any Lot or materially and adversely affect access, visibility or drainage to or from any Lot, the Developer shall not have the right to withdraw such Common Area without the consent and joinder of the Owner of the Lot which is so affected. Addition of land to and withdrawal of land from the Common Area shall be evidenced by recording a Supplementary Declaration in the public records of St. Johns County, Florida, which shall specifically reference such addition or withdrawal. Withdrawal of land from the Common Area by the Developer shall terminate any and all easements and rights of use of the Owners in such land. No land owned by the Developer shall be deemed to be Common Area unless such land is expressly referenced as such under Section 2.3 hereof, or subsequently designated as such by the Developer pursuant to Section 2.3 hereof and this Section 5.3, even if the Developer consents or acquiesces to the use of such land by the Owners. In the event any land, easements, use rights or personal property owned by the Association shall be withdrawn from the Common Area pursuant to this Section 5.3, upon the Developer's written request, the Association shall promptly execute and deliver to the Developer any and all deeds, bills of sale, assignments or other conveyance documents as may be necessary or appropriate to effectuate the withdrawal of such Common Area.

**Section 5.4: Maintenance of Common Area**

The Association shall at all times maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Common Areas, paving, drainage, street lighting fixtures and appurtenances, landscaping, improvements and other structures (except utilities owned and maintained by public or private utility companies providing water, sewer, electrical, fire protection, cable television, telephone or similar utilities to the Property, or any portion thereof) situated on the Common Areas, if any. The Association shall maintain all lakes, drainage areas, drainage easements and control structures, and shall preserve and protect all designated

conservation areas located within, adjacent or in near proximity to the Property, in accordance with all permit requirements and conditions contained in applicable dredge/fill, consumptive use, surface water permits or any other applicable permits issued by the United States Army Corps of Engineers, Florida Department of Environmental Protection, St. Johns River Water Management District and St. Johns County, Florida, and all statutes, rules, regulations and requirements pertaining to surface water management, drainage and water quality promulgated by the St. Johns River Water Management District, the Florida Department of Environmental Protection and all other local, state and federal authorities having jurisdiction. The Association shall maintain those portions of the Common Area designated by applicable permit as conservation tracts, stormwater management tracts or similar designations, in accordance with all permit requirements, rules, and regulations promulgated by all local, state and federal authorities having jurisdiction. The Association shall be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System. Maintenance of the Surface Water or Stormwater Management System shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance of other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, as approved by the St. Johns River Water Management District. All maintenance obligations of the Association shall be performed as ordered by the Board of Directors of the Association, and all or any portion of the cost of such maintenance incurred by the Association pursuant to this Section 5.4, shall be a common expense of the Association to be collected and paid in the manner prescribed by this Declaration.

#### **Section 5.5: Easement for Maintenance Purposes**

The Developer hereby grants to the Association and its successors, assigns, agents and contractors, a non-exclusive perpetual easement in, on, over and upon those portions of the Property as may be reasonably necessary for the purpose of maintaining the Common Area, or other portions of Property to be maintained by the Association, in accordance with the requirements of this Declaration. The easement granted hereby shall not be exercised by any party in a manner which unreasonably interferes with the use, occupancy, or enjoyment of any improved portion of the Property. Further, in the event that any portion of the Property shall be damaged or altered in any way as the result of the exercise of the easement rights granted hereby, such portions of the Property shall be immediately restored to the condition that existed immediately prior to such damage or alteration.

## **ARTICLE VI ARCHITECTURAL CONTROL**

#### **Section 6.1: Architectural Review and Approval**

All new construction, site improvements, landscaping and any modification of structures, landscaping and all other parts of the Lot visible from a street, Common Area or other public space must be approved in advance of performance of any work. Once construction begins, all construction must comply with the approved plans and specifications, and any changes to the plans must be reviewed and approved. Review is not required to repaint with originally approved paint and colors, or to replace the roof or other components with duplicates of those originally approved.

No structure of any kind, including, without limitation, any building, fence, wall, screen enclosure, yard drain, landscape device or driveway; landscaping improvement; or other improvement shall be commenced, erected, placed or maintained upon any Lot, nor shall any addition, change or alteration thereon or thereof be made, unless and until the plans, specifications and location of the same have been submitted to and approved in writing by the Association.

#### **Section 6.2: Standard for Review.**

(a) Generally. Applications are approved based upon compliance with the Design Code in effect at the time of the submittal, compatibility with surrounding Lots and Common Areas and overall quality of design. The Architectural Review Committee ("ARC") may also consider other factors, including purely aesthetic considerations, so that it may require changes to a plan to improve its appearance even if the design meets the technical requirements of the Design Code. If the ARC rejects an application due to overall design quality, despite compliance with the Design Code, the ARC may make suggestions for improving the design.

It shall be the burden of each Owner to supply completed plans and specifications to the ARC and no plan or specification shall be deemed approved unless a written approval is granted by the ARC to the Owner submitting same. The ARC shall approve or disapprove plans and specifications properly submitted within thirty (30) days of each submission. Any change or modification to an approved plan shall not be deemed approved unless a written approval is granted by the ARC to the Owner submitting same.

(b) Variances. The ARC may occasionally grant a variance from the Design Code based on existing topographical or landscape conditions, accessibility needs, architectural merit, or other conditions deemed reasonable by the ARC, but the granting of such a variance shall not be deemed a precedent for other variances. If such a variance is granted, no violation of the covenants, conditions and restrictions contained in this Declaration shall be deemed to have occurred with respect to the matters for which the variance was granted. The granting of such a variance shall not, however, operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Lot and particular provisions of this Declaration or applicable Design Code covered by the variance, nor shall it effect in any way an Owner's obligation to comply with all governmental laws and regulations, including, but not limited to, zoning ordinances and setback lines or requirements imposed by any governmental or municipal authority.

(c) Tree Protection. The cutting, removal or intentional damage of existing trees (including excessive pruning or failure to use due care with equipment or when removing other trees permitted to be removed) is strictly regulated under the Design Code.

(d) Governmental Compliance. Owners are responsible for making sure that construction conforms to governmental regulations and all local building codes. All plans must comply with applicable drainage, water conservation, erosion control and stormwater detention requirements. If the ARC notes noncompliance, the Owner will be required to make the necessary changes. However, the ARC is not responsible for compliance with governmental requirements.

#### **Section 6.3: Architectural Review Committee**



(a) Establishment. The architectural review and control functions of the Association shall be administered and performed by the ARC, which shall consist of three (3) or five (5) members who need not be members of the Association. The Board of Directors of the Association shall have the right to appoint all of the members of the ARC. A majority of the ARC shall constitute a quorum to transact business at any meeting of the ARC and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the ARC. Any vacancy occurring on the ARC because of death, resignation or other termination of service of any member thereof shall be filled by the Board of Directors. Members of the Board may sit on the ARC. To the extent reasonably possible, the Architectural Review Committee shall include one or more architects, designers, builders or other professionals with an interest in home design. The ARC may employ personnel or contract with individuals or companies as necessary to assist in the review process.

(b) Procedures. Plans and specifications for review shall be submitted in the form and number required by the ARC. The ARC may provide Design Guidelines, Lists of approved Building and Landscape materials, and Colors and may allow for staff review and approval of routine or minor matters. The ARC may also require submission of samples of building materials and colors proposed for use on any Lot, and may require tree and vegetation surveys to show the effect of the proposed improvements on existing trees and preservation areas, and such additional information as reasonably may be necessary for the ARC to completely evaluate the proposed structure or improvement in accordance with the Design Code.

(c) Fees. The Board shall set the ARC review and inspection fees to cover all or part of the expected cost of its operation and shall fund any deficit. Fees shall not be intended to create a surplus, other than an ordinary operating capital fund for the ARC to which any excess fees shall be contributed.

(d) Inspection. The ARC or its agent may inspect the property during construction but has no obligation to make any such inspection.

#### **Section 6.4 Powers and Duties of the ARC**

The ARC shall have the following powers and duties:

(a) To recommend amendments to the Design Code to the Board at such time as the Board shall have the right to adopt or amend a Design Code for the Property. For so long as the Developer shall be entitled to elect or appoint a majority of the members of the Board, only the Developer shall have the right to promulgate, amend, or replace the Design Code applicable to architectural review to be conducted by the Association. At such time as members of the Association shall elect a majority of the members of the Board, the Design Code shall be promulgated, amended, or replaced by the Board. Any amendment of the Design Code shall be consistent with the provisions of this Declaration. Notice of any amendment to the Design Code shall be delivered to each member of the Association. The delivery to each member of the Association of such notice of amendment to the Design Code shall not, however, constitute a condition precedent to the effectiveness or validity of such amendment. The Design Code, or any amendment thereto, shall not be recorded.

(b) To require submission to the ARC of complete sets of all plans and specifications for any improvement or structure of any kind requiring review and approval of the ARC pursuant to this Article.

(c) To approve, including the granting of variances, or disapprove in accordance with the provisions of this Article, any improvements or structures of any kind or any change or modification thereto, the construction, erection, performance or placement of which is proposed upon any Lot and to approve or disapprove any exterior additions, changes, modifications or alterations therein or thereon. All decisions of the ARC may, but need not be evidenced by a certificate in recordable form executed under seal by the President or any Vice President of the Association. Any party aggrieved by a decision of the ARC shall have the right to make a written request to the Board within thirty (30) days of such decision, for a review thereof. The determination of the Board upon review of any such decision shall be dispositive.

(d) To collect review fees as set by the Board. Such fees, if any, shall be payable to the Association at the time that plans and specifications are submitted to the ARC.

#### **Section 6.5: Compensation of ARC**

The Board may, at its option, pay reasonable compensation to any or all members of the ARC.

#### **Section 6.6: Enforcement**

(a) Generally. If any construction or installation is begun which has not been approved or which deviates from approved plans and specifications, the Board may by majority vote approve any of the following actions on behalf of the Association:

- (i) Require the Owner to resolve the dispute through binding arbitration,
- (ii) Seek an injunction requiring the Owner to immediately stop construction and remove or correct any improvements that are not in compliance with approved plans.
- (iii) Bring suit seeking other remedies, including any combination of damages, specific performance, declaratory decree and/or permanent injunction or other remedy at law or in equity.

If the Association brings suit and the court finds that the construction was not approved or that the construction deviated from the approved plans or specifications, then the Association shall also be awarded reasonable attorney's fees and costs, even if the relief requested is not granted.

(b) Compliance Deposit, Fines. The ARC may require the builder or Owner to post a Compliance Deposit from which the ARC may deduct published fines and costs of rectifying the deviation for failure to comply with the approved plans and specifications and rules for builder conduct. The collection of a fine shall not in any way diminish the available remedies at law or equity.

(c) Tree Protection. Improper cutting, removal or intentional damage to existing trees is subject to fines as set by the ARC, plus a requirement that the tree be replaced with an approved species of comparable caliper, or, if approved by the ARC, a combination of trees totaling the caliper of the removed tree.

(d) No Waiver. Failure to enforce any provision of this Article shall not be deemed a waiver of the right to do so at any time thereafter.

#### **Section 6.7: Limited Liability**

In connection with all reviews, acceptances, inspections, permissions, consents or required approvals by or from the Developer, the ARC or the Association as contemplated by this Article, neither the Developer, the ARC nor the Association shall be liable to an Owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against an Owner or such other person and arising out of or in any way related to the subject matter of any such reviews, acceptances, inspections, permissions, consents or required approvals whether given, granted or withheld by the Developer, the ARC or the Association.

### **ARTICLE VII COVENANTS FOR MAINTENANCE ASSESSMENTS**

#### **Section 7.1: Creation of the Lien and Personal Obligation of Assessments**

Each Owner of a Lot within the Property hereby covenants, and by acceptance of a deed therefore, whether or not it shall be so expressed in any such deed or other conveyance, including any purchaser at a judicial sale, shall hereafter be deemed to covenant and agree to pay to the Association any annual assessments, and any special assessments established and collected as hereinafter provided. All such assessments, together with interest thereon from the due date at the highest lawful rate and costs of collection thereof (including reasonable attorneys' fees), shall be a charge and continuing lien upon each Lot against which each such assessment is made and shall also be the personal obligation of each Owner. No Owner may avoid liability for the assessments by waiver of rights to use or by nonuse of the Common Areas or by abandonment.

#### **Section 7.2: Purpose of Assessments**

**7.2.1.** The annual assessments levied by the Association shall be used for the purposes of management of and accounting fees, taxes, insurance and utility charges relating to the Common Area, to fund the obligations of the Association set forth in Section 5.4 hereof and for all other purposes reasonably contemplated by this Declaration, the Articles or the Bylaws. Further, such annual assessments may be levied to fund reasonable reserves for deferred maintenance of, or non-recurring expenses related to the Common Area.

**7.2.2.** The Board of Directors may levy special assessments for any purpose relating to permissible or required activities of the Association pursuant to this Declaration, the Articles or the Bylaws. Any funds collected pursuant to such a special assessment shall be used solely for the purpose or purposes identified by the Board of Directors at the time such special assessment is levied.

### **Section 7.3: Calculation and Collection of Assessments**

Annual assessments shall be established by the Board of Directors based upon an annual budget. Each Owner's prorata share of the total annual assessment or any special assessment shall be based upon the following:

- (a) All annual and special assessments shall be established at a uniform rate per Lot by dividing the total annual or special assessment amount by the total number of Lots within the Property.
- (b) The assessment obligations of each Owner other than the Developer shall commence upon the recordation of this Declaration in the public records of St. Johns County, Florida. Annual assessments shall be collectable in advance installments on a periodic basis established by the Board of Directors from time to time, which periodic basis shall not be less frequent than quarterly. Special assessments shall be collectable in advance in the manner established by the Board of Directors at the time such special assessments are authorized.
- (c) The annual assessment cannot be increased by the Board of Directors in excess of 5% of the prior year's assessment without approval of a majority of the membership.

### **Section 7.4: Effect of Non-Payment of Assessment: Lien, Personal Obligation, and Remedies of Developer**

The lien of the Association shall be effective from and after recording in the public records of St. Johns County, Florida, a claim of lien stating the description of the Lot encumbered thereby, the name of the Owner, the amount and the due date. Such claim of lien shall include assessments which are due and payable when the claim of lien is recorded as well as assessments which may accrue thereafter, plus interest, costs, attorneys' fees, advances to pay taxes and prior encumbrances and interest thereon, all as herein provided. Upon full payment of all sums secured by such claim of lien, the same shall be satisfied of record, and the affected Owner shall pay the cost of such satisfaction. If the assessment is not paid within fifteen (15) days after the due date, the Association may charge a reasonable late fee and at the Association's option, the assessment shall also bear interest from the due date at the highest lawful rate, and the Association may at any time thereafter bring an action to enforce the lien authorized hereby by appropriate foreclosure proceedings and/or a suit on the personal obligation against the Owner. In the event the Association shall fail to bring such an action for collection of a delinquent assessment within thirty (30) days following receipt of written notice from any Owner demanding that such proceedings be commenced, such Owner shall be authorized to institute such proceedings. There shall be added to the amount of such delinquent assessment the costs of collection incurred by the Association, or such Owner, which shall specifically include, without limitation, reasonable attorneys' fees for trial and appeal.

### **Section 7.5: Subordination of Lien to Mortgages**

The lien of the assessments provided for by this Declaration shall be subordinate to the

lien of any bona fide mortgage which is perfected by recording prior to the recording of the claim of lien for any such unpaid assessments. Such subordination shall apply only to the assessments which have become due and payable prior to a sale or transfer of the affected Lot by deed in lieu of foreclosure, pursuant to a decree of foreclosure or pursuant to any other proceeding in lieu of foreclosure of such mortgage. No sale or other transfer shall release any Lot from liability for any assessments thereafter becoming due, nor from the lien of any such subsequent assessments. A written statement of the Association that the lien is subordinate to a mortgage shall be dispositive of any question of subordination.

#### **Section 7.6: Developer's Assessments**

Notwithstanding any provision of this Declaration to the contrary, during the Development Period (as defined below) the Lots and other portions of the Property owned by the Developer shall not be subject to any annual or special assessments levied by the Association or to any lien for such assessments. During the Development Period, the Developer shall pay the balance of the actual operating expenses of the Association (excluding costs of major repairs, deferred maintenance, replacements and reserves) remaining after the levying of and payment of assessments due from Owners other than the Developer pursuant to assessments levied by the Board of Directors pursuant to this Declaration. The Developer shall be obligated to fund such balance only as the expenses are actually incurred by the Association during the Development Period. In the event the Developer shall fund deficits resulting from the failure of one or more Owners to timely pay assessments, the Developer shall be entitled to reimbursement for such funding out of proceeds recovered by the Association from such Owners. Further, should the Association collect surplus funds for any annual period, such surplus funds may be used during subsequent annual periods to reduce the Developer's deficit funding obligation. The Development Period shall begin upon the conveyance of the first Lot in the Property to an Owner other than the Developer and shall continue until the Developer shall notify the Association that it will no longer pay for operating deficits of the Association. Upon termination of the Developer's agreement to pay operating deficits, the Developer shall become obligated to pay assessments on Lots owned by it within the Property on the same basis as other Owners. In no event shall the Developer be obligated to pay for operating deficits of the Association after the Developer no longer owns any Lots within the Property.

### **ARTICLE VIII EXTERIOR MAINTENANCE ASSESSMENT**

#### **Section 8.1: Exterior Maintenance**

The Association may provide maintenance upon any Lot or Limited Common Area requiring same, when necessary in the opinion of the Association's Board of Directors to preserve the beauty, quality, or value of any or all portions of the Property. Such maintenance shall include but not be limited to painting, roof repair and replacement, repair of gutters, downspouts and exterior building surfaces and yard clean up and yard maintenance. Each affected Owner shall have fifteen (15) days within which to perform the required maintenance after being notified in writing by the Association that such maintenance is necessary before the Association undertakes the maintenance.

#### **Section 8.2: Assessments of Costs**

The cost of any maintenance undertaken by the Association under the provisions of Section 8.1 shall be assessed against each Lot upon which such maintenance is performed or, in opinion of the Board, benefiting from same. Exterior maintenance assessments shall not be considered a part of the annual or special assessments imposed upon the Property pursuant to Article VII of this Declaration. Any exterior maintenance assessment shall be a lien upon each Lot assessed and the personal obligation of the Owner of each such Lot and shall become due and payable in all respects, together with interest, attorneys fees, and costs of collection, as provided for in Section 7.4, and shall be subordinate to mortgage liens to the extent provided by Section 7.5.

### **Section 8.3: Access**

For the purpose of performing the maintenance authorized by this Article, the Association, through its duly authorized agents or employees, shall have the right, after the notice to the Owner provided under Section 8.1, to enter upon any Lot at reasonable hours on any day except Sunday. In the case of emergency repairs, access will be permitted at any time with only such notice as under the circumstances is practically affordable.

## **ARTICLE IX UTILITY PROVISIONS**

### **Section 9.1: Water System**

The central water supply system provided for the service of the Property shall be used as sole source of potable water for all water spigots and outlets located within or on all buildings and improvements located on each Lot. Each Owner shall pay water meter charges of the supplier thereof and shall maintain and repair all portions of such water lines located within the boundaries of his Lot and which serve same. No individual potable water supply system or well for consumptive purposes shall be permitted on any Lot without the prior written consent of the Association.

### **Section 9.2: Sewage System**

The central sewage system provided for the service of the Property shall be used as the sole sewage system for each Lot. Each Owner shall maintain and repair all portions of such sewer lines located within the boundaries of his Lot and which serve same and shall pay when due the periodic charges or rates for the furnishing of such sewage collection and disposal services made by the operator thereof. No sewage shall be discharged onto the open ground or into any wetland, lake, pond, park, ravine, drainage ditch or canal or roadway and no septic tank or drain field shall be placed or allowed within the Property.

### **Section 9.3: Garbage Collection**

Garbage, trash and rubbish shall be removed from the Lots only by parties or companies approved by the Association, which approval shall not be unreasonably withheld. Each Owner shall pay when due the periodic charges or rate for such garbage collection service made by the party or company providing the same.

**Section 9.4: Utility Service**

It shall be the responsibility of the Owner or occupant of each Lot to make direct arrangements with the suppliers of electricity, water, sewer and any other utility services for service to such Lot.

**ARTICLE X  
USE RESTRICTIONS AND RIGHTS AND  
EASEMENTS RESERVED BY DEVELOPER**

**Section 10.1: Residential Use**

The Lots subject to this Declaration may be used for residential dwellings and for no other purpose except that one or more Lots may be used for model homes during the development and sale of Lots within the Property or other properties. No business or commercial building may be erected on any Lot. No business may be conducted on any Lot without prior written approval from the Association and provided such business operation shall not alter the residential character of the Property in any way. No Lot shall be divided, subdivided or reduced in size without the prior written consent of the Developer. Assessments for common expenses attributable to any Lot which may be subdivided pursuant to this Section 10.1 shall be reallocated by the Developer, in its sole discretion, at the time written consent for such subdivision is given by the Developer. No dwelling or other structure or improvement shall be erected, placed or permitted to remain on any building site which does not include at least one (1) full platted Lot according to recorded plats of the Property.

**Section 10.2: Minimum Square Footage**

No residence shall be constructed or permitted to remain on any Lot unless the square footage of heated living area thereof, exclusive of garages, porches and storage rooms, shall be equal to or exceed One Thousand Five Hundred (1500) square feet unless otherwise approved by the Developer.

**Section 10.3: No Detached Buildings**

Detached garages and other accessory outbuildings are regulated under the Design Code. No detached garages, carports, tool or storage sheds, or other accessory buildings or structures shall be erected or permitted to remain on any Lot without the prior written approval of the ARC.

**Section 10.4: Minimum Lot Area and Setbacks**

Single family lots will have minimum setbacks and a minimum lot area as stipulated in the PUD.

**Section 10.5: Motor Vehicles and Boats**

No boats, recreation vehicles or other motor vehicles, except four wheel passenger automobiles, shall be placed, parked or stored upon any Lot, nor shall any maintenance or repair be performed upon any boat or motor vehicle upon any Lot, except within a building, or

otherwise screened, so as to be buffered from public view. Commercial vehicles shall not be parked within the Property within public view on a regular basis except that commercial vehicles driven by residents of the lots may be parked within the property within public view subject to approval of the Board. Construction trailers may be parked only with the prior written consent of the Developer and in an area designated by the Developer.

#### **Section 10.6: Nuisances**

Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to any party. Any activity on a Lot which interferes with television, cable or radio reception on another Lot shall be deemed a nuisance and a prohibited activity. If a dispute or question arises as to what may be or become a nuisance, the issue shall be submitted to the Association's Board of Directors, whose decision shall be dispositive of such dispute or question. No immoral, improper or unlawful use shall be made of any portion of the Property and all valid laws, zoning ordinances and regulations of governmental agencies having jurisdiction thereof shall be complied with.

#### **Section 10.7: Antenna**

No aerial, antenna or satellite dish shall be placed or erected upon any Lot or affixed in any manner to the exterior of any building within the Property without the prior written approval of the ARC.

#### **Section 10.8: Clotheslines**

No clothes or laundry shall be hung or clotheslines erected in front yards, carports or side yards of corner Lots adjacent to a street. All clotheslines shall be screened from street view.

#### **Section 10.9: Lakes**

Only the Developer and the Association shall have the right to pump or otherwise remove any water from any lake adjacent to or near to the Subdivision for the purpose of irrigation or other use, or to place any refuse in such lake or lakes. The Developer and the Association shall have the sole and absolute right (but no obligation) to control the water level of such lake or lakes and to control the growth and eradication of plants, fowl, reptiles, animals, fish and fungi in or on any such lake. No gas or diesel driven boat shall be permitted to be operated on any lake. Lots which now or may hereafter be adjacent to or include a portion of a lake ("lake parcels") shall be maintained so that such grass, planting or other lateral support to prevent erosion of the embankment adjacent to the lake and the height, grade and contour of the embankment shall not be changed without the prior written consent of the Board. Further, all shoreline vegetation, including cattails and the like, shall be maintained and controlled by the Owner of any lake parcel pursuant to the requirements of Section 10.16 hereof. If the Owner of any lake parcel fails to maintain the embankment or shoreline vegetation as part of its landscape maintenance obligations in accordance with the foregoing, the Association shall have the right, but no obligation, to enter upon any such lake parcel to perform such maintenance work which may be reasonably required, all at the expense of the Owner of such lake parcel pursuant to the provisions of Article VIII of this Declaration. Title to any lake parcel shall not include ownership of any riparian rights associated therewith. No docks, bulkheads or other structures shall be constructed on such



embankments unless and until same shall have been approved by the Board. The Association shall have the right to adopt reasonable rules and regulations from time to time in connection with use of the surface waters of any lake adjacent to or nearby the Property. The Association shall have the right to deny such use to any person who in the opinion of the Association may create or participate in the disturbance or nuisance on any part of the surface waters of any such lake. The use of the surface waters of any such lake shall be subject to rights granted to other persons pursuant to the rules and regulations of the Association.

WITH RESPECT TO WATER QUALITY, WATER LEVELS, WILDLIFE AND LAKE BANKS, SLOPES AND LAKE BOTTOMS, ALL PERSONS ARE REFERRED TO SECTION 12:9 HEREOF.

#### **Section 10.10: Insurance and Casualty Damages**

- (a) Each Owner shall be required to obtain and maintain in force and effect a policy of fire and other casualty insurance with coverage adequate to cover the full replacement cost of the dwelling and other improvements located on the Owner's Lot. In the event of damage or destruction by fire or other casualty to the improvements on any Lot, the Owner shall commence reconstruction of the improvements within six (6) months from date of casualty and shall repair or rebuild such damaged or destroyed improvements in a good workmanlike manner, within a reasonable time not to exceed one year and in accordance with the provisions of this Declaration. The improvements shall be reconstructed in accordance with the original plans and specifications including color scheme, placement on Lot and materials. All debris must be removed immediately and the Lot shall be restored to an orderly condition within a reasonable time not to exceed sixty (60) days from the date of such damage or destruction.
- (b) The Association shall carry casualty and general comprehensive liability insurance with respect to the Common Area in such amounts as the Board of Directors shall reasonably determine are adequate.

#### **Section 10.11: Trees**

No tree or shrub, the trunk of which equals or exceeds six (6) inches in diameter measured one (1) foot above the ground, shall be cut down, destroyed or removed from a Lot without the prior express written consent of the Developer or the ARC, as applicable. The cutting, removal or intentional damage of all existing trees (including excessive pruning or failure to use due care with equipment or when removing other trees permitted to be removed) is strictly regulated under the Design Code.

#### **Section 10.12: Artificial Vegetation**

No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARC.

#### **Section 10.13: Signs**

No sign of any kind shall be displayed to the public view on any Lot except as may be approved as to size and design and in accordance with criteria established by the ARC.

**Section 10.14: Lighting**

No exterior lighting shall be permitted which alters the residential character of the Property, unless approved by the ARC. The design and installation of exterior lighting is strictly regulated under the Design Code.

**Section 10.15: Animals**

No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that no more than two (2) dogs, two (2) cats and two (2) of other household pets may be kept, provided they are not kept, bred or maintained for any commercial purposes. In any event, there shall not be more than a total of two (2) animals or pets of any type kept on any one Lot, unless approved by the Board.

**Section 10.16: Maintenance of Lots and Limited Common Areas**

No weeds or other unsightly vegetation shall be permitted to grow or remain upon any Lot or Limited Common Area and no refuse pile or unsightly objects shall be allowed to be placed or to remain anywhere within the Property. Preservation of natural vegetation is NOT considered unsightly vegetation. All Lots and any improvements placed thereon, shall at all times be maintained in a neat and attractive condition and landscaping shall be maintained in a neat, attractive and orderly manner, including maintenance of grass, turf, plants, plant beds, trees, preservation areas, proper irrigation and lake edge maintenance, all in a manner with such frequency as is consistent with good property management. In order to implement effective control, the Association, its agents and assigns, shall have the right to enter upon any Lot for the purpose of mowing, pruning, removing, clearing, or cutting underbrush, weeds or other unsightly growth and trash which in the opinion of the Board distracts from the overall beauty and safety of the property in accordance with the provisions of Article VIII hereof. During construction upon any Lot, any and all vehicles involved in the construction or delivery of materials and supplies to the Lot shall enter and exit the site only over the cleared driveway or driveway subsurface and shall not park so as to block any roadway or access to any Lot. During construction of the dwelling or other improvements, the Owner will be required to maintain his Lot in a clean condition, providing for trash and rubbish receptacles and disposal. Construction debris shall not be permitted to remain upon any Lot.

**Section 10.17: Fences**

Except as approved by the Developer as part of Initial Construction or as subsequently approved by the ARC, no fence, wall or other barrier shall be constructed upon any Lot or any other portion of the Property. The design and installation of fences is strictly regulated under the Design Code.

**Section 10.18: Driveways and Sidewalks**

Each Lot Owner shall be responsible for construction and maintenance of the driveway serving his Lot. Each Lot Owner whose Lot is required to have a sidewalk pursuant to the Design Code shall be responsible for construction and maintenance of such sidewalk. The design and construction of driveways and sidewalks is strictly regulated under the Design Code.

#### **Section 10.19: Common PUD**

Due to the integrated nature of the Property and the lands described by the PUD, no Owner or any other person or entity shall construct any improvements upon any Lot or any other portion of the Property, nor take any other action, which in the sole opinion of the Developer, would result in a modification of the terms and provisions of the PUD, as the same may be amended from time to time, without the prior written consent of the Developer.

#### **Section 10.20: Compliance with Laws**

All Owners and other occupants of the Property shall at all times comply with the terms of the zoning, and all environmental, land use, marketing and consumer protection ordinances, statutes, regulations and permits applicable to the Property or to any improvements constructed thereon.

#### **Section 10.21: Platting and Additional Restrictions**

The Developer shall be entitled at any time, and from time to time, to plat or replat all or any part of the Property owned by it, and to file any covenants and restrictions or amendments to this Declaration, with respect to any undeveloped portion or portions of the Property owned by the Developer.

#### **Section 10.22: Perimeter Buffers**

The Perimeter Buffers depicted on the plat shall be maintained in a natural vegetated condition. Trees and other indigenous vegetation may not be removed from the Perimeter Buffers unless they (it) constitute(s) an immediate peril to life or property. Nothing contained in these covenants shall prevent vegetation within the Perimeter Buffers from being pruned. Dead and diseased materials, noxious plants and non-native species may be removed as necessary. Areas where native cover has been lost may be re-vegetated and mulched.

## **ARTICLE XI RIGHTS AND EASEMENTS RESERVED BY DEVELOPER**

#### **Section 11.1: Easements for Ingress, Egress, Utilities and Drainage**

The Developer reserves for itself, its successors, assigns and designees, a right way and perpetual, nonexclusive easement for ingress and egress and to erect, maintain and use utilities, electric, telephone and street lighting poles, wires, cables, conduits, storm sewers, sanitary sewers, water mains, gas, sewer, water lines, drainage ways and structures, cable television and radio equipment or other public conveniences or utilities, on, in and over, (i) any portion of the Common Area, (ii) any area designated as an easement, private street or right way area on any plat of all or any portion of the Property, and (iii) a strip of land within each Lot

ten feet in width along the front, rear and sides of each Lot.

### **Section 11.2: Drainage Flow**

Drainage flow shall not be obstructed or diverted from drainage easements. The Developer or the Association may, but shall not be required to, cut drainways for surface water wherever and whenever such action may appear to be necessary to maintain reasonable aesthetic standards relative to the Property and surrounding properties. These easements include the right to cut any trees, bushes or shrubbery, make any grading of the land, or to take any other reasonable action necessary to install utilities and to maintain reasonable aesthetic standards, but shall not include the right to disturb any permanent improvements erected upon a Lot which are not located within the specific easement area designated on the plat or reserved in this Declaration. Except as provided herein, existing drainage shall not be altered so as to divert the flow of water onto an adjacent Lot or into sanitary sewer lines.

### **Section 11.3: Future Easements**

Developer reserves the right to impose further restrictions and to grant or dedicate additional easements and rights of way on any Lots within the Property owned by Developer. In addition, Developer hereby expressly reserves the right to grant easements and rights-of-way over, under and through the Common Area so long as Developer shall own any portion of the Property. The easements granted by Developer shall not materially or adversely affect any improvements or unreasonably interfere with the enjoyment of the Common Area.

### **Section 11.4: Cable Television or Radio**

Developer reserves for itself, and its successors and assigns, an exclusive easement for the installation, maintenance and supply of radio and television cables within the rights of way and easement areas depicted upon any plat of any portion of the Property or within any easement reserved by this Declaration.

### **Section 11.5: Developer Rights Re: Temporary Structures, Etc.**

Developer reserves the right for itself, its successors, assigns, nominees and grantees, to erect and maintain such temporary dwellings, model houses and/or other structures upon Lots owned by the Developer, which it may deem advisable for development purposes and to do all acts reasonably necessary in connection with the construction and sale of improvements located on the Lots within the Property. Nothing contained in this Declaration shall be construed to restrict the foregoing rights of Developer.

## **ARTICLE XII GENERAL PROVISIONS**

### **Section 12.1: Remedies for Violations**

**12.1.1.** If any Owner or other person shall violate or attempt to violate any of the covenants or restrictions herein set forth, it shall be lawful for the Association, the Developer, or any Owner (i) to prosecute proceedings at law for the recovery of damages against those so

violating or attempting to violate any such covenant, or (ii) to maintain any proceeding against those so violating or attempting to violate any such covenant for the purpose of preventing or enjoining all or any such violations, including mandatory injunctions requiring compliance with the provisions of this Declaration. In the event litigation shall be brought by any party to enforce any provisions of this Declaration, the prevailing party in such proceedings shall be entitled to recover from the non-prevailing party or parties, reasonable attorneys fees for pre-trial preparation, trial and appellate proceedings. The remedies in this section shall be construed as cumulative of all other remedies now or hereafter provided or made available elsewhere in this Declaration or by law.

**12.1.2.** In addition to all other remedies and to the maximum extent allowed by law in the sole discretion of the Board, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, lessees, invitees or employees to comply with any covenant or restriction herein contained or rules of the Association, provided the following procedures are adhered to:

- (a) For a first violation, the Association shall warn the Owner of the alleged infraction in writing.
- (b) For a subsequent violation or failure to abide by the Association's warning with respect to a first violation, the Association shall provide the Owner with a notice of its intent to impose a fine. Included in the notice shall be the date and time of a meeting of the Board of Directors at which time the Owner shall present argument as to why a fine should not be imposed. At least six (6) days prior notice of such meeting shall be given.
- (c) At the meeting, the alleged infractions shall be presented to the Board of Directors, after which the Board of Directors shall receive evidence and hear argument as to why a fine should not be imposed. A written decision of the Board of Directors shall be submitted to the Owner not later than thirty (30) days after the Board of Directors meeting. At the meeting, the Owner shall have the right to be represented by counsel and to cross examine witnesses.
- (d) The Board of Directors may levy fines at its discretion as follows:
  - (i) Second non compliance or violation or failure to abide by the Association's written warning with respect to a first violation: a fine not in excess of One Hundred and no/100 Dollars (\$100.00).
  - (ii) Third non compliance or violation: a fine not in excess of Two Hundred Fifty and no/100 Dollars (\$250.00).
  - (iii) Fourth or subsequent non compliance or violation, or those which are of a continuing nature after not less than two (2) prior written notices thereof have been delivered to the Owner: a fine not in excess of Five Hundred and no/100 Dollars (\$500.00).
- (e) Fines shall be paid not later than five (5) days after notice of the imposition

or assessment thereof.

- (f) The payment of fines shall be secured by one or more liens encumbering the Lot or Lots owned by the offending Owner. Such fines and liens may be collected and enforced in the same manner as regular and special assessments are collected and enforced pursuant to Article VII hereof.
- (g) All monies received from fines shall be allocated as directed by the Board of Directors.
- (h) The imposition of fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association or any Owner may be otherwise legally entitled; provided, however, any fine paid by an offending Owner shall be deducted from or offset against any damages which may be otherwise recoverable from such Owner.

#### **Section 12.2: Severability**

Invalidation of any of the provisions of this Declaration by judgment or court order shall not affect or modify any of the other provisions, which shall remain in full force and effect.

#### **Section 12.3: Additional Restrictions**

No Owner, without the prior written consent of the Developer, may impose any additional covenants or restrictions on any part of the Property, but the Developer may include in any contract or deed hereafter made and covering all or any part of the Property, any additional covenants or restrictions applicable to the Property so covered which are not inconsistent with and which do not lower standards established by this Declaration.

#### **Section 12.4: Titles**

The addition of titles to the various sections of this Declaration are for convenience and identification only and the use of such titles shall not be construed to limit, enlarge, change or otherwise modify any of the provisions hereof, each and all of which shall be construed as if not entitled.

#### **Section 12.5: Termination or Amendment**

The covenants, restrictions, easements and other matters set forth herein shall run with the title to the Property and be binding upon each Owner, the Developer, the Association and their respective successors and assigns for a period of fifty (50) years and shall be automatically renewed for successive ten (10) year periods unless terminated as herein provided. The Owners holding two-thirds (2/3) or more of the total votes of the Association may alter, amend or terminate these covenants provided, however, that so long as the Developer owns any land within the Property or owns any property contiguous to the Property, no such termination or amendment shall be effective without the written consent and joinder of the Developer. Further, for so long as the Class B Membership shall exist, the Developer shall have the unilateral right to amend this Declaration without the consent or joinder of any other party in any manner which does not

materially and adversely affect the value of any Lot or other building parcel located within the Property. And further, any amendment to this Declaration which alters any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the Common Area, must have the prior approval of the St. Johns River Water Management District. Any such amendment to this Declaration shall be executed by the Association and Developer, if applicable, and shall be recorded in the public records of St. Johns County, Florida.

#### **Section 12.6: Conflict or Ambiguity in Documents**

To the extent of any conflict, ambiguity or inconsistency between this Declaration, the Articles or the Bylaws, the terms of this Declaration shall control both the Articles and Bylaws.

#### **Section 12.7: Usage**

Whenever used, the singular shall include the plural and the singular and the use of any gender shall include all genders.

#### **Section 12.8: Effective Date**

This Declaration shall become effective upon its recordation in the public records of St. Johns County, Florida.

#### **Section 12.9: Disclaimers as to Water Bodies**

NEITHER THE DEVELOPER, THE ASSOCIATION NOR ANY OF THEIR SUCCESSORS, ASSIGNS, OFFICERS, DIRECTORS, COMMITTEE MEMBERS, EMPLOYEES, MANAGEMENT AGENTS, CONTRACTORS OR SUBCONTRACTORS (COLLECTIVELY, THE "LISTED PARTIES") SHALL BE LIABLE OR RESPONSIBLE FOR MAINTAINING OR ASSURING THE WATER QUALITY OR LEVEL IN ANY LAKE, POND, CANAL, CREEK, STREAM OR OTHER WATER BODY ADJACENT TO OR WITHIN THE PROPERTY, EXCEPT AS SUCH RESPONSIBILITY MAY BE SPECIFICALLY IMPOSED BY AN APPLICABLE GOVERNMENTAL OR QUASI GOVERNMENTAL AGENCY OR AUTHORITY. FURTHER, ALL OWNERS AND USERS OF ANY PORTION OF THE PROPERTY LOCATED ADJACENT TO OR HAVING A VIEW OF ANY OF THE AFORESAID WATER BODIES SHALL BE DEEMED, BY VIRTUE OF THEIR ACCEPTANCE OF THE DEED TO OR USE OF, SUCH PROPERTY, TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FOR ANY AND ALL CHANGES IN THE QUALITY AND LEVEL OF THE WATER IN SUCH BODIES.

ALL PERSONS ARE HEREBY NOTIFIED THAT, FROM TIME TO TIME, ALLIGATORS, POISONOUS SNAKES AND OTHER WILDLIFE MAY INHABIT OR ENTER INTO WATER BODIES WITHIN THE PROPERTY AND MAY POSE A THREAT TO PERSONS, PETS AND PROPERTY, BUT THAT THE LISTED PARTIES ARE UNDER NO DUTY TO PROTECT AGAINST AND DO NOT IN ANY MANNER WARRANT AGAINST ANY DEATH, INJURY OR DAMAGE CAUSED BY SUCH WILDLIFE.


ALL PERSONS ARE HEREBY NOTIFIED THAT LAKE BANKS AND SLOPES WITHIN CERTAIN AREAS OF THE PROPERTY MAY BE STEEP AND THAT DEPTHS NEAR SHORE MAY DROP OFF SHARPLY. BY ACCEPTANCE OF A DEED TO, OR USE OF ANY LOT OR OTHER PORTION OF THE PROPERTY, ALL OWNERS OR USERS OF SUCH PROPERTY SHALL BE DEEMED TO HAVE AGREED TO HOLD HARMLESS THE LISTED PARTIES FROM ANY AND ALL LIABILITY OR DAMAGES ARISING FROM THE DESIGN, CONSTRUCTION OR TOPOGRAPHY OF ANY LAKE BANKS, SLOPES OR LAKE BOTTOMS LOCATED THEREIN.

IN WITNESS WHEREOF, the Developer has caused this instrument to be executed under seal this 30<sup>th</sup> day of June 2005.

Signed, sealed and delivered  
in the presence of:

ISTORIA, LLP  
A Florida Limited Liability Partnership

BY:

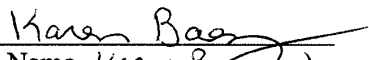
  
Michael Antonopoulos, President  
MCS Development Corporation  
General Partner

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of June 2005 by Michael Antonopoulos, President of MCS Development Corporation, General Partner of Istoria, LLP, on behalf of the partnership. He is personally known to me and did not take an oath.



Karen Baez  
My Commission DD304155  
Expires June 26, 2008

  
(Print Name Karen Baez)  
NOTARY PUBLIC  
State of Florida at Large  
Commission No. DD 304155  
My Commission Expires: 6/26/08



**EXHIBIT "A"**  
**(Articles of Incorporation)**

0320Cov.Res.DOC

**ARTICLES OF INCORPORATION  
OF  
ISTORIA OWNERS ASSOCIATION, INC.**  
(a corporation not-for-profit)

**FILED**  
**05 JUN 23 PM 1:20**  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

**I. NAME AND DEFINITIONS.**

The name of this corporation shall be **ISTORIA OWNERS ASSOCIATION, INC.** All defined terms contained in these Articles shall have the same meanings as such terms are defined by the Declaration of Covenants and Restrictions for Istoria Subdivision recorded or to be recorded in the public records of St. Johns County, Florida ("Declaration").

**II. PRINCIPAL OFFICE AND MAILING ADDRESS.**

The location of the corporation's principal office and its mailing address shall be 2021 Art Museum Drive, Suite 210, Jacksonville, FL 32207 or at such other place as may be established by resolution of the Association's Board of Directors from time to time.

**III. PURPOSES.**

The general nature, objects and purposes of the Association are:

- A. To promote matters of common interest and concern of the Owners of the Property more particularly described in and defined by the Declaration.
- B. To own, maintain, repair and replace the Common Area, including, without limitation, the streets, street lights, landscaping, structures and other improvements located thereon, for which the obligation to maintain and repair has been delegated to and accepted by the Association.
- C. To cooperate with other associations responsible for administration of adjacent or contiguous properties in matters of common interest to the Association and such other associations and to contribute to such common maintenance interests whether within or without the Property.
- D. To provide, purchase, acquire, replace, improve, maintain, operate and repair such buildings, structures, landscaping, paving and equipment, and to provide such other services for the benefit of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate and/or convenient.
- E. To operate without profit for the sole and exclusive benefit of its Members.
- F. To perform all of the functions contemplated for the Association and undertaken by the Board of Directors pursuant to the terms and conditions of the Declaration.

G. The Association shall operate, maintain and manage the surface water or stormwater management system in a manner consistent with the St. Johns River Water Management District permit no. 40-109-93973-1 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants herein.

#### IV. GENERAL POWERS.

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

A. To hold funds solely and exclusively for the benefit of the Members for purposes set forth in these Articles of Incorporation.

B. To promulgate and enforce rules, regulations, bylaws, covenants, restrictions and agreements to effectuate the purposes for which the Association is organized.

C. To delegate power or powers where such is deemed in the interest of the Association.

D. To purchase, lease, hold, sell, mortgage or otherwise acquire or dispose of real or personal property, to enter into, make, perform or carry out contracts of every kind with any person, firm, corporation or association; to do any and all acts necessary or expedient for carrying on any and all of the activities and pursuing any and all of the objects and purposes set forth in the Declaration and these Articles of Incorporation and not forbidden by the laws of the State of Florida.

E. To fix assessments to be levied against all or any portion of the Property to defray expenses and 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 to enter into agreements with other property owner's associations or maintenance entities for the collection of such assessments.

F. To charge recipients for services rendered by the Association and the users of the Association property where such is deemed appropriate by the Board of Directors of the Association and permitted by the Declaration.

G. To pay taxes and other charges, if any, on or against property owned, accepted or maintained by the Association.

H. To borrow money and, from time to time, to make, accept, endorse, execute and issue debentures, promissory notes or other obligations of the Association for monies borrowed, or in payment for property acquired, or for any of the other purposes of the Association and to secure the payment of such obligations by mortgage, pledge or other instrument of trust, or by lien upon, assignment of or agreement in regard to all or any part of the property rights or privileges of the Association wherever situated.

I. To merge with any other association which may perform similar functions located within the same general vicinity of the Property.

J. In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein and by the terms and conditions set forth in the Declaration.

K. The Association shall levy and collect adequate assessment against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

V. **MEMBERS.**

The Members ("Members") shall consist of the Developer and all other Owners of Lots located within the Property. Membership in the Association is appurtenant to and inseparable from ownership of a Lot.

VI. **VOTING AND ASSESSMENTS.**

A. The Association shall have two classes of voting membership as follows:

(1) **Class A Members.** The Class A Members shall be all Owners, with the exception of the Developer, who shall be entitled to one (1) vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members of the Association. However, the vote for any such Lot shall be exercised as the Owner's thereof shall determine, but in no event shall more than one vote be cast with respect to any Lot.

(2) **Class B Members.** The Class B Member shall be the Developer who shall be entitled to nine (9) votes for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership on the happening of either of the following events, whichever occurs earlier:

(i) When the total votes outstanding in the Class A Membership equals or exceeds the total votes outstanding in the Class B Membership; or

(ii) On December 31, 2012.

B. When one or more persons or entities holds an interest or interests in any Lot or other portion of the Property all such persons shall be Members and the vote(s) for such portions of the Property shall be exercised, as they among themselves shall determine. The votes for any Lot, or other portion of the Property cannot be divided for any issue and must be voted as a whole, except where otherwise required under the provisions of these Articles, the Declaration or by law. The affirmative vote of a majority of the votes allocated to the Members cast at any meeting of the Members duly called at which a quorum is present, or cast by written ballot by a quorum of the membership, shall be binding upon the Members and the Association.

C. The Association will obtain funds with which to operate by assessment of its Members in accordance with the provisions of the Declaration, as supplemented by the provisions of the Articles and Bylaws of the Association relating thereto.

D. The assessments shall be used for the maintenance and repair of the surface water or stormwater management system including but not limited to work within retention areas, drainage structures and drainage easements.

## VII. BOARD OF DIRECTORS.

A. The affairs of the Association shall be managed by a Board of Directors consisting of three (3) or five (5) Directors, as determined by the Board. Directors appointed by the Developer need not be Members of the Association and need not be residents of the State of Florida. Directors elected by the Class A Members shall be Members of the Association. For so long as the Class B Membership shall exist, the Developer shall have the right to appoint all of the Directors.

B. Elections shall be by plurality vote. At the first election of one or more of the members of the Board of Directors by the Class B Members, the term(s) of office of the elected Director(s) shall be established at one (1) year. Directors appointed by the Developer shall serve for terms of two (2) years each. 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 each Director so elected or appointed shall be for two (2) years and thereafter until their successors are duly appointed or 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. In no event can a Board member appointed by the Developer be removed except by action of the Developer. Any Director 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.

C. The names and addresses of the members of the first Board of Directors who shall hold office until the first annual meeting of the Members and until their successors are elected or appointed and have qualified, are as follows:

Michael Antonopoulos  
2021 Art Museum Drive, Suite 210  
Jacksonville, Fl. 32207

Catherine Marie Smith  
2021 Art Museum Drive, Suite 210  
Jacksonville, Fl. 32207

Jeffrey Tabb  
4745 Sutton Park Court, Bldg. 500, Suite 501  
Jacksonville, Fl. 32224

**VIII. OFFICERS.**

A. The Officers of the Association shall be a President, a Secretary and a Treasurer and such other officers as the Board may from time to time by resolution create. Any two (2) 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 procedure 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 Members and until their successors are duly elected and qualified are:

President/Treasurer	Michael Antonopoulos
Vice President	Jeffrey Tabb
Secretary	Catherine Marie Smith

**IX. CORPORATE EXISTENCE.**

The Association shall have perpetual existence. These Articles shall become effective upon filing as prescribed by law.

**X. BYLAWS.**

The Board of Directors shall adopt Bylaws consistent with these Articles. Such Bylaws may be altered, amended or repealed by resolution of the Board of Directors.

**XI. AMENDMENTS TO ARTICLES OF INCORPORATION AND BYLAWS.**

These Articles may be altered, amended or repealed upon the affirmative vote of Members holding not less than two-thirds (2/3) of the total votes allocated to the Members pursuant to these Articles.

**XII. INCORPORATOR.**

The name and address of the Incorporator is as follows:

Michael Antonopoulos  
2021 Art Museum Drive, Suite 210  
Jacksonville, Fl. 32207

**XIII. INDEMNIFICATION OF OFFICERS AND DIRECTORS.**

A. To the extent allowed by law, 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:

1. 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 an act alleged to have been committed by such person in his capacity as a Director or officer of the Association or 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 thereof, 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 grounds for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or 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 interest of the Association or that he had reasonable grounds for belief that such action was unlawful.

2. 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 interest of the Association. Such person shall not be entitled to indemnification in relation to matters to which such person has been adjudged to have been guilty of gross 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.

B. The Board of Directors shall determine whether amounts for which a Director or officer seek indemnification were properly incurred and whether such Director or officer acted in good faith 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.

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

**XIV. TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED.**

A. No contract or transaction between the Association and one or more of its Directors or officers, or between the Association and any other corporation, partnership, association or other organization in which one or more of its Directors or officers are Directors or officers, or in which they have a financial interest, shall be invalid, void or 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 authorizes the contract or transaction or solely because his or their votes are counted for such purpose. All such contracts or transactions shall, however, be fair and reasonable and upon terms reasonably comparable to those which could be obtained in arms-length transactions with unrelated entities. 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.

B. Interested Directors may be counted in determining the presence of a quorum at a meeting of the Board of Directors or of a committee which authorized the contract or transaction.

**XV. DISSOLUTION OF THE ASSOCIATION.**

A. Upon dissolution of the Association all of its assets remaining after provisions for creditors and payment of all costs and expenses of such dissolution shall be distributed in the following manner:

1. Dedication to any applicable municipal or other governmental authority of any property determined by the Board of Directors of the Association to be appropriate for such dedication and which the authority is willing to accept.

2. Remaining assets shall be distributed among the Members, subject to the limitation set forth below, each Member's share of the assets to be determined by multiplying such remaining assets by a fraction the numerator of which is all amounts assessed by the Association since its organization against the portion of Property which is owned by the Member at that time and the denominator of which is the total amount (excluding penalties and interest) assessed by the Association against all properties which at the time of dissolution are part of the Property. The year of dissolution shall count as a whole year for purposes of the preceding fractions.

B. The Association may be dissolved upon a resolution to that effect being approved by a majority of the Board of Directors and by Members holding not less than two-thirds (2/3) of the total votes allocated to the Members pursuant to the Articles. In the event of incorporation by annexation or otherwise of all or part of the Property by a political subdivision of the State of Florida, the Association may be dissolved in the manner set forth above.

C. In no event shall the Association be dissolved, and any attempt to do so shall be ineffective, unless and until maintenance responsibility for the stormwater management system and discharge facilities located within the Property is assumed by an entity acceptable to the St. Johns River Water Management District, Florida Department of Environmental Protection or other



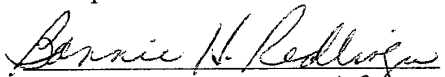
governmental authority having jurisdiction pursuant to the requirements of Rule 40C-42.027, Florida Administrative Code, or other administrative regulation of similar import.


# XVI. MERGERS AND CONSOLIDATIONS.

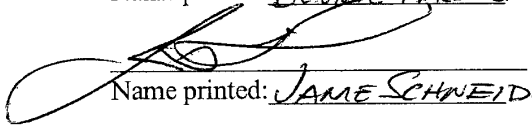
Subject to the provisions of the Declaration applicable to the Property and to the extent permitted by law, the Association may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes provided that any such merger or consolidation shall be approved in the manner provided by Chapter 617, *Florida Statutes*, as the same may be amended from time to time. For purposes of any vote of the Members required pursuant to said statutes, for so long as the Developer shall own any portion of the Property, any such merger or consolidation shall require the Developer's prior approval.

IN WITNESS WHEREOF, the Incorporator has hereto set his hand and seal this 21<sup>st</sup> day of June, 2005.

Signed, sealed and delivered  
in the presence of:

  
Name printed: BONNIE H. REDLINGER

  
Name: Michael Antonopoulos  
Incorporator

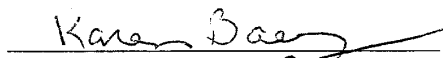
  
Name printed: JAMES SCHNEIDER

STATE OF FLORIDA}  
COUNTY OF DUVAL}

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of June, 2005, by Michael Antonopoulos. He is personally known to me.



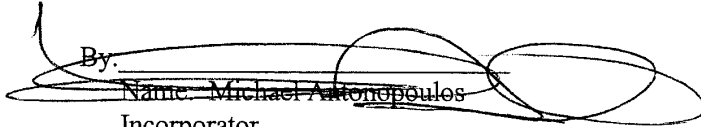
Karen Baez  
My Commission DD304155  
Expires June 26, 2008

  
(Print Name Karen Baez)  
NOTARY PUBLIC State of Florida at Large  
Commission # DD304155  
My Commission Expires: 6/26/08

IN COMPLIANCE WITH SECTION 617.0501, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED:


ISTORIA OWNERS ASSOCIATION, INC., DESIRING TO ORGANIZE UNDER THE LAWS OF THE STATE OF FLORIDA WITH ITS PRINCIPAL PLACE OF BUSINESS AT 2021 ART MUSEUM DRIVE, SUITE 210, JACKSONVILLE, FL. 32207, HAS NAMED MICHAEL ANTONOPOULOS WHOSE ADDRESS IS 2021 ART MUSEUM DRIVE, SUITE 210, JACKSONVILLE, FL. 32207, AS ITS REGISTERED AGENT TO ACCEPT SERVICE OF PROCESS WITHIN THE STATE OF FLORIDA. SAID REGISTERED AGENT'S ADDRESS IS THE CORPORATION'S REGISTERED OFFICE.

ISTORIA OWNERS ASSOCIATION, INC.

By:   
Name: ~~Michael Antonopoulos~~  
Incorporator

Dated: June 21, 2005

HAVING BEEN NAMED TO ACCEPT SERVICE OF PROCESS FOR THE ABOVE NAMED CORPORATION, AT THE PLACE DESIGNATED IN THIS CERTIFICATE, I HEREBY AGREE TO ACT IN THIS CAPACITY, AND I FURTHER AGREE TO COMPLY WITH THE PROVISIONS OF ALL STATUTES RELATIVE TO THE PROPER AND COMPLETE PERFORMANCE OF MY DUTIES.

  
Name: ~~Michael Antonopoulos~~  
Registered Agent

Dated: June 21, 2005

FILED  
05 JUN 23 PM 1:20  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of ISTORIA OWNERS ASSOCIATION, INC., a Florida corporation, filed on June 24, 2005, as shown by the records of this office.

The document number of this corporation is N05000006551.

Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capitol, this the  
Twenty-fourth day of June, 2005



CR2EO22 (2-03)

*Glenda E. Hood*  
Glenda E. Hood  
Secretary of State

**EXHIBIT "B"**

**(Bylaws)**

0320Cov.Res.DOC

**BYLAWS  
OF  
ISTORIA OWNERS ASSOCIATION, INC.**

**I. DEFINITIONS.**

All defined terms contained herein which are defined in the Declaration of Covenants and Restrictions for Istoria ("Declaration") recorded or to be recorded in the public records of St. Johns County, Florida, and in the Articles of Incorporation of the Association, shall have the same meanings as such terms are defined in the Declaration and Articles of Incorporation.

**II. LOCATION OF PRINCIPAL OFFICE.**

The office of ISTORIA OWNERS ASSOCIATION, INC. ("Association") shall be at 2021 Art Museum Drive, Suite 210, Jacksonville, Fl. 32207, or at such other place as may be established by resolution of the Board of Directors of the Association from time to time.

**III. VOTING RIGHTS AND ASSESSMENTS.**

A. Every person or entity who is a record fee simple owner of a Lot or any other portion of the Property, and the Developer as long as it owns any Property subject to the Declaration, shall be a member of the Association ("Members") as provided in the Articles of Incorporation of the Association and shall have the voting rights as set forth in the Articles of Incorporation, provided that any such person or entity who holds such interest only as a security for the performance of an obligation shall not be a Member. Membership shall be appurtenant to, and may not be separated from, ownership of any parcel within the Property.

B. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the highest lawful rate and shall result in the suspension of voting privileges during any period of such non-payment.

**IV. BOARD OF DIRECTORS.**

A. A majority of the Board of Directors of the Association ("Board") shall constitute a quorum to transact business at any meeting of the Board and the action of the majority present at a meeting at which a quorum is present shall constitute the action of the Board.

B. Any vacancy occurring on the Board because of death, resignation or other termination of services of any Director shall be filled by the Board, except that the Developer, to the exclusion of other Members and/or the Board itself, shall fill any vacancy created by the death, resignation, removal or other termination of services of any Director appointed by the Developer. A Director elected or appointed to fill a vacancy shall be elected or appointed for the

unexpired term of his predecessor in office and thereafter until his successor shall have been elected or appointed and qualified.

**V. ELECTION OF DIRECTORS.**

A. Nominations for the election of Board members (other than Board members appointed by the Developer) shall be made by the Nominating Committee described in Article IX hereof or upon petition in accordance with Section C of this Article V. The Nominating Committee shall make as many nominations as it shall in its discretion determine.

B. The Developer shall, within fourteen (14) days of the date set for the annual meeting of the Association, notify the Secretary of the names of the Directors that such Owner is appointing to the Board.

C. Petitions for nominees shall also be accepted if signed by Members representing one-third (1/3) of the total votes held by the Class A Members and if received by the Secretary of the Association not less than thirty (30) days prior to the date fixed for the annual meeting of the Members. Nominations and notification of the vacancies being filled by the Developer shall be placed on the written ballot referenced in Section D of this Article V.

D. All elections to the Board shall be made on written ballots to be voted at the annual meeting or in the discretion of the Board, by mail, provided such ballots are mailed to the Members not less than fifteen (15) days prior to the date fixed for the annual meeting. The ballots shall (i) describe the vacancies to be filled by the Class A Members, (ii) set forth the names of those nominated for each such vacancy, and (iii) set forth the names of those appointed to the Board by the Developer. Each Member may cast the number of votes to which such Member is entitled as set forth in the Articles of Incorporation.

E. In order for an election of members of the Board to be valid and binding, the election must occur at a meeting of the Members at which a quorum is present; or if the election is conducted by mail, the Association must receive as of the date established by the Board for receipt of ballots, a number of ballots representing not less than a quorum of the Members.

F. The members of the Board elected or appointed in accordance with the procedures set forth in this Article V shall be deemed elected or appointed as of the date of the annual meeting of the Members.

**VI. POWERS AND DUTIES OF THE BOARD OF DIRECTORS.**

A. The Board of Directors shall have power:

1. To call meetings of the Members.

2. To appoint and remove at its pleasure all officers, agents and employees of the Association; and to prescribe their duties, fix their compensation and require of them such security or fidelity bond, as it may deem expedient. Nothing contained in these Bylaws shall be construed to prohibit the employment of any Member, Officer, or Director of the Association in any capacity whatsoever.

3. To establish, levy, assess and collect the annual and special assessments necessary to operate the Association and carry on its activities and to create such reserves as may be deemed appropriate by the Board.

4. To collect assessments on behalf of any other property owners association entitled to establish, levy, and collect assessments from the Members of the Association.

5. To appoint committees, adopt, and publish rules and regulations governing the use of the Common Areas or any portion thereof and the personal conduct of the Members and their guests thereon, including reasonable admission charges if deemed appropriate.

6. To authorize and cause the Association to enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations.

7. To cause the financial records of the Association to be compiled, reviewed, or audited by an independent certified public accountant at such periodic intervals as the Board may determine in its sole discretion.

8. To exercise for the Association all powers, duties and authority vested in or delegated to the Association, except those reserved to Members in the Declaration or the Articles of Incorporation of the Association.

B. It shall be the duty of the Board of Directors:

1. To cause to be kept a complete record of all of its acts and corporate affairs.

2. To supervise all officers, agents, and employees of this Association to insure that their duties are properly performed.

3. With reference to assessments of the Association:

(a) To fix the amount of annual assessments against each Class A Member for each annual assessment period at least thirty (30) days in advance of such date or period;

(b) To prepare and maintain a roster of the Members and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member; and

(c) To send written notice of each assessment to every Member subject thereto.

## VII. **DIRECTORS MEETINGS.**

A. Regular meetings of the Board shall be held on such date and at such time as the Board may from time to time establish.

B. Special meetings of the Board shall be held when called by the President or Vice President of the Association or by any two (2) Directors, after not less than three (3) days notice to each Director.

C. Following the termination of the Class B Membership, meetings of the Board of Directors shall be open to all Members and notices of meetings shall be posted in a conspicuous place within the Property at least forty-eight (48) hours in advance, except in an emergency. Notice of any meeting of the Board of Directors during which assessments are to be established, shall specifically contain a statement that the assessments shall be considered and a statement of the nature of such assessments.

D. The transaction of any business at any meeting of the Board, however called and noticed, or wherever held shall be as valid as though made at a meeting duly held after regular call and notice, if a quorum is present and, if either before or after the meeting, each of the Directors not present signs a waiver of notice or a consent to the holding of such meeting or an approval of the minutes thereof. All such waivers, consents, and approvals shall be filed with the corporate records of the Association and made a part of the minutes of the meeting.

## VIII. **OFFICERS.**

A. The Officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as may be determined from time to time by the Board in accordance with the Articles of Incorporation of the Association. The President shall be a member of the Board, but the other Officers need not be.

B. The Officers of the Association shall be elected by the Board at the annual meeting of the Board, which shall be held immediately following the annual meeting of the Association. New offices may be created and filled at any meeting of the Board. Each Officer shall hold office until his successor shall have been duly elected.

C. A vacancy in any office because of death, resignation, or other termination of service, may be filled by the Board for the unexpired portion of the term.



D. All Officers shall hold office for terms of one (1) year.

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

F. A Vice President, or a Vice President so designated by the Board if there is more than one Vice President, shall perform all the duties of the President in his absence. The Vice President(s) shall perform such other acts and duties as may be assigned by the Board.

G. The Secretary shall act as the secretary of the Board, and shall record the votes and keep the minutes of all meetings of the Members and of the Board of Directors in a book to be kept for that purpose. The Secretary shall keep all records of the Association and shall record in the book kept for that purpose all the names of the Members of the Association together with their addresses as registered by such members.

H. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board, provided however, that a resolution of the Board shall not be necessary for disbursement made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer may, but need not, be a required signatory on checks and notes of the Association.

I. The Treasurer, or his appointed agent, shall keep proper books of account and cause to be prepared at the completion of each fiscal year an annual budget and an annual balance sheet statement and the budget and balance sheet statement shall be open for inspection upon reasonable request by any Member.

J. With the approval of the Board of Directors, any or all of the Officers of the Association may delegate their respective duties and functions to a licensed and qualified property manager, provided however, such property manager shall at all times be subject to the supervision and control of the Board of Directors.

#### **IX. COMMITTEES.**

A. The standing committees of the Association shall be the Nominating Committee and the Architectural Review Committee. The Nominating Committee and Architectural Review Committee shall have the duties, authority and functions as described in the Declaration and as elsewhere described in these Bylaws.

B. The Board shall have the power and authority to appoint such other committees as it deems advisable. Any committee appointed by the Board shall consist of a Chairman and two (2) or more other members and shall include a member of the Board. Committee members shall

serve at the pleasure of the Board and shall perform such duties and functions as the Board may direct.

**X. BOOKS AND RECORDS.**

The books, records and papers of the Association shall at all times during reasonable business hours be subject to inspection by any Member. The Association shall retain the minutes of all meetings of the Members and the Board of Directors for not less than seven (7) years.

**XI. MEETINGS OF MEMBERS.**

A. The annual meetings of the Members shall be held prior to November 30th of each year, at such time as the Board may designate or at such other date and time as may be selected by the Board.

B. Special meetings of the Members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, by any two or more members of the Board or upon the written request of Members holding a majority of all the votes allocated to the entire Membership.

C. Notice of all meetings of the Members, shall be given to the Members by the Secretary. Notice may be given to the Member either personally or by sending a copy of the notice through the mail, postage fully prepaid, to his address appearing on the books of the Association. Each Member shall be responsible for registering his address and telephone number with the Secretary and notice of the meeting shall be mailed to him at such address. Notice of the annual meeting of the Members shall be delivered at least forty-five (45) days in advance. Notice of any other meeting, regular or special, shall be mailed at least seven (7) days in advance of the meeting and shall set forth in general the nature of the business to be transacted; provided however, that if the business of any meeting shall involve any action as governed by the Articles of Incorporation or the Declaration in which other notice provisions are provided for notice shall be given or sent as therein provided.

D. The presence, in person or by proxy, of the Members holding not less than one-third (1/3) of the total votes in the Association as established by the Articles of Incorporation shall constitute a quorum of the Membership for any action governed by the Declaration, the Articles of Incorporation or these Bylaws.

**XII. PROXIES.**

A. Except for elections of the Board of Directors, at all meetings of the Members each Member may vote in person or by limited, but not general, 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 these Bylaws or for any other matter that requires or permits a vote of the Members.

B. All proxies shall be in writing and filed with the Secretary. No proxy shall extend beyond a period of ninety (90) days from the date of the meeting for which it was originally given, and every proxy shall automatically cease upon the sale by the Member of his interest in the Property.

C. For elections of the Board of Directors, the Members shall vote in person at a meeting of the Members or by a written ballot that each Member personally casts.

### XIII. SEAL.

The Association shall have a seal in circular form having within its circumference the words: ISTORIA OWNERS ASSOCIATION, INC., not-for-profit, 2005.

### XIV. AMENDMENTS.

These Bylaws may be altered, amended, or rescinded by majority vote of the Board of Directors at a duly constituted meeting of the Board. Amendments shall be effective on the date of passage by the Board and no amendment need be recorded in the public records of St. Johns County, Florida.

### XV. INCONSISTENCIES.

In the event of any inconsistency between the provisions of these Bylaws and the Declaration or Articles of Incorporation, the provisions of the Declaration and Articles of Incorporation shall control.

Adopted by the Board of Directors of ISTORIA OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, effective June 30<sup>th</sup>, 2005

By: 

Name: Michael Antonopoulos

**EXHIBIT "C"****(Legal Description)**

A portion of Sections 14 and 50, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the Northeast corner of Section 51, said Township and Range; thence North 89°59'47" West along the North line of said Section 51, the same being the South line of said Section 50, a distance of 1,438.80 feet to the former Easterly right of way line of U.S. Highway No. 1, said right of way line being parallel to and 150 feet Easterly of the centerline of the main track of the Florida East Coast Railroad, when measured at right angles thereto; thence North 38°04'47" West, parallel to said main track of the Florida East Coast Railroad and along said former Easterly right of way line of U.S. Highway No. 1, a distance of 224.99 feet; thence North 51°50'18" East, 50.00 feet to a point situate in the present Easterly right of way line of U.S. Highway No. 1 (State Road No. 5, a 150 foot right of way as shown on Florida Department of Transportation Right of Way Map, Section No. 7802-(110)275); thence North 51°50'18" East, 1,160.27 feet to a point situate in the Easterly right of way line of Capo Island Road (formerly known as Old Brick Road and Old Dixie Highway, a 66 foot right of way as locally recognized and accepted) and the POINT OF BEGINNING; thence South 28°10'21" East, along said Easterly right of way line, 229.43 feet to a point hereafter referred to as Reference Point "A"; thence return to the Point of Beginning; thence North 28°10'21" West, along said Easterly right of way line of Capo Island Road, a distance of 448.31 feet; thence North 52°21'39" East, 1,300 feet, more or less, to the marshes of Casa Cola Creek and/or North River; thence Southerly around and along said marshes and following the meanderings thereof, 880 feet, more or less, to a point which lies North 51°49'42" East, 1,500 feet, more or less, from said aforementioned Reference Point "A"; thence South 51°49'42" West, 1,500 feet, more or less, to said Reference Point "A" and to close.

Containing 22.0 acres, more or less.

Record and return to:  
Istoria, LLP  
115 Solana Road, Suite D  
Ponte Vedra Beach, Florida 32082

**ISTORIA**  
  
**SUPPLEMENTAL DECLARATION**  
  
to  
**DECLARATION**  
  
of  
Covenants and Restrictions

ISTORIA, LLP, a Florida limited liability partnership to be known as the "Developer," makes this Supplemental Declaration on this 31<sup>st</sup> day of March, 2008.

RECITALS:

- A. Developer has previously recorded a Declaration of Covenants and Restrictions recorded in Volume 2479, Page 424 et. seq. of the public records of St. Johns County, Florida (the "Declaration").
- B. Section 3.2 of the Declaration permits the Developer to subject additional land to the Declaration by the recording of a Supplemental Declaration.
- C. The Developer wishes to add to Istoria the following property, which shall be known as "Additional Property":

**Istoria Unit Two as recorded in Plat Book 61, Pages 9 and 10  
St. Johns County, Florida**

- D. The Developer wishes to make the Additional Property subject to the Declaration in accordance with the terms of this Supplemental Declaration.

E. All capitalized terms in this Supplemental Declaration shall be as defined in the Declaration.

DECLARATION:

1. The Developer hereby submits the Additional Property to the Declaration.
2. Upon the recording of this Supplemental Declaration, the Additional Property shall be considered a part of Istoria for all purposes. Without limiting the generality of the foregoing, Owners of Lots within the Additional Property shall be members of the Association on the same basis as the original members and shall pay the same assessments. All Common Area (as defined in the Declaration) within both the Additional Property and the original portion of Istoria shall be available for use by all Owners on a nondiscriminatory basis.
3. This Supplemental Declaration shall run with the land and be binding upon, and inure to the benefit of, every Owner of the Additional Property or any portion of it.

IN WITNESS WHEREOF, the undersigned does hereby make this Supplemental Declaration and has caused this Supplemental Declaration to be executed as of the day and year first above written.

ISTORIA, LLP  
A Florida limited liability partnership,  
by its General Partner:

WITNESSES:

Katie Lambert  
Print: Katie Lambert

MCS DEVELOPMENT CORPORATION,  
A Florida corporation

By: Michael Antonopoulos  
Michael Antonopoulos, its president

Kim Davis  
Print: Kim Davis

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March, 2008, by Michael Antonopoulos, president of MCS DEVELOPMENT CORPORATION, a Florida corporation, on behalf of the corporation as a general partner of ISTORIA, LLP, a Florida limited liability partnership. He is personally known to me or has produced a Florida driver's license as Michael Antonopoulos and did take an oath.

Kim Davis  
Notary Public, State of Florida at Large  
Serial Number: \_\_\_\_\_



PREPARED BY AND RETURN TO:  
James B. Porter, Esq.  
Fowler White Boggs P.A.  
50 N. Laura Street, Suite 2800  
Jacksonville, Florida 32202

**BLANKET TRANSFER AND ASSIGNMENT**

THIS BLANKET TRANSFER AND ASSIGNMENT, made and entered into as of the 2nd day of November, 2010, by and between ISTORIA, LLP, a Florida limited liability partnership (hereinafter referred to as "Assignor"), and REDUS Florida Land, LLC, a Delaware limited liability company, whose mailing address is 301 South College Street, Charlotte, NC 28288-0630 (hereinafter referred to as "Assignee").

**W I T N E S S E T H:**

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the premises, the conveyance by Assignor to Assignee of the real property more particularly described on Exhibit A attached hereto and incorporated herein by this reference (hereinafter referred to as the "**Property**"), and the mutual covenants herein contained, the receipt, adequacy, and sufficiency of the foregoing consideration being hereby acknowledged by the parties hereto, Assignor hereby transfers, grants, conveys, and assigns to Assignee, the following, to wit:


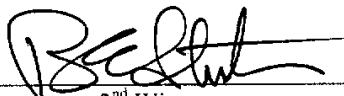
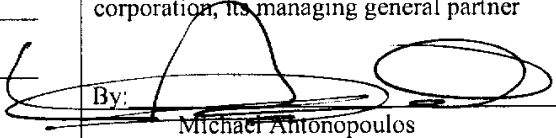
All of Assignor's rights as "Developer" under that certain Declaration of Covenants and Restrictions for Istoria recorded in Official Records Book 2479, page 424, public records of St. Johns County, Florida, as amended and/or supplemented; together with all of the right, title, interest, and benefit of Assignor in, to, and under any and all licenses, permits, development rights, zoning approvals, sewer and water permits and licenses, building permits, certificates of occupancy, demolition and excavation permits, curb cut and right-of-way permits, utility permits, drainage rights, drainage permits and agreements, and similar or equivalent private and governmental documents of every kind and character whatsoever to the extent pertaining or applicable to the development, construction, ownership, or operation of the Property, including all buildings and other improvements thereon or thereunder, and all right, title, and interest of Assignor in and to all fees heretofore paid by Assignor with respect thereto.

This Assignment shall include, but not be limited to, all of Assignor's rights in and to those certain St. Johns River Water Management District Permits Numbered 40-109-93973-1 (issued and dated July 28, 2004) and 40-109-93973-3 (issued and dated May 5, 2006).

This Blanket Transfer and Assignment shall be governed by, and construed under, the laws of the State of Florida.

This Blanket Transfer and Assignment shall inure to the benefit of, and be binding upon, the respective legal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, Assignor has caused this instrument to be properly executed the day, month and year first above written.

<p>Signed, sealed and delivered in the presence of:</p> <p>  Signature – 1st Witness  Print Name: <u>James B. Porter</u></p> <p>  Signature – 2<sup>nd</sup> Witness  Print Name: <u>BRUCE EDWARD STUTSMAN</u></p>	<p>"ASSIGNOR":</p> <p><b>ISTORIA, LLP,</b>  a Florida limited liability partnership</p> <p>By: MCS Development Corporation, a Florida corporation, its managing general partner</p> <p>  By: _____  Michael Antonopoulos  Its: President</p>
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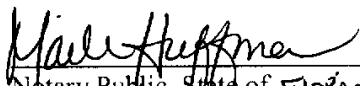
STATE OF FLORIDA )

COUNTY OF Duval )

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2010, by Michael Antonopoulos, President of MCS Development Corporation, a Florida corporation, the managing general partner of Istoria, LLP, a Florida limited liability partnership, on behalf of the partnership. He is ☐ personally known to me or ☒ has produced a valid drivers license as identification.



[Notary Stamp]

  
Notary Public, State of Florida  
Print Name: Maile Huffman

My Commission Expires: Nov 25, 2011



Exhibit A

## Property Description

## PARCEL 1:

## (MARCHIOLI PARCEL)

A portion of Sections 14 and 50, Township 6 South, Range 29 East, St. Johns County Florida; being more particularly described as follows: COMMENCING at the Northeast corner of Section 51, said Township and Range; thence North 89°59'47" West along the North line of said Section 51, the same being the South line of said Section 50, a distance of 1,438.80 feet to the former Easterly right of way line of U.S. Highway No. 1, said right of way line being parallel to and 150 feet Easterly of the centerline of the main track of the Florida East Coast Railroad, when measured at right angles thereto; thence North 38°04'47" West, parallel to said main track of the Florida East Coast Railroad and along said former Easterly right of way line of U.S. Highway No. 1, a distance of 224.99 feet; thence North 51°50'18" East, 50.00 feet to a point situate in the present Easterly right of way line of U.S. Highway No 1; (State Road No. 5, a 150 foot right of way as shown on Florida Department of Transportation Right of Way Map, Section No. 7802-(110)275); thence North 51°50'18" East, 1,160.27 feet to a point situate in the Easterly right of way line Capo Island Road (formerly known as Old Brick Road and Old Dixie Highway, a 66 foot right of way as locally recognized and accepted) and the POINT OF BEGINNING; thence South 28°10'21" East, along said Easterly right of way line, 229.43 feet to a point hereafter referred to as Reference Point "A"; thence return to the Point of Beginning; thence North 51°51'24" East, 1420, feet, more or less, to the marshes of Casa Cola, Creek and/or North River; thence Southerly around and along said marshes and following the meanderings thereof, 300 feet more or less, to a point which lies North 51°49'42" East, 1,500 feet, more or less, from said aforementioned Reference Point "A"; thence South 51°49'42" West, 1,500 feet more or less, to said Reference Point "A" and to close.

## (COLEE EAST PARCEL)

A portion of Sections 14 and 50, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the Northeast corner of Section 51, said Township and Range; thence North 89°59'47" West along the North line of said Section 51, the same being the South line of said Section 50, a distance of 1438.80 feet to the former Easterly right of way line of U.S Highway No. 1, said right of way line being parallel to and 150 feet Easterly of the centerline, of the main track of the Florida East Coast Railroad, when measured at right angles thereto; thence North 38°04'47" West, parallel to said main track of the Florida East Coast Railroad and along said former Easterly right of way line, of U.S. Highway No. 1, a distance of 224.99 feet; thence North 51°50'18" East, 50.00 feet to a point situate in the present Easterly right of way line of U.S. Highway No. 1 (State Road No. 5, a 150 foot right of way as shown on Florida, Department of Transportation Right of Way Map, Section No. 7802(110)275); thence North 51°50'18" East, 1,160.27 feet to a point situate the Easterly right of way line of Capo Island Road (formerly known as Old Brick Road and Old Dixie, Highway, a 66 foot right of way as locally recognized and accepted) and the Point Of Beginning; thence North 28°10'21" West, along said Easterly right of way line of Capo Island Road, a

distance of 448.31 feet; thence North 52°21'39" East, 1,300 feet, more or less, to the marshes of Casa Cola Creek and/or North River; thence Southerly, around and along said marshes and following the meanderings thereof, 580 feet more or less, to a point which lies North 51°51'24" East 1,420 feet, more or less, from said Point Of Beginning; thence South 51°51'24" West, 1,420 feet, more or less, to the Point Of Beginning and to close.

The above described land is now known as Isteria, according to the plat thereof as recorded in Map Book 55, pages 33, 34, 35 and 36, of the Public Records of St. Johns County, Florida.

Less and except the lots released:

Lots 1, 2, 3, 4, 5, 6, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40 and 41, of Isteria, as recorded in Map Book 55, pages 33, 34, 35 and 36, of the Public Records of St. Johns County, Florida.

#### PARCEL 2:

A portion of the Pablo Sabate Grant, Section 50, Township 6 South Range 29 East, St. Johns County, Florida lying East of Capo Island Road, formerly Old Dixie Highway and being more particularly described as follows: Commencing at the Northwestern corner of Isteria, as recorded in Map Book 55, pages 33, 34, 35 and 36 of the Public Records of said County; thence North 52 degrees, 21 minutes, 39 seconds East, along the Northwestern line of said plat of Isteria, a distance of 760.61 feet to the most Southerly corner of those certain lands recorded in Official Records Book 1859, page 1053 of said Public Records for a Point of Beginning; thence North 37 degrees, 35 minutes, 16 seconds West, along the Southwesterly line of said last mentioned lands, 451.11 feet to the most Westerly corner thereof thence North 52 degrees, 24 minutes, 19 seconds East, 114.00 feet; thence South 37 degrees, 35 minutes, 16 seconds East 130.00 feet; thence North 52 degrees, 24 minutes, 19 seconds East, 140.45 feet; thence South 11 degrees, 31 minutes, 02 seconds East, 136.41 feet; thence North 75 degrees, 08 minutes, 20 seconds East, 207 feet, more or less to the marshes of Casa Cola Creek; thence Southerly, Southeasterly and Easterly along said marshes 236 feet more or less to a point which lies North 52 degrees, 21 minutes, 39 seconds East, 535 feet, more or less from the Point of Beginning; thence South 52 degrees, 21 minutes, 39 seconds West, along the Southeasterly line of said last mentioned lands and along said Northwestern line of the plat of Isteria, 535 feet, more or less to the Point of Beginning.

The above described land is now known as Isteria Unit Two, according to the plat thereof as recorded in Map Book 61, pages 9 and 10, of the Public Records of St. Johns County, Florida.

42906270v2

Prepared By and Return to:  
Scott R. Boatright, Esq.  
Sheffield & Boatright, P.A.  
6101 Gazebo Park Place N., Suite 101  
Jacksonville, Florida 32257

**DECLARATION ANNEXING  
ISTORIA UNIT TWO-A**

**THIS DECLARATION** is made on the date of execution stated at the end of this instrument. This Declaration is made by Istoria, LLP, referred to in this instrument as the "Developer".

**INTRODUCTION:** The Developer is in the process of developing the multi-phase, residential community in St. Johns County known as Istoria. The Developer has already developed the initial phases of Istoria. It is the purpose of this instrument to annex the recently completed Unit Two-A, herein described as Exhibit "A" (hereinafter referred to as the "Additional Lands").

**SECTION 3.2 OF  
THE DECLARATION OF COVENANTS AND RESTRICTIONS  
FOR  
ISTORIA**

1. The Developer created the Declaration of Covenants and Restrictions recorded in Official Records Book 2479, Page 424, of the public records of St. Johns County; and that certain Supplemental Declaration to Declaration of Covenants and Restrictions recorded in Official Records Book 3062, Page 1511 of the public records of St. Johns County, Florida (collectively, the "Declaration").

2. Section 3.2 of the Declaration, as originally recorded, reserved to the Developer the right to subject additional land to the Declaration.

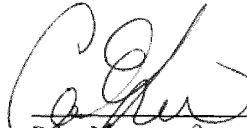
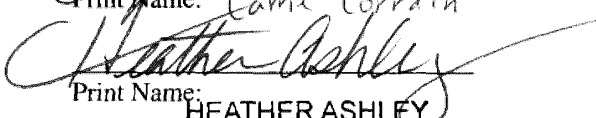
3. The Declaration, as amended, is now imposed upon Unit Two-A, and, thus, Unit Two-A owners and lenders and other interested persons become bound by and beneficiaries of the Declaration, as amended. By this imposition, the Additional Lands shall be considered a part of Istoria for all purposes. Without limiting the generality of the foregoing, Owners of Lots within the Additional Property shall be members of the Association on the same basis as the original members and shall pay the same assessments. All Common Area (as defined in the Declaration) within both the Additional Property and the original portion of Istoria shall be available for use by all Owners on a nondiscriminatory basis.

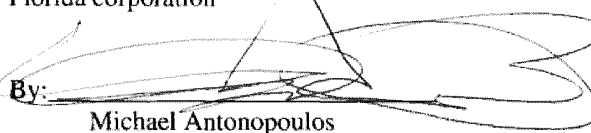
4. This Declaration shall run with the land and be binding upon, and inure to the benefit of every Owner of the Additional Property or any portion of it.

IN WITNESS WHEREOF, the undersigned does hereby make this Declaration and has caused this Declaration to be executed as of the day and the year first above written.

Signed, sealed and delivered  
in the presence of:

ISTORIA, LLP, a Florida limited liability  
partnership, by its General Partner:  
MCS DEVELOPMENT CORPORATION, a  
Florida corporation

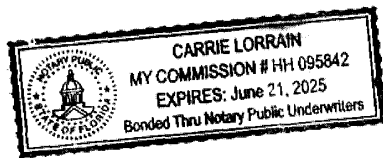
  
Print Name: Carrie Lorrain  
  
Print Name: HEATHER ASHLEY

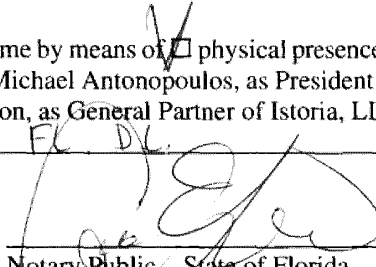
  
By: Michael Antonopoulos  
Its President  
Date: 11/15/21

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 15 day of November, 2021, by Michael Antonopoulos, as President on behalf of MCS Development Corporation, a Florida corporation, as General Partner of Istoria, LLP, a Florida limited liability partnership, who has produced FL DL identification or who is personally known to me.



  
Notary Public - State of Florida  
Print Name: Carrie Lorrain  
My Commission Number: 095842  
My Commission Expires: 6/21/25

**CONSENT AND JOINDER OF OWNER**

The undersigned, MANI S. PERUMAL, as Trustee, of the PERUMAL FAMILY TRUST UNDER AGREEMENT DATED NOVEMBER 21, 2002, the Owner of Lots 45 and 48, Istoria Unit Two-A, as described in the attached Exhibit "A", hereby consents and joins in the Declaration Annexing Istoria Unit Two-A.

IN WITNESS WHEREOF, this Consent and Joinder is executed by the undersigned this 12 day of November, 2021.

Signed, sealed and delivered  
in the presence of:

PERUMAL FAMILY TRUST UNDER  
AGREEMENT DATED NOVEMBER 21,  
2002

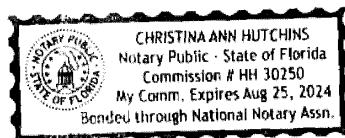
Mani Perumal  
AMUDHA PERUMAL  
Print Name: Ian Fletcher  
IAN FLETCHER  
Print Name:

By: Mani S. Perumal  
Mani S. Perumal, Trustee  
Date: 11-12-2021

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 12 day of November, 2021, by Mani S. Perumal, as Trustee of the Perumal Family Trust Under Agreement Dated November 21, 2002, and who has produced FL DL identification or who is personally known to me.



Christina Hutchins  
Notary Public - State of Florida  
Print Name: Christina Hutchins  
My Commission Number: HH 30250  
My Commission Expires: Aug 25, 2024