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DECLARATION
 OF COVENANTS AND RESTRICTIONS FOR
 PHILIPPE BAY

I N D E X

<u>Paragraph</u>	<u>Title</u>	<u>Page</u>
------------------	--------------	-------------

ARTICLE I

INTRODUCTIONS, DEFINITIONS AND CONSTRUCTION

1.1	Association	1	
1.2	Board or Board of Directors	1	
1.3	Common Area	1	
1.4	Developer	1	
1.5	Law	2	
1.6	Legal Documentation	2	
1.7	Lot	2	
1.8	Member	2	
1.9	Mortgage	2	
1.10	Mortgagee	2	
1.11	Plat	2	
1.12	Owner	2	
1.13	Person	2	
1.14	Property	3	
1.15	Recorded	3	
1.16	Regulations	3	
1.17	The Work	3	
1.18	Unit	3	
1.19	Interpretation	14 14569697 72 3	1. 10J889

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ARTICLE II

PROPERTY RIGHTS AND USE RESTRICTIONS

2.1	Owner's Easements of Enjoyment	3
2.2	Delegation of Use	4
2.3	Reciprocal Easements	4
2.4	All Rights and Easements Appurtenant	4
2.5	Utility Drainage Easements	5
2.6	Parking Restrictions	5
2.7	Unit Restrictions	5
2.8	Antennas	6
2.9	Use of Lots	6
2.10	Animals and Rubbish	7
2.11	Sewage Disposal and Water Service	7
2.12	General Restrictions	8
2.13	General Prohibitions and Indemnity	8
2.14	Rules and Regulations	8
2.15	Ownership Rights Limited to Those Enumerated	8

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

3.1	Membership	9
3.2	Classification	9
3.3	Co-Ownership	9
3.4	Extraordinary Action	9
3.5	Amplification	9

This instrument prepared by Bert C. Simon, Esquire
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 Suite 600, Jacksonville, Florida 32207

Hold Sundry Title

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<u>Paragraph</u>	<u>Title</u>	<u>Page</u>
ARTICLE IV		
<u>RIGHTS AND OBLIGATIONS OF THE ASSOCIATION</u>		
4.1	The Common Area	10
4.2	Exterior Maintenance	10
4.3	Services	10
4.4	Personal Property	11
4.5	Rules and Regulations	11
4.6	Implied Rights	11
4.7	Restrictions on Capital Improvements	11
4.8	Access by Association	11
ARTICLE V		
<u>COVENANTS FOR ASSESSMENTS</u>		
5.1	Assessments Established	12
5.2	Purpose of Assessments	12
5.3	Amount	12
5.4	Property Taxes	13
5.5	Special Assessments for Capital Improvements	13
5.6	Specific Assessments	13
5.7	Uniformity of Assessments	13
5.8	Commencement of Annual Assessment	14
5.9	Lien for Assessments	14
5.10	Remedies of the Association	14
5.11	Foreclosure	14
5.12	Homesteads	14
5.13	Subordination of Lien	14
ARTICLE VI		
<u>OBLIGATIONS OF OWNERS</u>		
6.1	Exterior Maintenance	15
6.2	Insurance	16
6.3	Termite Protection	16
ARTICLE VII		
<u>ARCHITECTURAL CONTROL</u>		
7.1	Architectural Control Committee	16
7.2	Committee Authority	16
7.3	Committee Approval	16
7.4	Applications	16
7.5	Standards	16
ARTICLE VIII		
<u>PARTY WALLS</u>		
8.1	General Rules of Law to Apply	18
8.2	Sharing of Repair and Maintenance	18
8.3	Destruction by Fire or Other Casualty	18
8.4	Weatherproofing	18
8.5	Right to Contribution Runs with Land	19
8.6	Easement	19
ARTICLE IX		
<u>OPERATION AND EXTENSION</u>		
9.1	Effect Upon Platted Lands	19

<u>Paragraph</u>	<u>Title</u>	<u>Page</u>
9.2	Effect Upon Unplatted Lands	19
<u>ARTICLE X</u> <u>GENERAL PROVISIONS</u>		
10.1	Enforcement	19
10.2	Term and Renewal	20
10.3	Amendment	20
10.4	Notice and Quorum	20
10.5	Other Approvals	21
10.6	Rights of Mortgagees	21
10.7	FHA/VA Approval	21
10.8	Provisions Inoperative as to Initial Construction	21
10.9	Severability	22

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DECLARATION
OF COVENANTS AND RESTRICTIONS
FOR
PHILIPPE BAY

THIS DECLARATION OF COVENANTS AND RESTRICTIONS is made by TRECO Communities, Inc., a Florida corporation, 1325 San Marco Boulevard, Jacksonville, Florida 32207 ("Developer"), this 16 day of January, 1984.

ARTICLE I

INTRODUCTION, DEFINITIONS AND CONSTRUCTION

Developer is the owner of the real property located in Pinellas County, Florida more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "Property") in fee simple absolute subject to those matters described on Exhibit A. Developer has caused the Property to be surveyed and platted as Philippe Bay according to the plat thereof recorded in Plat Book 87, pages 86 through 89 of the Official Public Records of Pinellas County, Florida. Developer hereby restricts the use of the Property as hereinafter provided and declares that the Property and all portions thereof and all additions thereto made in accordance with this Declaration (except to the extent specifically exempted herein), shall be held, sold and transferred subject to the easements, restrictions and covenants of this Declaration. Developer is imposing these covenants and restrictions for the benefit of all owners of the Property or portions thereof for the purpose of preserving the value and maintaining the desirability of the Property. This Declaration shall run with the title to the Property or any portion thereof and the grantee of any deed conveying the Property or any portion thereof shall be deemed by the acceptance of such deed to have agreed to observe, comply with, and be bound by the provisions of this Declaration.

Unless the context expressly requires otherwise, the words defined below whenever used in this Declaration and in the Legal Documents and all supplementary or amendatory instruments thereto, shall have the following meanings:

1.1 "Association" means Philippe Bay Association, Inc. a corporation not for profit organized pursuant to Chapter 617, Florida Statutes, its successors and assigns.

1.2 "Board" or "Board of Directors" means the Association's Board of Directors.

1.3 "Common Area" means all property from time to time owned by the Association for the common use and enjoyment of all Owners. The Common Area initially consists of the lands described on Exhibit "B" attached to this Declaration and here incorporated by reference, together with all improvements, fixtures, and tangible personal property now or hereafter situated thereon and all appurtenant easements.

1.4 "Developer" means TRECO Communities, Inc., a Florida corporation, its successors and assigns with respect to the Property, and all other Persons who acquire an interest in more than one Lot or any other portion of the Property for the purpose of development of the Property or of completing the Work.

1.5 "Law" includes, without limitation, any statute, ordinance, rule, regulation, or order validly created, promulgated, adopted, or enforced by the United States of America, or any agency, officer, or instrumentality thereof, or by the State of Flor-

ida, or any agency, officer, municipality, or political subdivision thereof, or by any officer, agency, or instrumentality of any such municipality or subdivision, and from time to time applicable to the Property or to any and all activities on or about the Property. As the context may admit, such term also includes the general principles of decisional law.

1.6 "Legal Documentation" The legal documentation for Philippe Bay consists of this Declaration, the Association's Articles of Incorporation, the Association's By-Laws, and all amendments to any of the foregoing now or hereafter made. The foregoing are individually and collectively called the Legal Documents in this Declaration. Unless the context expressly requires otherwise, the words defined below whenever used in any of the foregoing, in any corporate resolutions and other instruments of the Association, and in any deeds, mortgages, assignments, and other instruments relating to all or any portion of the Property shall have the following meanings:

(a) "Declaration" means this Declaration of Covenants and Restrictions for Philippe Bay and any supplemental declarations made in accordance herewith, as amended from time to time.

(b) "Articles" means the Articles of Incorporation of the Association, as amended from time to time.

(c) "By-Laws" means the By-Laws of the Association, as amended from time to time.

1.7 "Lot" means any plot of land shown on the Plat or any recorded subdivision plat of the Property, which is designated thereon as a lot or which is or intended to be improved with a residential townhome, but excluding the Common Area and any areas dedicated to public use.

1.8 "Member" means each Owner as provided in Article III hereof.

1.9 "Mortgage" means any mortgage, deed of trust, or other instrument validly transferring any interest in any Lot, or creating a lien upon any Lot, in either case as security for performance of an obligation. The term "Mortgage" does not include judgment, involuntary liens, or liens arising by operation of law. "First Mortgage" means any Mortgage constituting a lien prior in dignity to all other Mortgages encumbering the same property.

1.10 "Mortgagee" means the Person(s) named as the obligee under any Mortgage, or the successor in interest to any such Person.

1.11 "Plat" means that subdivision plat of Philippe Bay recorded in Plat Book 87, pages 86 through 89 of the Official Public Records of Pinellas County, Florida and the recorded plat of any lands made subject to the provisions of this Declaration pursuant to the provisions hereof, and any amendments thereto.

1.12 "Owner" means the record Owner, whether one or more Persons, of the fee simple title to any Lot, including contract sellers, but excluding any other Person holding such fee simple title merely as security for the performance of an obligation. Developer is an Owner to the extent of each Lot from time to time owned by the Developer.

1.13 "Person" means any natural person or artificial entity having legal capacity.

1.14 "Property" means the lands in Pinellas County, Florida, described on Exhibit "A" attached to this Declaration together with all additions that hereafter may be made subject to the pro-

visions of this Declaration in the manner provided in Article IX, below.

1.15 "Recorded" means filed for record in the Public Records of Pinellas County, Florida.

1.16 "Regulations" means any rules and regulations regarding the use of the Property or any part thereof duly adopted by the Association in accordance with the Legal Documents.

1.17 "The Work" means the initial development of all or any portion of the Property as a residential community by the construction and installation of streets, buildings, and other improvements, and the sale, lease, or other disposition of the Property in parcels. Such term is to be broadly construed to include any and all activities, uses, structures, and improvements necessary, convenient, or desirable to accomplish such construction and disposition.

1.18 "Unit" means a single family townhome dwelling located on a Lot as part of a multifamily building, as shown on the Plat.

1.19 Interpretation. Unless the context expressly requires otherwise, the use of the singular includes the plural, and vice versa; the use of one gender includes all genders; the use of the terms "including" or "include" is without limitation; and the use of the terms "will", "must", and "should" has the same effect as the use of the term "shall". Wherever any time period is measured in days, "days" means consecutive calendar days; and, if any such time period expires on a Saturday, Sunday, or legal holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday, or legal holiday. Unless the context expressly requires otherwise, the terms "Common Area", "Lot", and "Property" means all or any portion applicable to the context and include any and all improvements, fixtures, trees, vegetation and other property from time to time situated thereon, and the benefit of all appurtenant easements. This Declaration shall be construed liberally in favor of the party seeking to enforce its provisions to effectuate its purpose of protecting and enhancing the value, marketability, and desirability of the Property by providing a common plan for the development and enjoyment thereof. Headings and other textual divisions are for indexing purposes only and are not to be used to interpret, construe, apply, or enforce any substantive provisions. The provisions of this subparagraph apply to the interpretation, construction, application, and enforcement of all the Legal Documents.

ARTICLE II

PROPERTY RIGHTS AND USE RESTRICTIONS

2.1 Owner's Easements of Enjoyment. Every Owner has a non-exclusive right and easement of enjoyment in and to the Common Area that is appurtenant to, and passes with, the title to every Lot, subject to the following:

(a) Fees. The Association's right to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area.

(b) Suspension. The Association's right: (i) to suspend the voting rights of any Owner for any period during which any assessment against such Owner's Lot remains unpaid; (ii) to suspend such Owner's right to use any recreational facility owned or controlled by the Association, or provided for its exclusive or nonexclusive benefit, for the same period; and (iii) to suspend any Owner's right to the use of any such recreational facility for a period not to exceed sixty (60) days for any infraction of the Association's rules and regulations.

(c) Dedication. The Association's right to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purpose and subject to such conditions as may be agreed to by the Members. Such dedication or transfer must be approved by at least two-thirds (2/3) of each class of those members present in person or by proxy and voting at a meeting duly convened for such purpose, and evidenced by a recorded certificate of the Association executed by the Association with the formalities from time to time required for a deed under the laws of the State of Florida.

(d) Rules and Regulations. The Association's right to adopt, alter, amend, rescind, and enforce reasonable Regulations governing the use of the Common Area, as provided below.

The foregoing easement is limited to using the Common Area for its intended purposes in a reasonable manner. With respect to any particular use or activity, it is limited to those portions of the Common Area from time to time improved or otherwise suitable for such use or activity.

2.2 Delegation of Use. Any Owner may delegate his right of enjoyment and other rights in the Common Area to any and all Persons from time to time lawfully occupying such Owner's Lot. Any delegation to invitees is subject to the Association's rules and regulations.

2.3 Easements. There are perpetual appurtenant easements between each Lot and the adjacent portion or portions of the Common Area, and between adjacent Lots, for (i) the maintenance, repair, and reconstruction of landscaped areas, roofs, exterior walls or party walls, and other improvements as provided in this Declaration for the benefit of those Persons, including the Association, responsible for or permitted to perform such maintenance, repair and reconstruction; (ii) lateral and subjacent support; (iii) overhanging roofs and eaves, driveways, pull-off parking spaces, (and the use thereof for permitted parking purposes), and trees, if any, installed by Developer as part of the Work, and their replacements; (iv) encroachments caused by the unwillful placement, settling, or shifting of any improvements constructed, reconstructed, or altered thereon in accordance with the provisions of this Declaration; and (v) the drainage of ground and surface waters in the manner established by Developer as part of the Work. To the extent not inconsistent with this Declaration, the general rules of Law apply to the foregoing easements. The extent of such easements for maintenance, drainage, and support, is that reasonably necessary to effectuate their respective purposes. The easements for overhanging roofs and eaves, driveways, pull-off parking spaces and other improvements installed by Developer and their replacements extend to the areas affected by such improvements as originally installed by Developer. The easements of encroachment extend to a distance of not more than three feet, as measured from any point on the common boundary along a line perpendicular to such boundary at such point. There is no easement for overhangs or encroachments caused by the willful or intentional misconduct of any Owner or the Association. There are also reciprocal appurtenant easements between Lots for the installation, maintenance, repair, and replacement of any utility installations (including any television or radio cables and appurtenances) servicing more than one Lot; but such easements must be exercised in a reasonable manner so as not to cause any permanent, material injury to any Lot, and entry into any improvement is authorized only with the consent of its Owner and occupant, which consent may not be unreasonably withheld so long as such entry is at a reasonable time, in a reasonable manner, and upon reasonable prior notice whenever circumstances permit.

2.4 All Rights and Easements Appurtenant. The benefit of all rights and easements granted by this Article constitute a permanent appurtenance to, and pass with, the title to every Lot en-

joying such benefit. Whenever any such right or easement is described as nonexclusive by this Article its benefit nevertheless is exclusive to all Lots granted such benefit by this Article, unless this Article expressly grants such benefit to additional Persons. In no event does the benefit of any such easement extend to the general public.

2.5 Utility Drainage Easements. Reference is made to certain easements shown on the Plat. The Developer shall have the unrestricted right, without the approval or joinder of any other person or entity, to designate the use and to alienate, release or otherwise assign the easements shown on the Plat except to the extent such easements have been dedicated to governmental authorities or public utility companies. The easements may be used to construct, maintain and operate water mains, drainage ditches, sewer lines and other suitable installations for drainage and sewage disposal, or for the installation, maintenance, transmission and use of electricity, gas, telephone, water and other utilities, whether or not the easements are shown on the Plat to be for drainage, utilities, or other purposes. The Owners of the Lots subject to easements shown on the Plat shall acquire no right, title or interest in any of the cables, conduits, pipes, mains, lines or other equipment or facilities placed on, over or under the property subject to the easements. The Owner of any Lot subject to any easement or easements shall not construct any improvements or structures including fences and walls, upon the easement areas nor shall they landscape such areas with hedges, trees or other large landscape items that might interfere with the exercise of the easement rights. If any Owner constructs any improvements or structures on the easement areas shown on the Plat or landscape such areas as aforesaid, the Owner of the Lot shall remove the improvements or structures or landscape items upon written request of Developer, the Association or the grantee of the easement. Subsequent to Developer's conveyance of the Common Area, additional easements may be granted by the Association for utility purposes as provided in Section 1(c) of this Article.

2.6 Parking Restrictions. Unless and until the Association promulgates rules and regulations expressly authorizing the parking, storage, keeping, repair, or restoration of boats, trailers, or additional vehicles, no vehicle, boat, or trailer may be parked, stored, kept, repaired, or restored anywhere within the Property except functional passenger automobiles, vans, motorcycles, and trucks of one-half ton capacity or less (collectively, "Permitted Vehicles") and except that boats, trailers and other vehicles may be stored in the garage of a Unit. No Owner or occupant of any Lot, nor any guest or invitee of the Owner or occupant of any Lot, may regularly park a Permitted Vehicle anywhere within the Property except within a garage of a Unit, the driveway or the pull-off parking space, if any, constructed on Lots as a part of the Work. No one may park any vehicle in a manner that would obstruct the use of the sidewalks located within the Property. The foregoing shall not be deemed to prohibit guests or invitees of an Owner or occupant of a Lot from parking in the streets located on the Property while visiting such Owner or occupant, provided that normal traffic flow is not impeded. The Association may enforce the foregoing restrictions in any lawful manner, including the imposition of reasonable, uniform fines for willful or repeated violations. Nothing in this paragraph prohibits the emergency repair or servicing of Permitted Vehicles, so long as such repair or servicing is completed within 48 hours.

2.7 Unit Restrictions. Following completion of the Work, an Owner may not cause or permit any alteration or modification to be made to the structural components, roof, or exterior appearance of his Unit (except as provided in this Declaration) including the installation of window air conditioners, nor make any additions to the exterior of his Unit without the prior written approval of the Association, except that an Owner shall replace broken windows and doors with windows or doors of the same style and equal or greater quality as originally installed as part of the Work.

2.8 Antennas. No television or radio masts, towers, poles, antennas, aerials, or appurtenances shall be erected, constructed, or maintained on the exterior of any Unit or Lot unless the location, size and design thereof have been approved by the Association. In general the Association shall not approve any such items if reasonably adequate interior antenna locations are provided for such Lot by Developer as part of the Work or a master television and radio antenna system or cable system is available to such Lot.

2.9 Use of Lots.

(a) General. Each Lot shall be improved and used for single family residential purposes only, and no trade, business, or profession of any kind may be conducted in, on, or from any Lot. Notwithstanding the foregoing, the letting, renting, or leasing of Lots for transient occupancy does not constitute a trade of business prohibited by this Article.

(b) Front yards. The area of each Lot between the front lot line and the exterior front wall of the building in which the Unit is located (the "Front Yard") is subject to the following restrictions:

(i) No fence, walls, storage areas, or structures of any type may be erected in the Front Yard, except a mail box, the size, location, design and type of which have been approved by the Association.

(ii) The landscaping performed by Developer as part of the Work shall be retained and nurtured and may not be materially altered without the approval of the Association. No living trees measuring four (4) inches or more in diameter at a point two (2) feet above the ground level may be removed without the written approval of the Association. No hedges or hedge like grouping of plants shall be permitted to exceed four (4) feet in height.

(iii) No parking spaces shall be constructed nor any area used as a parking space within a Front Yard, except the paved portions of the driveways.

(c) Rear Yards. The area of each Lot between the rear lot line and the exterior rear wall of the building in which the Unit is located (the "Rear Yard") is subject in all respects to the same restrictions as the Front Yard, except to the extent the Rear Yard has been enclosed by an approved fence, as provided below, in which the following restrictions will apply:

(i) An Owner may erect a fence in the Rear Yard no closer to the front of the Lot than the exterior rear wall of the building, provided that the location, quality, style, color and design has been first approved in writing by the Association. No fence, wall or hedge may exceed six (6) feet in height. No chain link, barbed wire or other forms of wire or steel fences are permitted. All fences must be constructed and painted or stained, in a manner compatible with the Work, as determined in the sole discretion of Association, and must be maintained to preserve harmony with the Work and an attractive appearance from the exterior of each Lot. It is the intention of Association to select one or more fence type(s) compatible with the Work and to require uniform use of these fence type(s).

(ii) The landscaping performed by Developer as part of the Work shall be retained and nurtured. No living trees measuring four (4) inches or more in diameter at a point two (2) feet above the ground level may be removed without the written approval of the Association.

(iii) All storage buildings, sheds or other structures of all types must be fenced, screened or landscaped so as to not be visible from the exterior of a Lot. No such structure shall be erected until the location, quality, style, color and design has been first approved in writing by the Association.

(iv) Outdoor drying of laundry is permitted in the Rear Yard, if the drying areas are completely screened from view from adjacent Lots and any street. Clothes lines or drying racks must be of the umbrella type, no more than six feet in height from ground level unless otherwise approved in writing by the Association.

(d) Side Yards. The area of each Lot, if any, between the side lot line and the exterior side wall of the building in which the Unit is located and bounded by the extensions of the front and rear walls of the Unit (the "Side Yard") is subject in all respects to same restrictions as the Front Yard; provided however, upon approval of the Association, the Owner may erect a fence in the Side Yard no closer to the front of the Lot than the exterior front wall of the building and in conformity with the fence requirements applicable to Rear Yards, when necessary to maintain the privacy of the Lot.

2.10 Animals and Rubbish. No animals, livestock, or poultry shall be raised, bred, or kept anywhere within the Property, except that not more than two (2) dogs, two (2) cats, or two (2) caged birds (or any combination thereof not exceeding two (2) animals) may be kept on Lots subject to the Association's rules and regulations, provided such pets are not kept, bred or maintained for any commercial purpose and provided further that such pets are neither dangerous nor a nuisance to the residents of the Property. All pets are prohibited from the Common Area. Except for regular collection and disposal, no rubbish, trash, garbage, or other waste material or accumulations shall be kept, stored, or permitted anywhere within the Property, except inside the improvements on each Lot, or in sanitary containers concealed from view, and in accordance with the Association's rules and regulations, if any.

2.11 Sewage Disposal and Water Service. The City of Safety Harbor, Florida, or its successors or assigns, has the sole and exclusive right to provide all water and sewage facilities and service to the Property. No well of any kind shall be dug or drilled on the Property to provide potable water for use within any structures to be built, and no potable water shall be used within said structures except potable water which is obtained from said utility. Nothing herein shall prevent the digging of a well to provide water for swimming pools, irrigation, or for air conditioning purposes. No septic tank may be constructed on any Lot. No sewage may be discharged on the open ground or into the marshlands. All sewage must be disposed of through the sewer lines and disposal plant owned or controlled by the utility. No water from air conditioning systems or swimming pools shall be disposed of through the lines of the sewer system. The City of Safety Harbor, or its successors or assigns, has a nonexclusive perpetual easement, in, over and under the areas described on the Plat as "Easement for Utilities" or similar wording for the purpose of installation, maintenance and operation of water and sewage facilities.

2.12 General Restrictions. Except with the Association's prior written consent or in accordance with the Association's rules and regulations:

(a) Obstructions. There shall be no obstruction of the Common Area, nor shall anything be kept or stored on the Common Area.

(b) Alterations. Nothing shall be altered or constructed upon, or removed from, the Common Area.

(c) Activities. No activity is permitted in or upon the Common Area, except those for which the Common Area is from time to time suitably improved.

(d) Signs. No sign of any kind shall be displayed to public view within the Property except customary name and address signs approved by the Association, and a lawn sign of not more than four (4) square feet in size advertising a Lot for sale or rent. All signs permitted by this subsection are subject to the Association's rules and regulations.

(e) Wetlands. No swimming, bathing, fishing, canoeing, boating, or other recreational activity of any nature is permitted in, about, or upon any stream, pond, lake, marsh or other wetlands situated in the Property. Without limitation, the Board of Directors from time to time may prohibit any and all uses and activities in, upon, and about any such wetland.

2.13 General Prohibitions and Indemnity. No activity is permitted, nor shall any object or substance be kept, stored, or emitted, anywhere within the Property in violation of Law. No noxious, destructive, or offensive activity is permitted anywhere within the Property, nor shall anything be done within the Property that may constitute any annoyance or nuisance to any Owner or to any other Person at any time lawfully occupying any Lot. Each Owner shall defend, indemnify, and hold the Association and all other Owners harmless against all loss from all damage or waste caused by such Owner, or by any occupant of such Owner's Lot. Notwithstanding the foregoing, or any other provision of the Declaration to the contrary, an Owner's liability to the Association for unintentional acts or omissions is limited to the available proceeds of any and all insurance maintained by such Owner if, at the time of such act or omission, such Owner has insurance in force complying with the requirements of this Declaration or such additional reasonable insurance requirements as the Association from time to time may establish. Collection of such proceeds is at the Association's risk. To the extent from time to time available, the Association's insurance must provide for waiver of subrogation by the Association's insurer against any Owner because of any unintentional act or omission for which such Owner is responsible under this paragraph.

2.14 Rules and Regulations. No Owner or other Person occupying any Lot, or any invitee, shall violate the Association's rules and regulations for the use of the Property. All Owners and other Persons occupying any Lot, and their invitees, at all times shall do all things reasonably necessary to comply with such rules and regulations. Wherever any provisions of this Article prohibits any activity, condition, or structure within the Properties except as permitted by the Association's rules and regulations, such restriction or prohibition is self executing unless and until the Association promulgates rules and regulations expressly permitting the same. Without limitation, any rule or regulation will be deemed "promulgated" when posted conspicuously at such convenient location within the Property as the Association from time to time may designate for such purpose.

2.15 Ownership Rights Limited to Those Enumerated. No transfer of title to any Lot passes any rights in and to the Common

Area, except as expressly enumerated in this Declaration. Without limitation, no provision in any deed or other instrument of conveyance of any interest in any Lot shall be construed as passing any such right, title, and interest except as expressly provided in this Declaration.

ARTICLE III

MEMBERSHIP AND VOTING RIGHTS

3.1 Membership. Every Owner of a Lot is a member of the Association. An Owner of more than one Lot is entitled to one membership for each Lot owned. Each membership is appurtenant to the Lot upon which it is based and is transferred automatically by conveyance of title to that Lot whereupon the membership of the previous Owner automatically terminates. Except for the Developer, no Person other than an Owner may be a member of the Association, and a membership in the Association may not be transferred or encumbered except by the transfer of title to a Lot; provided however, the foregoing does not prohibit the assignment of membership and voting rights by an Owner who is a contract seller to his vendee in possession.

3.2 Classification. The Association has two classes of voting membership:

(a) Class A. So long as there is Class B membership, Class A members are all Owners except Developer and are entitled to one vote for each Lot owned. Upon termination of Class B Membership, Class A members are all Owners, including Developer so long as Developer is an Owner.

(b) Class B. The Class B member(s) is Developer and is entitled to three votes for each Lot owned. The Class B membership will cease and be converted to Class A membership upon the happening of either of the following events, whichever occurs first: (i) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership; or (ii) three (3) years from the date this Declaration is Recorded.

3.3 Co-Ownership. If more than one Person holds the Record title to any Lot, all such Persons are members but there may be only one vote cast with respect to such Lot. Such vote may be exercised as the co-owners determine among themselves, but no split vote is permitted. Before any meeting at which a vote is to be taken, each co-owner must file the name of the voting co-owner with the secretary of the Association to be entitled to vote at such meeting, unless such co-owners have filed a general voting authority with the secretary applicable to all votes until rescinded. Notwithstanding the foregoing, if title to any Lot is held by husband and wife, either co-owner is entitled to cast the vote for such Lot unless and until the Association is notified in writing. If title is held by a corporation, the secretary of the corporation shall file with the Association a certificate designating the authorized voting representative of the corporation, which shall be effective until rescinded by the corporation.

3.4 Extraordinary Action. The Association's Articles of Incorporation provide that certain actions of the Association as described in the Articles required the approval of a super-majority of the members. In addition, any such action shall require the written approval of the Developer for so long as the Developer holds any Lots for sale in the ordinary course of business, but not more than two (2) years following the termination of the Class B membership as provided in this Article.

3.5 Amplification. The provisions of this Article are amplified by the Association's Articles and By-Laws; but no such amplification shall alter or amend substantially any of the rights or obligations of the Owners set forth in this Article. Developer intends that the provisions of this Declaration, and the Articles and By-Laws be interpreted, construed, applied, and enforced to

avoid inconsistencies or conflicting results. If any such conflict necessarily results, however, Developer intends that the provisions of this Declaration control anything in the Articles or By-Laws to the contrary.

ARTICLES IV

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

4.1 The Common Area.

(a) Maintenance and Repair. Subject to the rights of Owners set forth in this Declaration, the Association has exclusive management and control of the Common Area, and all of its improvements, fixtures, furnishings, equipment, and other related personal property. The Association shall keep the foregoing in a clean, attractive, sanitary, and servicable condition, and in good order and repair. The Association's duties with respect to the Common Area include the management, operation, maintenance, repair, servicing, replacement, and renewal of all improvements, equipment, and tangible personal property installed by Developer as part of the Work.

(b) Insurance. The Association shall keep the improvements located on the Common Areas, including fixtures and personal property of the Association insured to the maximum insurable replacement value, excluding foundation and excavation costs, as determined by the Board of Directors. The insurance shall provide coverage against loss or damage by fire or other hazards covered by a standard extended coverage endorsement and such other risks as from time to time are customarily covered with respect to improvements similar in construction, location and use as the improvements on the Common Area, including but not limited to vandalism and malicious mischief, and flood and water damage, if the Common Areas are at any time located in a federally designated flood plain area. The Association shall carry public liability insurance in amounts and with coverage as determined by the Board of Directors. To the extent from time to time available, the Association's insurance must provide for waiver of subrogation by the Association's insurer against any Owner because of unintentional acts or omissions.

4.2 Exterior Lot Maintenance. In the event an Owner of any Lot in the Property shall fail to maintain the exterior of his Lot and Unit after reasonable notice specifying the maintenance or repair item in a manner satisfactory to the Board of Directors, the Association, after approval by not less than seventy-five percent (75%) of the members of the Board of Directors, shall have the right, through its agents and employees, to enter upon said Lot and to repair, maintain, and restore the Lot and the exterior of the Unit and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.

4.3 Services. The Association may obtain and pay for the services of any Person to manage its affairs to the extent it deems advisable and may contract for such other personnel as the Association determines are necessary, convenient, or desirable for the proper operation of the Property or the performance of the Association's responsibilities hereunder, whether such personnel are furnished or employed directly by the Association or by any Person with whom it contracts. Without limitation, the Association may obtain and pay for legal and accounting services necessary, convenient, or desirable in connection with the operation of the Property or the enforcement of the Legal Documents or the Association's rules and regulations. The Association may contract with others to furnish trash collection, lawn care, insurance coverage, building maintenance, termite and pest control or any other services or materials, to all Lots or to any group of Lots;

provided, however, (i) only those Lots whose Owners have requested such service shall be assessed for their cost; and (ii) each such Owner's prior written consent is obtained. Nothing herein shall be deemed to require the Association to provide such services.

4.4 Personal Property. The Association may acquire, hold, and dispose of tangible and intangible personal property, subject to such restrictions as from time to time may be contained in the Association's Articles and By-Laws.

4.5 Rules and Regulations. The Association from time to time may adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots and Common Area, or any combination, so long as such rules and regulations are consistent with the rights and duties established by the Legal Documents as they from time to time may be amended. The validity of the Association's rules and regulations, and their enforcement, shall be determined by a standard of reasonableness for the purpose of protecting the value and desirability of the Property as a residential community. The rules and regulations initially shall be promulgated by the Board of Directors and may be amended by a majority vote of the Board of Directors, or may be amended or rescinded by a majority of both classes of membership present and voting at any regular or special meeting convened for such purpose provided that no rule, regulation, decision, or other action that reasonably may have the effect of waiving, lessening, impairing, or otherwise interfering with the scope or enforcement, or both, of any restriction imposed upon the Property by this Declaration shall be effective without the written approval of the Developer. The Association's procedures for enforcing its rules and regulations at all times shall provide the affected Owner with reasonable prior notice and a reasonable opportunity to be heard, in person or through representatives of such Owner's choosing.

4.6 Implied Rights. The Association may exercise any other right, power, or privilege given to it expressly by the Legal Documents and every other right, power, or privilege so granted or reasonably necessary, convenient, or desirable to effectuate the exercise of any right, power, or privilege so granted.

4.7 Restriction on Capital Improvements. All capital improvements to the Common Area, except for replacement or repair of those items installed by Developer as part of the Work, and except for personal property related to the Common Area, must be approved by two-thirds (2/3) of each class of those members present in person or by proxy and voting at a meeting duly convened for such purpose.

4.8 Access by Association. The Association has a right of entry on to the exterior of each Lot and Unit located thereon to the extent reasonably necessary to discharge its duties of exterior maintenance, or for any other purpose reasonably related to the Association's performance of any duty imposed, or exercise of any right granted, by the Legal Documents. Such right of entry must be exercised in a peaceful and reasonable manner at reasonable time and upon reasonable notice whenever circumstances permit. Entry into a Unit may not be made without the consent of its Owner or occupant, except pursuant to court order or other authority granted by Law except in the event of an emergency and only then to the extent necessary to prevent personal injury or property damage to the Common Area or any Unit. No Owner shall withhold consent arbitrarily to entry by the Association for the purpose of discharging any duty or right of exterior maintenance if such entry is upon reasonable notice, at a reasonable time, and in a peaceful and reasonable manner. The Association's right of entry may be exercised by its agents, employees, contractors, and managers, and by the agents or employees of any such contractor or manager.

ARTICLE V

COVENANTS FOR ASSESSMENTS

5.1 Assessments Established. For each Lot owned within the Property, Developer covenants, and each Owner of any Lot by acceptance of a deed or other conveyance of Record title to such Lot, whether or not it is so expressed in such deed or conveyance, is deemed to covenant and agree to pay to the Association:

(a) An Annual Assessment, as defined in paragraph 2 of this Article; and

(b) Special Common Area assessments, as defined in paragraph 5 of this Article;

(c) Special assessments for property taxes levied and assessed against the Common Area, as defined in paragraph 4 of this Article;

(d) Specific assessments against any particular Lot that is established pursuant to any provisions of the Legal Documents, as provided in paragraph 6 of this Article; and

(e) All excise taxes, if any, that from time to time may be imposed upon all or any portion of the assessments established by this Article.

All of the foregoing, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, are a continuing charge on the land secured by a continuing lien upon the Lot against which each assessment is made. Each such assessment, together with interest and all costs and expenses of collection including reasonable attorneys' fees, also is the personal obligation of the Person who was the Owner of such Lot when such assessment fell due, but the personal obligation does not pass to an Owner's successors in title, unless assumed in writing.

5.2 Purpose of Assessments. The annual assessments levied by the Association must be used exclusively to promote the recreation, health, safety, and welfare of the residents and occupants within the Property and for the operation, management, maintenance, repair, servicing, renewal, replacement, and improvement of the Common Area. To effectuate the foregoing, the Association shall levy an Annual Assessment and shall maintain adequate reserves to provide for:

(a) the operation, management, maintenance, repair, servicing, renewal, replacement, and improvement of the property, services, and facilities related to the use and enjoyment of the Common Area, including the payment of taxes and insurance on the Common Area and the cost of labor, equipment, materials, management, and supervision thereof; and;

(b) all general activities and expenses of the Association incurred in the administration of the powers and duties granted hereunder and pursuant to Law.

5.3 Amount.

(a) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual maintenance assessment shall be Four Hundred and Eighty Dollars (\$480.00) for each fully assessable Lot. The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

(b) Commencing with the fiscal year beginning January 1 of the year immediately following the conveyance of the first Lot to an Owner and each year thereafter, the Board of Directors, at its annual meeting next preceding such date, and

each respective January 1 thereafter, may set the amount of the maximum annual assessment for the following year for each Lot, provided that the maximum annual assessment may not be increased more than fifteen percent (15%) above the maximum annual assessment for the previous year unless otherwise approved by two-thirds (2/3) of each class of those members present in person or by proxy and voting at a meeting duly convened as provided hereunder.

(c) The amount of the Annual Assessment shall be fixed by the Board of Directors at least 30 days before the beginning of each fiscal year and shall be payable in one or more installments as determined by the Board of Directors without interest so long as not more than fifteen (15) days delinquent. Written notice of such assessment shall be given to every Owner, but the failure to give such notice will not invalidate any otherwise proper assessment. In the absence of Board action to the contrary at least 30 days before the beginning of any fiscal year, the Annual Assessment then in effect will continue for such fiscal year.

5.4 Property Taxes. The Association shall timely pay all ad valorem real estate taxes, special assessments and other taxes levied on the Common Areas, and shall assess each Owner for the cost thereof as provided in paragraph 5.1 hereof. The amount of the assessment shall be determined by dividing the amount of such taxes by the number of Lots within the Property. In the Board's discretion, such assessment may be payable in a lump sum within thirty (30) days after notice or all or any portion thereof may be assessed as a part of the Annual Assessment described above. Each year the Board shall determine whether such assessment shall be levied, and its amount, within forty-five (45) days after receiving notice of the amount of taxes due.

5.5 Special Assessments for Capital Improvements. In addition to the Annual Assessment, the Association may levy in any assessment year a special assessment for the purpose of defraying, in whole or in part, the cost of any purchase of additional real property for the use and benefit of Owners, or construction, reconstruction, renewal, repair, or replacement of a capital improvement upon the Common Area, including fixtures and related personal property, provided that such assessment is approved by two-thirds (2/3) of each class of those members present in person or by proxy and voting at a meeting duly convened for such purpose.

5.6 Specific Assessments. Any and all accrued, liquidated indebtedness of any Owner to the Association arising under any provision of the Legal Documents, including any indemnity or by contract express or implied, or because of any act or omission of any Owner or occupant of such Owner's Lot or arising by reason of any Owner's failure to properly maintain the exterior of his Lot or Unit, or failure to maintain adequate insurance and a termite bond as required herein, also may be assessed by the Association against such Owner's Lot after such Owner fails to pay it when due and such default continues for thirty (30) days after written notice.

5.7 Uniformity of Assessments. The Annual Assessment and any special Common Area assessment must be uniform throughout the Property, except that the Annual Assessment against any Lot in which Developer owns any interest and which is not being occupied as a residence may be fixed by the Board of Directors for so long as there is a Class B membership in the Association in an amount not less than twenty-five percent (25%) nor more than one hundred percent (100%), of the amount of the applicable Annual Assessment against Lots owned by the Class A members of the Association then in effect; provided that Developer funds the deficits, if any, between the aggregate amount assessed Class A members and Developer, and the total expenses of the Association during the applicable period of control. Upon transfer of title of a Developer

owned Lot other than for purposes of completing the Work, such Lot shall be assessed in the applicable amount established against Lots owned by the Class A members of the Association, prorated as of, and commencing with, the month following the date of transfer of title.

5.8 Commencement of Annual Assessment. The Annual Assessment begins as to all Lots within the Property on the first day of the month following the Recording of the first transfer of title by Developer of any Lot therein to an Owner other than Developer. If the operation of this Declaration is extended to additional lands, as may be provided herein, then the Annual Assessment begins against all Lots within each such extension on the first day of the first month following the Recording of the first transfer of title by Developer to an Owner other than Developer of any Lot therein. The first Annual Assessment against any Lot shall be prorated according to the number of months then remaining in the fiscal year. The Association shall furnish to any interested Person a certificate signed by an officer of the Association setting forth whether the Annual Assessment against a specific Lot has been paid and, if not, its unpaid balance. To defray its costs, the Association may impose a reasonable, uniform charge for issuing such certificates. A properly executed certificate of the Association as to the status of assessments on a Lot is binding on the Association as of the date of issuance.

5.9 Lien for Assessments. All sums assessed to any Lot, together with interest and all costs and expenses of collection, including reasonable attorneys' fees, are secured by a lien on such Lot in favor of the Association. Such lien is subject and inferior to the lien for all sums secured by any First Mortgage encumbering such Lot. Except for liens for all sums secured by such First Mortgage, all other lienors acquiring liens on any Lot after this Declaration is Recorded are deemed to consent that such liens are inferior to the lien established by this Declaration, whether or not such consent is specifically set forth in the instrument creating such lien. The Recording of this Declaration constitutes constructive notice to all subsequent purchasers and creditors, or either, of the existence of the Association's lien and its priority. The Association may, but is not required to, Record a notice of lien to further evidence the lien established by this Declaration as to any Lot against which the Annual Assessment is more than 30 days delinquent.

5.10 Remedies of the Association. Any assessment not paid within 30 days after its due date bears interest at the rate established from time to time by the Board of Directors which shall not be less than twelve percent (12%) per annum, but not to exceed the maximum rate from time to time permitted under the laws of the State of Florida. The Association may bring an action at law against any Owner personally obligated to pay such assessment, or foreclose its lien against such Owner's Lot. No Owner may waive or otherwise escape liability for the Association's assessments by non-use of the Common Area, or by abandonment of such Owner's Lot. A suit to recover a money judgment for unpaid assessments may be maintained without foreclosing, waiving, or otherwise impairing the security of the Association's lien, or its priority.

5.11 Foreclosure. The lien for sums assessed pursuant to this Article may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property from time to time may be foreclosed in the State of Florida. In any such foreclosure, the Owner is required to pay all costs and expenses of foreclosure, including reasonable attorneys' fees. All such costs and expenses are secured by the lien foreclosed. Such Owner also is required to pay to the Association any assessments against the Lot that become due during the period of foreclosure, which also are secured by the lien foreclosed and shall be accounted and paid as of the date the Owner's title is divested by foreclosure. The Association has the right and power to bid at

the foreclosure or other legal sale to acquire the Lot foreclosed, or to acquire such Lot by deed or other proceeding or conveyance in lieu of foreclosure, and thereafter to hold, convey, lease, rent, encumber, use, and otherwise deal with such Lot as an owner, but for purposes of resale only. If any foreclosure sale results in a deficiency, the Association shall be entitled to seek a deficiency judgment against the Owner.

5.12 Homesteads. By acceptance of a deed or other conveyance of title to any Lot, the Owner of each Lot is deemed to acknowledge conclusively that the Annual Assessment established by this Article is for the improving and maintenance of any homestead thereon and that the Association's lien has priority over any such homestead.

5.13 Subordination of Lien. The lien for the assessments provided in this Article is subordinate to the lien of any First Mortgage. Sale or transfer of any Lot does not affect the assessment lien, except that the sale or transfer pursuant to a mortgage foreclosure or any proceeding or conveyance in lieu thereof, extinguishes the assessment lien as to payment that became due before such sale or transfer. No such sale or transfer relieves such Lot from liability for assessments thereafter becoming due, or from the Association's lien. The Association shall report to any First Mortgagee of a Lot any assessments remaining unpaid for more than 30 days and shall give such First Mortgagee 30 days in which to cure such delinquency before instituting foreclosure proceedings against such Lot, provided such First Mortgagee has given the Association written notice of its mortgage, designating the Lot encumbered by a proper legal description and stating the address to which notices shall be given.

ARTICLE VI

OBLIGATIONS OF OWNERS

6.1 Exterior Lot Maintenance.

(a) Owner Responsibility. Each Owner shall, at his expense, maintain, repair and replace all portions of the exterior of his Lot, including without limitation the roof, gutters, downspouts and exterior building surfaces and their replacements, all glass surfaces and screening, doors, electric and plumbing equipment, air conditioner and heating units, landscaping items and any other equipment, structures, improvements, additions, or attachments, located on the Lot by Owner or installed by Developer as part of the Work. The foregoing obligation includes any maintenance, repair, or replacement required because of the occurrence of any fire, wind, vandalism, theft, or other casualty. All maintenance and repair shall be performed by each Owner at regular intervals as shall be necessary to keep his Lot and Unit in an attractive condition and in substantially the same condition and appearance as existed at the time of completion of the Work, subject to normal wear and tear that cannot be avoided by normal maintenance. As to maintenance items requiring normal periodic maintenance, such as painting and staining, all Owners within a building shall perform such maintenance at substantially the same time, except to the extent more frequent maintenance of portions of a building may be required due to exposure to the sun or other conditions causing accelerated weathering. Each Owner shall promptly perform any maintenance or repair requested to prevent any damage or loss to other Lots or Units or the Common Areas, and shall be liable for all loss or damage sustained by other Owners or the Association caused by reason of his failure to promptly perform such maintenance and repair following written notice to such Owner specifying the items of maintenance or repair.

An Owner may not cause or permit any material alteration in the exterior appearance of their Lots and Units, including the color of exterior surfaces of the Unit, without the prior written approval of the Association. Owners shall use only roof materials, paint, and stain colors approved by the Association when performing repair and maintenance, or when repainting or staining the exterior of their Units.

(b) Association Authority. If (i) any Owner refuses or fails to timely maintain, repair, or replace, as the case may be, any exterior portion of his Lot or Unit after reasonable notice from the Association specifying the maintenance or repair items and (ii) not less than seventy-five percent (75%) of the members of the Association's Board of Directors so find after reasonable notice to, and reasonable opportunity to be heard by the Owner affected, then the Association may maintain, repair, or replace the portion of the Lot or Unit specified in the Association's notice at such Owner's expense and the cost thereof shall be specifically assessed against such Owner's Lot as provided in Article V, paragraph 5.6 of this Declaration.

6.2 Insurance. Each Owner shall keep his Unit insured to the maximum insurable replacement value, excluding foundation and excavation costs, against loss or damage by fire or other hazards covered by a standard extended coverage endorsement and such other risks as from time to time are customarily covered with respect to improvements similar in construction, location and use as his Unit. Each Owner shall provide the Association with a certificate of insurance within 15 days of the issuance of the policy and within 15 days of each renewal thereof. Failure of an Owner to carry the insurance required herein shall permit the Association, following ten (10) days notice to the Owner, to obtain the required insurance coverage and to specifically assess the Owner for the cost thereof, including a reasonable fee for placing the insurance. An Owner may join with other Owners of Units within his building to purchase one insurance policy covering the entire building, or may authorize the Association to purchase insurance covering his Unit and other Units in the Property, provided however, nothing herein shall be deemed to require the Association to provide such service.

6.3 Termite Protection. Each Owner shall annually cause his Unit to be inspected by a certified pest control operator for termite and other wood destroying insects, and shall maintain a termite and wood destroying insect bond with respect to his Unit. Each Owner shall provide the Association with a copy of each annual inspection and evidence that the bond is in full force and effect. Failure of an Owner to obtain and maintain such a bond, shall permit the Association, following ten (10) days notice, to obtain a termite inspection and bond, and to specifically assess the Owner for the cost thereof, including a reasonable fee for obtaining the inspection and bond. An Owner may join with other Owners of Units within his building to obtain termite protection for the entire building or may authorize the Association to obtain termite protection for his Unit and other Units in the Property; provided however, nothing herein shall be deemed to require the Association to provide such service.

ARTICLE VII

ARCHITECTURAL CONTROL

7.1 Architectural Control Committee. The Developer shall appoint as a standing committee an Architectural Control Committee, (the "Committee") composed of three or more persons who need not be Owners. The Developer shall retain the right to appoint the Committee members until the first to occur of i) the sale by Developer of all the Lots in the Property or ii) ten (10) years from the date this Declaration is Recorded. Thereafter the Board

of Directors shall appoint the Committee members. Any references in the Legal Documents to architectural control approval by the Association shall be deemed to require the approval of the Committee. No member of the Committee shall be entitled to compensation for services performed, but the Board may employ independent professional advisors to the Committee and allow reasonable compensation to such advisors from Association funds.

7.2 Committee Authority. Unless the Developer is specifically designated by this Declaration to regulate a particular item, the Committee has full authority to regulate the use and appearance of the exterior of the Property to: (i) assure harmony of external design and location in relation to surrounding buildings and topography; (ii) protect and conserve the value and desirability of the Property as a residential community; (iii) maintain, to the extent reasonably practical, the exterior design and appearance of the improvements located on the Property, including the exterior of Units, in substantially the same appearance and condition as existed at the completion of the Work; and (iv) maintain uniformity of external appearance among the improvements located on the Property, including the exterior of Units. The power to regulate includes the power to prohibit those exterior uses or activities inconsistent with the provisions of this Declaration, or contrary to the best interests of other Owners in maintaining the value and desirability of the Property as a residential community. The Committee may adopt, promulgate, rescind, amend, and revise reasonable rules and regulations in connection with the foregoing; provided, however, such rules and regulations are: (i) consistent with the provisions of this Declaration; and (ii) if the Board has not constituted itself as the Committee, approved by the Board before taking effect. Violations of the Committee's rules and regulations shall be enforced by the Board in the name of the Association.

7.3 Committee Approval. Except for direct replacements of items installed by Developer as part of the Work, the Committee's prior approval is required for any and all changes (including color changes), alterations, additions, reconstruction, improvements, or attachments of any nature whatsoever to the exterior of any Lot or Unit within the Property, unless any structure, use, or activity is expressly permitted by the Committee's promulgated rules and regulations.

7.4 Applications. All applications to the Committee must be accompanied by reasonably detailed plans and specifications. If the Committee does not approve or disapprove any application within 30 days after receipt, the Committee's approval will be deemed given. If no suit to enjoin or remove any structure, activity, use, change, alteration, or addition in violation of any provisions contained in this Declaration is commenced within six months following its completion, and a lis pendens or other notice of the pendency of such action Recorded, the Committee's approval also will be deemed given as to all Persons without knowledge of such violation, except the Owner creating such violation. In all other events, the Committee's approval must be in writing. In all events, the Association's procedures for review and enforcement of the provisions of this Article at all times must provide any affected Owner with reasonable prior notice and a reasonable opportunity to be heard in person and by representatives of such Owner's choosing.

7.5 Standards. All action by the Association with respect to architectural controls shall: (i) assure harmony of external appearance, design, materials, and location in relation to surrounding buildings and topography within the Property; and (ii) protect and conserve the value and desirability of the Property as a residential community; and (iii) be consistent with the provisions of the Legal Documents; and (iv) be in the best interests of all Owners in maintaining the value and desirability of the Property as a residential community.

ARTICLE VIII

PARTY WALLS

8.1 General Rules of Law to Apply. Each wall or fence built as a part of the Work upon the Property and placed on the dividing line between Lots is a party wall and, to the extent not inconsistent with the provisions of this Article, the general rules of Law regarding party walls and liability for property damage caused by intentional, willful, or negligent acts or omissions apply.

8.2 Sharing of Repair and Maintenance. The cost of reasonable repair, maintenance, and replacement of a party wall and the foundation or footing supporting any party wall shall be shared by the Owners who make use of the wall or foundation in proportion to such use.

In the event that any Owner should fail or refuse to perform or pay for any maintenance, repairs, or restorations as required by this Article, the adjoining party wall Owner shall have the following remedy, in addition to any other remedies provided by the laws of the State of Florida.

The affected Owner may serve written demand upon the delinquent Owner, demanding that the maintenance, repairs, or restorations be made within 30 days after service of the demand. The demand shall be deemed to have been served if it is hand delivered to the delinquent Owner, or mailed to the delinquent Owner at the mailing address of the Lot owned by the delinquent Owner, by certified or registered mail postage prepaid, and deposited in the United States Mail.

After expiration of the 30 days following service of the demand if the delinquent Owner has failed or refused to make the demanded maintenance, repairs or restorations, the affected Owner may cause such maintenance, repairs or restorations to be made. In such event the delinquent Owner shall be indebted to the affected Owner for the expense of the maintenance, repairs or restorations, and any damage sustained by the Unit or loss or expense incurred by the affected Owner by reason of such failure to timely maintain or restore and such affected Owner shall have a lien against the delinquent Owner's Lot for the full amount of such indebtedness, together with interest at the maximum rate allowed by the laws of the State of Florida. (No) lien under this provision shall be acquired until a claim of lien is recorded. The form and substance of the claim of lien shall be as similar as practicable as that provided by the Florida Mechanic's Lien Law. Thereafter, the rights and duties and remedies of the respective owners shall be those as provided to an Owner and a lien claimant under the Florida Mechanic Lien Law, including but not limited to the rules contained in that statute for discharge of liens, duration of liens, and transfer of liens to security.

No lien acquired under the provision shall be superior to or effective against any bona-fide purchaser or mortgagee who shall have acquired their interest of record prior the recordation of a claim of lien in accordance with this provision.

8.3 Destruction by Fire or Other Casualty. If a party wall is destroyed or damaged by fire or other casualty and is not covered by insurance, any Owner who has used the wall may restore it. If other Owners thereafter make use of the wall, they shall contribute to the cost of restoration in proportion to their use, all without prejudice to the right of any such Owner to call for a larger contribution from the others under any rule of Law regarding liability for negligent, willful, or intentional act or omissions.

8.4 Weatherproofing. Notwithstanding any other provision of this Article, an Owner who by his negligent, willful, or inten-

tional act causes any other Unit or party wall to be exposed to the elements, or to infestation by termites or other injurious agencies, shall bear the whole cost of furnishing the necessary protection against such elements or agencies and of repairing all resulting damage.

8.5 Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this Article is appurtenant to the Lots affected and shall pass to and bind each such Owner's successors in title.

8.6 Easement. In the event that there shall be located within any party wall pipes, vents, outlets, or other structures serving one or more Lots or Units, the Owner of each Lot so served shall have and enjoy a perpetual easement for the maintenance and use of any such pipe, vent, outlet or other structure.

ARTICLE IX

OPERATION AND EXTENSION

9.1 Effect Upon Platted Lands. From and after the date this Declaration is Recorded, all of the Property shall be held, sold, and conveyed subject to the provisions of this Declaration, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and be binding upon all Persons having any right, title, or interest therein, or any part thereof, their respective heirs, successors, and assigns, and shall inure to the benefit of the Association, Developer, and each Owner, their respective heirs, successors, and assigns.

9.2 Other Extensions. The extension of the provisions of this Declaration to any lands other than the Property requires the approval of two-thirds (2/3) of each class of those members present and voting in person or by proxy at a meeting duly convened for such purpose. Such extension shall become effective upon recording an amendment to this Declaration, executed by the Association and the Owners of all interests in Lands to which the provisions of this Declaration are extended with the formalities from time to time required for a deed under the laws of the State of Florida.

ARTICLE X

GENERAL PROVISIONS

10.1 Enforcement. The Developer, the Association, or any Owner, has the right to enforce, by any appropriate proceeding, all restrictions, conditions, covenants, easements, reservations, liens, charges, rules, and regulations now or hereafter imposed by, or pursuant to, the provisions of the Legal Documents. If the Association or Developer is the prevailing party in any litigation involving the Legal Documents or any of the Association's rules or regulations, or if any Owner obtains the enforcement of any provision of the Legal Documents or of any such rule or regulation against any other Owner, then such party may recover all costs and expenses, including reasonable attorneys' fees incurred in negotiation, trial and appellate proceedings. In no event may such costs and expenses be recovered by an Owner against the Association or Developer, unless otherwise provided by law. If the Association is such a prevailing party against any Owner, such costs and expenses, including reasonable attorneys' fees, may be assessed against the Owner's Lot, as provided in the Article entitled "Covenant for Assessments". If any Owner or class of Owners is a prevailing party against any other Owner or Class of Owners, such Owner or Owners may be reimbursed by the Association for all or any part of the costs and expenses incurred, including reasonable attorneys' fees, in the discretion of the Board of Directors. Failure by the Association or by any Owner to enforce any covenant, restriction, rule or regulation will not constitute a waiver of the right to do so at any time.

10.2 Term and Renewal. The provisions of this Declaration shall run with and bind the Property, and all other lands to which it may hereafter be extended as provided herein, and shall inure to the benefit of and be enforceable by the Association or any Owner, their respective heirs, successors, and assigns, until 40 years from the date this Declaration is Recorded, whereupon they automatically shall be extended for successive renewal periods of ten years each, unless seventy-five percent (75%) of the then Owners elect not to reimpose them as evidenced by an instrument executed and Recorded during the six months immediately preceding the beginning of any renewal period.

10.3 Amendment.

(a) Developer. The Developer reserves and shall have the sole right without the joinder or consent of any Owner, the Association, the holder of any mortgage, lien or other encumbrance affecting the Property, or any other Person (i) to amend this Declaration to comply with any requirements of a governmental agency or institutional First Mortgagee willing to make, insure or purchase mortgage loans secured by a Lot, (ii) to amend this Declaration to cure any ambiguity in or any inconsistency between the provisions of this Declaration, or any inconsistency between these provisions and the other Legal Documents or the Plat; provided, however, any amendments to these Covenants and Restrictions pursuant to this subparagraph shall be subject to approval by the United States Department of Housing and Urban Development or the Veterans Administration.

(b) Owners. Subject to specific provisions of this Declaration which shall supersede the provisions of this paragraph, this Declaration may be amended (i) on or before 40 years from the date it is Recorded by an instrument executed by the Association with the formalities from time to time required of a deed under the laws of the State of Florida and signed by not less than seventy-five (75%) of all Owners, and (ii) thereafter by such instrument signed by not less than sixty percent (60%) of all Owners. No amendment shall be effective until Recorded but the Associations' proper execution shall entitle it to public record, notwithstanding the informal execution by the requisite percentage of Owners.

10.4 Notice and Quorum. Wherever any provision of this Declaration requires any Extraordinary Action to be approved by the membership at a meeting duly convened for such purpose, written notice of such meeting must be given to all members not less than 30 days, nor more than 60 days, in advance of such meeting, setting forth its purpose. The presence in person or by proxy, of members entitled to cast at least one-half (1/2) of the votes of each class of membership constitutes a quorum, if the action must be approved by both classes of membership, or of the Class A members, if there is no Class B membership. If the required quorum is not present or represented, the members entitled to vote shall have the power to adjourn the meeting, from time to time without notice other than announcement at the meeting, until the required quorum shall be present or represented. No such subsequent meeting shall be held more than 60 days following the preceding meeting. Proxies must be registered with the Secretary of the Association prior to members meetings. No Owner may hold more than five (5) proxies.

10.5 Other Approvals. Notwithstanding any provision of the Legal Documents to the contrary, all of the following actions require the prior approval of the Developer (for so long as Developer holds any Lots for sale in the ordinary course of business but not more than two (2) years following the termination of the Class B membership as provided in Article III hereof) and the holders of seventy-five percent (75%) of the First Mortgages within the Property: (i) alienation or encumbrancing of all or any portion of the Common Area, except as expressly permitted under Article II, paragraph 2.1(c), and (iii) amendment of Articles of Incorporation

Articles of Incorporation of the Association; and (iv) the merger, consolidation, or dissolution of the Association.

10.6 Rights of First Mortgagees. Any First Mortgagee has the following rights:

(a) Inspection. During normal business hours, and upon reasonable notice and in a reasonable manner, to inspect current copies of the Legal Documents and Regulations and the books, records, and papers of the Association; and

(b) Financial Statements. Upon written request to the Secretary of the Association, to receive copies of the annual financial statements of the Association; provided however, the Association may make a reasonable, uniform charge to defray its cost incurred in providing such copies; and

(c) Meetings. To designate a representative to attend all meetings of the membership of the Association, who is entitled to a reasonable opportunity to be heard in connection with any business brought before such meeting but in no event entitled to vote thereon.

(d) Notices. By written notice to the Secretary of the Association, and upon payment to the Association of any reasonable, uniform annual fee that the Association from time to time may establish for the purpose of defraying its costs, any First Mortgagee shall be entitled to receive any notice that is required to be given to the Class A members of this Association under any provision of the Legal Documents. Additionally, any such First Mortgagee giving notice to the Association shall be entitled to written notice of (i) any condemnation or casualty loss affecting a material portion of the Property or any Unit encumbered by its First Mortgage, (ii) lapse, cancellation or material modification of insurance coverage or fidelity bond maintained by the Association; and (iii) any proposed action requiring the consent of a specified percentage of mortgage holders.

10.7 FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: annexation of additional properties; dedication of Common Areas; and amendment of this Declaration.

10.8 Provisions Inoperative as to Initial Construction. Nothing contained in this Declaration shall be interpreted, construed, applied, or enforced to prevent Developer, or its contractors, subcontractors, agent, and employees, from doing or performing on all or any part of the Property owned or controlled by Developer whatever it or they determine to be necessary, convenient, or desirable to complete the Work, including:

(a) Structures. Erecting, constructing, and maintaining such structures, including one or more model homes, as may be necessary or convenient for conducting Developer's business of completing the Work, establishing the Property as a residential community, and disposing of the same in parcels by sale, lease, or otherwise.

(b) Business. Conducting thereon its or their business of completing the Work, establishing the Property as a residential community, and disposing of the Property in parcels by sale, lease, or otherwise and conducting resales of Lots within the Property, including the operation of one or more sales, business, or construction offices, or any combination.

(c) Signs. Maintaining such sign or signs as are necessary, convenient, or desirable in connection with the sale, lease, or other transfer of the Property in parcels.

As used in this paragraph, the term "its transferees" specifically does not include purchasers of Lots improved as completed residences. Developer reserves temporary easements over, across, and through the Common Area for all uses and activities necessary, convenient, or desirable for completing the Work, such easements to be exercised so as not to cause any material damage to the Common Area and to expire only when Developer no longer owns any Lot within the Property that is offered for sale in the ordinary course of Developer's business.

10.9 Severability. Invalidation of any particular provision of the Legal Documents by judgment or court order will not affect any other provision, all of which will remain in full force and effect; provided however, any Court of competent jurisdiction is hereby empowered, to the extent practicable, to reform any otherwise invalid provision contained in the Legal Documents when necessary to avoid a finding of invalidity while effectuating Developer's intent of providing a comprehensive plan for the use, development, sale, and beneficial enjoyment of the Property.

IN WITNESS WHEREOF, Developer has executed this Declaration the date stated above.

SIGNATURES WITNESSED BY: TRECO Communities, Inc.

Christine M. Decco
Jennifer L. Myszowski

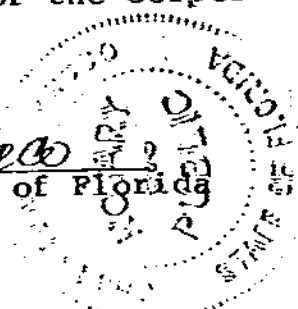
By: *William L. Buckner*
William L. Buckner Vice President

"DEVELOPER"

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 16 day of January, 1984, by William L. Buckner the Vice President of TRECO Communities, Inc. on behalf of the corporation.

Christine M. Decco
Notary Public, State of Florida
at Large.



My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. OCT 16, 1987
BONDED THRU GENERAL INS. LTD.

EXHIBIT A

TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PHILIPPE BAY

That portion of land located and lying in the East 1/2 of the Northeast 1/4 of Section 34, Township 38 South, Range 16 East, Pinellas County, Florida, also known as the vacated plat of Tropical Highlands vacated per instrument #957650, being more particularly described as follows:

From the Southeast corner of the West 1/2 of the Northeast 1/4 of Section 34, Township 28 South, Range 16 East, Pinellas County, Florida as a point of reference; thence S. 89°37'30" E., along the East/West centerline of said Section 34, 360.17 feet for the point of beginning; thence N. 00°14'27" W., 140.01 feet; thence N. 89°37'30" W., 310.17 feet to a point on the East Right-of-way line of S. R. 590 (West Coast Boulevard) (Philippe Parkway); thence continue N. 00°14'27" W., along said right-of-way line, 772.02 feet; thence leaving said line N. 89°45'33" E., 141.00 feet to a point of curve; thence along a curve to the right, radius 672.00 feet; Delta 39°15'00"; Arc 460.35 feet; Chord S. 70°36'57" E., 451.40 feet to a point of reverse curve; thence along a curve to the left; Radius 485.00 feet; Delta 56°00'00"; Arc 474.03 feet; Chord S. 78°59'27" E., 455.39 feet to a point of cusp; thence along a curve to the left, concave to the Northeast, radius 876.00 feet; Delta 33°09'50"; Arc 507.05 feet; Chord S. 22°59'27" E., 500.00 feet to a point of cusp; thence along a curve to the left; Concave to the East, radius 500.00 feet; Delta 25°57'22"; Arc 226.51 feet; Chord S. 06°08'33" W., 224.58 feet to a point on said East/West centerline of said Section 34; thence N. 89°37'30" W., along said line, 871.10 feet to the point and place of beginning.

Containing 19.08 acres more or less.

SUBJECT TO:

1. The lien of general taxes for the year 1984 and thereafter.
2. All applicable statutes, zoning ordinances and governmental regulations, including but not by way of limitation, restrictions imposed by the Department of Environmental Regulation of the State of Florida on certain "wetlands" to the extent that portions of the Property lie within the jurisdictional limits of the Department of Environmental Regulation.
3. Florida Power Easement filed in Book 286 Page 601 Public Records of Pinellas County, Florida.
4. All matters shown on the Plat of Philippe Bay and all amendments thereto, as recorded in the Public Records of Pinellas County, Florida

EXHIBIT B

TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR PHILIPPE BAY
COMMON AREAS

All those tracts of land identified as Common Areas "A",
"B", "C", "D", "E", "F", "G", and "H" on the plat of Philippe Bay
recorded in Plat Book 87, pages 86 through 89 of the Of-
ficial Public Records of Pinellas County, Florida.

UNOFFICIAL COPY