

Prepared by:
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Ansbacher Law
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**REVIVED DECLARATION OF COVENANTS, CONDITIONS,
RESTRICTIONS AND EASEMENTS FOR COVENTRY SUBDIVISION**

THIS REVIVED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COVENTRY SUBDIVISION is made effective by Coventry Owners Association, Inc. (the "Association"), a Florida not-for-profit corporation, this 21 day of June, 2021.

RECITALS:

- A. The original Developer for the Association recorded that certain Declaration of Covenants, Conditions, Restrictions and Easements for Coventry Subdivision, which is recorded in Official Records Book 6002, Page 2083, *et seq.* of the public records of Duval County, Florida; as well the First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Coventry Subdivision ("First Amendment"), which is recorded in the Official Records Book 6130, Page 2328, *et seq.* of the public records of Duval County, Florida (hereinafter together referred to as the "Previous Declaration").
- B. All of the land encumbered by the Previous Declaration is depicted on the following plats:
- Coventry Subdivision as recorded in Plat Book 41, Pages 19B and 19C of the public records of Duval County, Florida;
- as more particularly described in the Exhibits attached hereto.
- C. The covenants and restrictions contained in the Previous Declaration had expired pursuant to Chapter 712, Florida Statutes, also known as the Marketable Record Title Act ("MRTA").
- D. The Organizing Committee was organized for the Association and consisted of the following persons:

Bonnie Watson
1820 Grassington Way N.
Jacksonville, FL 32223
(904) 451-8576

Laurie Capece
1788 Bolton Abbey Dr.
Jacksonville, FL 32223
(904) 382-0766

Gina Parson
1777 Bolton Abbey Dr.
Jacksonville, FL 32223
(904) 651-9941

Susan Kirkpatrick
1782 Bolton Abbey Dr.
Jacksonville, FL 32223
(843) 437-2981

Victor Cox
1823 Bolton Abbey Dr.
Jacksonville, FL 32223
(904) 486-0916

- E. The Organizing Committee for the Association submitted the Previous Declaration pursuant to 720.403, Florida Statutes, as the "Revived Declaration" to the Florida Department of Economic Opportunity, which was approved for revival as outlined in Florida Statutes Chapters 712 and 720.
- F. The Revived Declaration governs only the lots which were originally encumbered by the Previous Declaration and does not contain covenants that are more restrictive on the parcel owners than the covenants contained in the Previous Declaration and the amendments thereto.
- G. The voting interests of each parcel owner under this Revived Declaration are the same as the voting interests of the parcel owners under the Previous Declaration. The proportional assessment obligations of each parcel owner under this Revived Declaration shall be the same as the proportional assessment obligations of the parcel owners under the Previous Declaration.

NOW, THEREFORE, the Association hereby revives all terms and provisions of the Previous Declaration and governing documents, which are attached hereto for recording in the public records to complete the revitalization process outlined in Florida Statutes Chapter 712 and 720:

**COVENTRY OWNERS ASSOCIATION,
INC.,
a Florida not-for-profit corporation**

ATTEST:

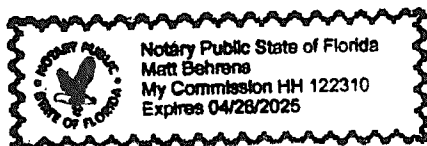
By: *Susan Kirkpatrick*
Name: Susan Kirkpatrick
Title: President

By: *Gina Parson*
Name: Gina Parson
Title: Secretary

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged, sworn to and subscribed before me by means of [] physical presence or [] online notarization, this ___ day of June, 2021, by Susan Kirkpatrick, as President of Coventry Owners Association, Inc., who is [] personally known to me or [x] has produced Drivers License as identification and Gina Parson, as Secretary of Coventry Owners Association, Inc., who is [] personally known to me or [x] has produced Drivers License as identification.

[Notary Seal]



Matt Behrens
Notary Public
Printed Name: Matt Behrens
My Commission Expires: 4-28-25

1002-2913

DECLARATION
OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS
FOR
COVENTRY SUBDIVISION

THIS DECLARATION is made on the date that it is completely executed by FIRST PIONEER CORPORATION, a Florida corporation, and FLORIDA FIRST COAST DEVELOPMENT CORPORATION, a Florida corporation, doing business as COVENTRY, a Joint Venture, hereafter collectively referred to as the "Declarant".

FOR VALUE RECEIVED, the mutual promises stated in this instrument, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the corporations forming Declarant agree for themselves, and for all persons claiming by, through and under them, as follows:

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to Coventry Owners Association, Inc., a Florida corporation not for profit, and its successors and assigns.

Section 2. "Common Areas" shall mean all real property (including the improvements thereto) owned and/or maintained by the Association for the common use and enjoyment of the owners. "Common Area" shall initially consist solely of the entrance sign for the subdivision and the two lakes. However, the two lakes are common areas only to a limited extent, all as more particularly defined in later provisions of this instrument.

Section 3. "Declarant" shall mean and refer to First Pioneer Corporation and Florida First Coast Development Corporation, and their successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 4. "Declaration" shall mean this instrument and all of its duly adopted modifications.

Section 5. "Lake" shall mean and refer to one or both of the bodies of water (as the context may require) shown on the plat, as they may be relocated from time to time by the action of their waters. The use and ownership of the lakes are more particularly defined in later provisions of this Declaration.

Section 6. "Lot" shall mean and refer to any one of the 93 building plots of land shown on the recorded plat of the subdivision. Unless the context otherwise requires, "Lots" shall mean and refer to all of the 93 building plots of land shown on the recorded plat.

Section 7. "Mortgagor" shall mean and refer to the person(s) who gives a mortgage encumbering some or all of the property.

Section 8. "Mortgagee" shall mean and refer to the person(s) who receives a mortgage, and their successors and assigns, and any person having a legal or equitable interest in the mortgage indebtedness, including but not limited to insurers, guarantors and purchasers, as for example Federal National Mortgage Association.

RETURN TO:

THIS INSTRUMENT WAS
WILLIAM B. HARRIS
FARMER, HARRIS
3000 N. W. 11th St.
JACKSONVILLE, FLORIDA 32205

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Section 9. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 10. "Person(s)" shall mean and refer to a natural person, a corporation, a partnership, a trust or any other recognized legal entity or relationship.

Section 11. "Property" shall mean and refer to the following described real property, and such additions thereto as may be hereafter brought within the jurisdiction of the Association:

All of the Lots, right-of-ways, easements, lakes and other property shown on, described in and covered by the provisions of the Plat of Coventry, according to the plat thereof recorded in Plat Book 41, at Pages 19, 19A, 19B, and 19C of the current public records of Duval County, Florida.

ARTICLE 11 PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every Owner and the Association shall have a right and easement of enjoyment in and to any Common Area, which rights shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

a) The right of the Association to charge reasonable admission and other fees for the use of any recreational facility hereafter situated upon any Common Area;

b) The right of the Association to suspend the voting rights and right to use any of the recreational facilities, if any, as to any Owner for any period during which any assessment against such Owner's Lot remains unpaid and for a period not to exceed sixty (60) days for any infraction of the Association's published rules and regulations;

c) The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by its members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by two-thirds of each class of members of the Association has been recorded;

d) The rights of use and enjoyment of the Lakes are qualified and limited by later provisions of this Declaration.

Section 2. Delegation of Use. Any Owner may delegate, in accordance with this Declaration, the Articles of Incorporation, and the By-Laws for the Association, such Owner's right of enjoyment to the Common Area and facilities to the members of such Owner's family, tenants or contract purchasers who reside on the property.

ARTICLE 111 ASSOCIATION: MEMBERSHIP AND VOTING RIGHTS

Section 1. Creation. The Association was created by the

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Articles of Incorporation filed with the Florida Department of State on the 17th day of August, 1985. The Association received Charter No. B10741.

Section 2. MEMBERSHIP. Every owner of a Lot shall be a member of the Association. This provision is supplemented by the rules contained in the Articles of Incorporation and the By-Laws.

Section 3. CLASS A AND CLASS B MEMBERS. The following rules prevail over the Articles of Incorporation and the By-Laws:

CLASS A: Class A members shall be all Owners, with the exception of the Declarant.

CLASS B: The Class B member shall be the Declarant and shall be entitled to five (5) votes for each Lot owned. The Class B membership shall cease and be converted to Class A when Declarant ceases to hold fee simple title to any part of the property.

ARTICLE IV COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation for Assessments. The Declarant, for each Lot owned within the property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: 1) annual assessments or charges, and 2) special assessments for capital improvements, such assessments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs and reasonable attorneys' fees, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such assessment is made. Each such assessment, together with interest, costs and reasonable attorneys' fees, shall also be the personal obligation of the person who was the Owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to such Owner's successors in title unless expressly assumed by them, but the lien shall survive any conveyance of title.

Section 2. PURPOSE OF ASSESSMENTS. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents in the property and for the improvement and maintenance of the Common Areas.

Section 3. MAXIMUM ANNUAL ASSESSMENT. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum assessment shall be \$ 30.00 per year.

a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum assessment may be increased each year but not more than five percent (5%) above the maximum assessment for the previous year without a vote of the membership.

b) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum assessment may be increased more than five percent (5%) by a vote of two-thirds (2/3) of each class of members who are voting in person or by proxy, at a meeting duly called for such purposes.

c) The Board of Directors shall fix the assessment

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annually at amounts not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements. In addition to the annual assessments authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon any Common Area, including fixtures and personal property related thereto; provided that any such special assessment shall have the assent of two-thirds (2/3) of the votes of each class of members who are voting in person or by proxy at a meeting duly called for such purposes.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present, another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. Provided, however, the first assessment, as established in Section 3, is established by the Declarant without a meeting.

Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments, Due Dates for Assessments, and Certificate by Association as to Assessments. The annual assessments provided for in Section 3 shall commence as to all lots on the date of the recording of this Declaration in the public records of Duval County, Florida. No lot owned by the Declarant, an owner who is a builder that has purchased the lot with the intention of constructing a residence for resale in the ordinary course of business, or a mortgagee, shall be subject to any assessment until a residence has been constructed on the lot and the lot sold to an owner having the intention of occupying the residence as their primary residence, but, in all events, this excuse from assessments shall terminate as of December 31, 1988. The initial assessment shall be collected at the closing of the sale and purchase to the owner intending to occupy the residence as their primary residence and transmitted to the Association by the owner who is the purchaser. The Board of Directors shall fix the amount of the annual assessment against each lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every owner subject thereto. The due date shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether or not the assessments on a specified lot have been paid. A properly executed certificate of the Association as to the status of assessments on a lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments on the Association. Any assessment not paid within thirty (30)

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days after the due date shall bear interest from the due date at the rate of ten percent (10%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property involved or both. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Areas or abandonment of such Owner's Lot. No claim of lien need be filed to create the lien. However, a claim of lien shall be filed and served upon the defaulting Owner by hand delivery or certified mail, postage prepaid, not less than fifteen (15) days before commencing a foreclosure action. Service by mail shall be to the last address on the Association's records, or, in the alternative, to the last address on the Tax Collector's Rolls for Duval County, Florida.

Section 9. Relationship of Assessment Lien to Mortgage.

The lien for the assessments provided for in this Declaration shall be subordinate to the lien of any institutional first mortgage without regard to when the assessment became due, the lien was created, or the first mortgage recorded. Although the sale or transfer of any Lot shall not discharge or mitigate the effectiveness of an assessment lien, the sale or transfer of any Lot pursuant to a mortgage foreclosure or conveyance or proceedings in lieu thereof, without regard to the lien priority of the mortgage, except a purchase money mortgage in favor of an Owner who was an Owner when the assessment became due, shall extinguish the lien of such assessment as to payments which become due prior to the sale or transfer. However, no such foreclosure or other proceeding, sale or transfer shall relieve the Lot or the Owner from liability for any assessments thereafter becoming due or from the lien for any such later assessments.

ARTICLE V
ARCHITECTURAL CONTROL

Section 1. Architectural Control by Association. The Board of Directors of the Association shall have the exclusive authority over architectural control. The Board of Directors may exercise that authority or they may appoint an architectural control committee, which committee shall have not less than three (3) members with the number of members always being of an odd number.

Section 2. Approval of Improvements. No Lot nor the Lakes shall be changed from the condition after their development by the Declarant, or improved or added to by the placement of any material without first obtaining the written approval of the Board of Directors of the Association, or the architectural control committee, as the case may be. The person desiring to improve a Lot shall submit to the Board of Directors, or the architectural control committee, a site plan, plans and specifications and any other materials or information reasonably required in order to determine if the proposed improvements are in compliance with this Declaration and are in conformity with the aesthetic harmony of other improvements within the Property. If the Board of Directors, or the architectural control committee, fails to approve the improvements within sixty (60) days after all necessary materials have been submitted, approval shall be deemed to have been given. However, the foregoing sentence shall not be used to excuse material compliance with this Declaration.

Section 3. Enforcement. If this Article is not complied with, the Association, through the Board of Directors, shall have primary authority to enforce all rights and remedies provided by

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contract or by law in the event of any such violation. However, if the Board of Directors of the Association fail to act within thirty (30) days following the date of the violation, then any Owner shall be entitled to bring an action on behalf of the Association and all other Owners against the offending person. In that event, the prosecuting Owner shall be entitled to pursue any and all rights and remedies provided by contract or by law, as the prosecuting Owner may deem to be appropriate.

ARTICLE VI LAKES

Section 1. Lakes. The Declarant has created a lake that lies close to Mandarin Road, within the boundaries of Lot 1, as shown on Page 19B of the plat. Also, there existed before the development of the property a larger lake that lies over or abuts Lots 19, 20, 34, and 35, as shown on Page 19C of the plat. There are the two lakes that are referred to in various provisions of this Declaration.

Section 2. Ownership of Lake. The owners of the Lots which abut the lake shall own the lake bed. All such Owners shall have the common law riparian rights for use of the water appurtenant to their fee simple title. Neither the Association nor any other Owners of any other Lots shall have an ownership interest in the lake. The foregoing delineated ownership rights are subject to the rights, if any, of the governments of the United States, the State of Florida, and the City of Jacksonville.

Section 3. Use of Lakes for Retention and Detention of Storm Waters. The lakes shall be subject for use by all Owners of all the Property for retention and detention of surface storm waters. This use has been commemorated in the engineering plans for the horizontal development of the Property. The Association shall be exclusively responsible for maintenance of both lakes in a condition required by applicable engineering principles, laws and regulations, in order to provide adequate retention and detention of storm waters for all of the Property. The Association shall be deemed to have accepted this responsibility for maintenance as of the time of the recordation of this instrument. The retention and detention of storm waters shall be the paramount use of the two lakes and shall prevail over any recreational uses afforded to certain persons as regards the larger lake.

Section 4. Drainage and Utility Easement Along Rear of Each Lot. The Declarant hereby creates and reserves a drainage and utility easement over, under, in and through the rear 7-1/2 feet of each Lot. This easement shall be parallel to and at right angles of the rear lot line for each Lot. This easement shall be for the benefit of Declarant, all other Lot owners, and all public or private providers of drainage and utility services for the purpose of installation and maintenance of drainage and utility services. Without intention of limitation of the scope of this easement, it is intended that this easement be for the benefit of any Owners who need to make corrective work in order to achieve proper flow of surface storm waters as may be necessitated by change of circumstances or conditions proximately caused by construction, but there shall be no changes made in the drainage plan without the approval of the Association through the architectural control rules established in this Declaration.

Section 5. Recreational Uses. The larger lake may be used for recreational purposes. This use is limited to the Owners who abut that lake and their social invitees. However, all recreational uses of that lake shall be subordinate to and

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subject to the reasonable regulation of the Association in order to preserve the retention and detention use. This authority in favor of the Association shall include without limitation control over piers, docks, boathouses, bulkheads, boats and any other related subjects and things.

Section 6. Changes in Shoreline and Bed. No Owner shall dredge, fill or otherwise alter the shoreline and bed contour of either lake without the prior written consent of the Association.

Section 7. Pumping of Water from Lake and Discharge and Dumping into Lake. No person shall pump or remove water from either lake, nor shall they discharge or dump liquids or solids into either lake without the prior written consent of the Association.

Section 8. Assessments. All expenses of the Association in performing its rights and duties created by this Article shall be subject to the assessment powers of the Association. Subject to the limitations upon assessments contained in Article IV of this Declaration, the Board of Directors of the Association shall have the exclusive authority to determine the necessity of assessments for maintenance of the lakes for the retention and detention use, and no assessment shall be deemed to be improper or unenforceable because the work for which it is adopted has incidental value for the recreational uses of the larger lake. The Association shall not adopt any assessment for work the majority of which is for the benefit of the recreational uses of the larger lake.

ARTICLE VII EASEMENTS AND UTILITIES

Section 1. Ingress and Egress. All roadways within the Property are public right-of-ways owned and maintained by Duval County, Florida, as shown on the plat. However, there is an ingress and egress easement shown on Page 19C of the plat, which runs along the Northeastly side of the larger lake. That is an easement for ingress and egress for the benefit of the lands adjoining to the north of this Property. Neither the Declarant nor the Association nor any Owner shall be required to maintain that easement nor respond in damages for any injury to person or property in connection with that easement. However, subject to the limitations upon assessments contained in Article IV of this Declaration, the Association shall have the authority to elect to maintain that easement, if, in the opinion of the Board of Directors, the physical and/or aesthetic integrity of the property requires the maintenance.

Section 2. Surface Waters. In accordance with the engineering plans for the horizontal development of the property and the permits issued pursuant to those plans, there shall be an easement over all of the property for the discharge and flow of surface storm waters to the lake for the retention and detention use described in Article VI of this Declaration. In having plans and specifications prepared for improvements, all Owners shall take into account and accommodate for the flow and discharge of surface waters in conformity with this Declaration.

Section 3. Drainage and Utility Easements Shown on Plat. The Declarant hereby confirms and reserves the drainage and utility easements shown on the plat. The Declarant reserves the right to confirm and convey these easements to public and private providers of utility services by separate documentation as the Declarant and such providers may agree from time to time.

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Section 4. Additional Easements for Drainage and Utilities. The Declarant, for themselves, and for the Association after termination of Class B voting membership as provided in Section 2 of Article III, reserves the right to grant any additional easements for drainage and utilities as may be necessary to serve all or any portion of the property. These easements shall be created in conformity with existing conditions of the property so as to not materially impair existing improvements and easements.

Section 5. Confirmation of Rights of Mandarin Utilities, Inc. Mandarin Utilities, Inc., and its successors and assigns, shall have the sole and exclusive right to provide all water and sewage facilities and services to the property. No well of any kind shall be dug or drilled or maintained on any of the Lots to provide water for use within any structure so that no potable water shall be used within any structure upon any Lot, except potable water which is obtained from Mandarin Utilities, Inc. However, nothing in this paragraph is intended to preclude the digging and maintenance of a well on a Lot which is used exclusively for yard, garden or airconditioning purposes. All sewage must be disposed of through the lines and equipment owned or controlled by Mandarin Utilities, Inc. No water from airconditioning systems, ice machines, swimming pools or any other source of condensate water shall be disposed of through the lines of the sewer system. Mandarin Utilities, Inc. is hereby granted a nonexclusive, perpetual and unobstructed easement and right in and to, over and under the property for the purpose of ingress, egress and installation and/or repair of central water and sewage facilities.

Section 6. Lake Access for Governmental Authorities. The Declarant hereby reserves an easement over the property necessary for access to the lake for the employees or agents of any governmental authority having jurisdiction over the lake, as for example the Florida Department of Environmental Regulation and St. Johns River Water Management District.

ARTICLE VIII LAND USE COVENANTS

Section 1. Residential Use Only. Except for development, residential construction and related marketing activities by Declarant or others, the property shall be used only for residential purposes without any other, commercial or social use however incidental they may appear to be.

Section 2. Residences. There shall be only one single family residence located upon each Lot. No residence shall exceed two stories in height. Each residence shall have not less than 1,800 heated and cooled square feet. Two-story residences shall contain not less than 1,000 heated and cooled square feet for the ground floor and not less than 800 heated and cooled square feet for the second story. Additionally, each residence shall have an attached, two-car garage with side entry exposures only and with a minimum of at least 400 square feet. No garage shall be enclosed or otherwise converted to another use other than a garage without the construction of another attached, two-car garage.

Section 3. Detached Buildings. Detached buildings or outbuildings shall not be permitted except as may be approved from time to time by the Board of Directors of the Association, which shall have the exclusive authority under its rule making power to determine whether or not any outbuildings shall be permitted, and, if permitted, of what type they shall be.

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Section 4. SWIMMING POOLS. There shall be no swimming pools except those which are installed in the ground. All swimming pools shall be located within the rear yard and shall be enclosed by a fence.

Section 5. FENCES. There shall be no fences except those which are constructed of natural wood. The height, location and design of fences shall be within the exclusive control of the Board of Directors of the Association under its rule making power.

Section 6. Setback Lines. No residence shall be located nearer than thirty (30) feet to the front lot line, nor nearer than twenty (20) feet to any side street lot line, nor nearer than 7-1/2 feet to an interior side lot line (but in all events, not closer than fifteen (15) feet from an adjoining residence), nor nearer than ten (10) feet to a rear lot line.

Section 7. Further Subdividing and Minimum Lot Areas. No lot shall be subdivided without the approval of the Board of Directors or the architectural control committee, as the case may be. In all events, no lot shall have an area of less than 14,000 square feet.

Section 8. Nuisances. No activity shall be permitted within the property that constitutes a nuisance.

Section 9. Vehicles and Boats. Passenger automobiles are permitted. Passenger automobiles belonging to Owners shall be parked within the driveway or within the garage. No passenger automobile shall be parked on any street other than on a temporary basis. No inoperative passenger automobile shall be kept on any of the property except on a temporary (not to exceed twenty-four hour) basis. The Board of Directors of the Association shall have the exclusive authority under its rule making power to determine from time to time other types of vehicles and boats, if any, which shall be permitted to be kept or used within the property. This approach is being taken by the Declarant because of the impracticality of foreseeing all of the different types of vehicles and boats that might be available in the market from time to time during the effectiveness of this Declaration.

Section 10. Signs. No sign shall be placed on any part of the property except the entrance sign to be maintained by the Association and except signs advertising lots for sale and residences for sale or lease. The Board of Directors through its rule making power shall have exclusive jurisdiction to determine the size and appearance of signs.

Section 11. Clotheslines. No exterior clotheslines shall be permitted.

Section 12. Oil and Mining Operations. No oil or mining operations shall be carried on within any of the property.

Section 13. Animals. Animals which are customarily accepted as household pets may be kept by Owners. There shall be no commercial raising of household pets. There shall be no other animals permitted. The type, number and conduct of permitted animals shall be subject to the rule making power of the Board of Directors of the Association.

Section 14. Garbage and Refuse Disposal. No lot shall be used as a dumping ground for garbage or refuse. All garbage or refuse shall be kept in closed, sanitary containers. All equipment for the storage or disposal of garbage or refuse shall

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be kept in a clean and sanitary manner and shall not be visible from the street, except on scheduled collection days.

Section 15. Maintenance of Landscaping and Yards. All yards and landscaping shall be maintained at all times in a neat, attractive and safe condition. Therefore, but without limitation, this provision precludes the abandonment of maintenance which results in dense and prolific growth of weeds and other vegetation. If the failure to maintain a yard reasonably results in a material impairment of the aesthetic quality of the property, the Board of Directors of the Association shall have the right to perform the maintenance at the expense of the Owner of the lot, which expense shall be subject to lien rights in the same manner as other assessments contemplated in this declaration.

Section 16. Utility Equipment. All utility lines shall be installed underground. No antennas or satellite dishes of any kind shall be placed outside of a residence, except as permitted by the Board of Directors of the Association through its rule making power. No airconditioning units shall be installed in any window.

Section 17. Right of Board of Directors to Delegate Powers to Architectural Control Committee. If the Board of Directors of the Association elects to appoint an architectural control committee as permitted by Article V of this Declaration, this limitation on the delegation of powers to that committee shall apply. In various provisions of this Article and other parts of this Declaration there are express references to persons, things, conditions or circumstances subject to the rule making power of the Board of Directors. Where express reference to that rule making is stated, the architectural control committee shall not have the right to pass the rules, but, rather, shall have the authority to interpret and enforce them, subject to the right of an Owner to appeal the issue to the Board of Directors. In all events, any Owner shall have the right to request that the Board of Directors review any decision of the architectural control committee.

ARTICLE IX GENERAL PROVISIONS

Section 1. Relationship Between Declaration, Articles of Incorporation, and By-Laws. This Declaration, the Articles of Incorporation and the By-Laws shall be read together as a uniform set of rights and duties. In the event of a conflict between their terms, the specific shall control over the general. In the event that that rule is not sufficient to decide the question, then each document shall prevail over the other in this priority: first the Declaration, then the Articles of Incorporation, and then the By-Laws.

Section 2. Applicable Laws and Remedies. This Declaration, the Articles of Incorporation and the By-Laws shall be construed and enforced according to the laws of the State of Florida. All beneficiaries of those agreements shall be entitled to all rights and remedies provided by those laws. Jurisdiction and venue for any action arising out of those agreements shall lie in the appropriate State Court within Duval County, Florida, without regard to the domicile of any party. In any action, the prevailing party(ies) shall be entitled to recover all costs and a reasonable attorneys' fee, including all levels of appellate litigation.

Section 3. Enforcement. The Association, through the Board

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of Directors, shall have primary authority to enforce the provisions of this Declaration, the Articles of Incorporation and the By-Laws. However, any Owner shall have the right to bring an action for enforcement if, after thirty (30) days' prior written notice to the Board of Directors in the absence of an emergency, and with no written notice if the circumstances of the emergency reasonably preclude notice, the Association fails to initiate the enforcement action.

Section 4. Severability. If a Court of agency of competent jurisdiction should determine that some but not all of the provisions of this Declaration, the Articles of Incorporation or the By-Laws are not enforceable under applicable provisions of law, then those provisions shall be severed and the remainder shall be enforceable.

Section 5. Effect of This Declaration and its Attachments. This Declaration and its attachments shall be equitable servitudes running with the title to the property.

Section 6. Term. This Declaration and its attachments shall remain in full force and effect for a term of thirty (30) years after the date of recordation, not including the date of recordation. Thereafter, this Declaration shall be automatically extended for successive periods of one (1) year each, unless prior to the next renewal date seventy-five percent (75%) of Owners and seventy-five percent (75%) of mortgagees of record vote to terminate prior to the next renewal. During the initial thirty-year term, this Declaration and its attachments may be terminated only upon the order of a Court of competent jurisdiction or upon the vote of all of the Owners and all of the mortgagees of record.

Section 7. Amendments. This Declaration, the Articles of Incorporation and the By-Laws may be amended at any time during the initial thirty-year term by an instrument signed and duly recorded in the current public records of Duval County, Florida, by not less than ninety percent (90%) of the Owners and ninety percent (90%) of the mortgagees of record. Thereafter, amendments shall require seventy-five percent (75%) of Owners and seventy-five percent (75%) of mortgagees of record.

Section 8. Release of Minor Violations. The Board of Directors of the Association or the architectural control committee, as the case may be, shall have the exclusive power to consent to conditions which constitute a minor violation of this Declaration and its attachments, as for example, but not limited to, violations of setback lines that are ten or less percent of the setback distance. Any such release shall be executed by an officer of the Association and duly recorded in the current public records of Duval County, Florida. All persons claiming by, through and under the Owner of the lot for which a release is given pursuant to this provision shall be entitled to rely in good faith upon the recorded release as an exemption from liability for the condition reflected in the release.

Section 9. Waivers. No waiver, whether written, oral or by conduct shall constitute a waiver of the same right, duty or default at another time, or of any other right, duty or default at any time.

Section 10. Annexation. No additional properties or Common Area shall be annexed to the property except upon the written and duly recorded consent of not less than seventy-five percent (75%) of the Owners.

Section 11. Copies of Documents From Association. Any

0002 12074

OFFICIAL RECORDS

Owner, any mortgagee and any contract purchaser shall be entitled to obtain from the Association, at a prepaid expense established by the Board of Directors from time to time, a photocopy of this Declaration, its attachments, and any documents pertaining to the organization and management of the Association.

Section 12. Captions. Captions for various provisions of this Declaration and its attachments have been provided for convenience in reading only. No title shall be used to alter or limit the substance of any provision.

Executed in several counterparts, each of which shall act as an original, on the dates stated below.

Signed, sealed and delivered in the presence of:

Maugh. Hammond
Robert L. Spiller

FIRST PIONEER CORPORATION

By:

Barold L. Craft

Its: President

Date: August 22, 1985

Robert L. Spiller
Robert L. Spiller

FLORIDA FIRST COAST DEVELOPMENT CORPORATION, a Florida corporation

by:

Glenie D. Barrell, Jr.

Its: President

Date: August 14th, 1985

STATE OF FLORIDA)
COUNTY OF DUVAL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Barold L. Craft, President of First Pioneer Corporation, and he acknowledged executing the foregoing instrument freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal this 14th day of August, 1985.

Notary Public
State of Florida

My Commission Expires

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Aug. 7, 1986

77 6002 12095
OFFICIAL RECORDS

STATE OF FLORIDA)
COUNTY OF DUVAL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Glenis L. Harrell, Jr., President of First Coast Development Corporation, doing business as Coventry, a Joint Venture, and he acknowledged before me that he executed the foregoing instrument freely and voluntarily under authority duly vested in him by said corporation.

WITNESS my hand and official seal this 14 day of August, 1985.

Paula L. Harrell
Notary Public
State of Florida

My Commission Expires:

STATE OF FLORIDA
AUG 15, 1989
NOTARY PUBLIC

STATE OF FLORIDA
DUVAL COUNTY

I, UNDERSIGNED Clerk of the Circuit & County Courts, Duval County, Florida, DO HEREBY CERTIFY the within and foregoing, consisting of 13 pages, is a true and correct copy of the original as it appears on record and file in the office of the Clerk of Circuit & County Courts of Duval County, Florida.

WITNESS my hand and seal of Clerk of Circuit & County Courts of Duval County, Florida, this 10 day of Dec A.D., 20 20.

RONNIE FUSSELL

Clerk, Circuit and County Courts
Duval County, Florida

05 AUG 20 1985 4:04
85-76664

FILED AND RECORDED IN PUBLIC
RECORDS OFFICE, DUVAL COUNTY, FLA.

6130 2328

OFFICIAL RECORDS

FIRST AMENDMENT
TO
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS
AND EASEMENTS FOR COVENTRY SUBDIVISION

(Regarding Minimum Square Footage for Residences)

THIS FIRST AMENDMENT is made on the date that it is completely executed by First Pioneer Corporation, a Florida corporation, and Florida First Coast Development Corporation, a Florida corporation, doing business as "Coventry", a joint venture, hereafter collectively referred to as the "Declarant", and the undersigned builders who constitute all of the fee simple owners of lots in Coventry other than the Declarant.

FOR VALUE RECEIVED, the mutual promises stated in this instrument, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the undersigned mutually agree for themselves, and for all persons claiming by, through and under them, as follows:

1. Declaration. This First Amendment concerns the Declaration of Covenants, Conditions, Restrictions and Easements for Coventry Subdivision as recorded in Official Records Volume 6002, beginning at Page 2083 of the current public records of Duval County, Florida, which shall be referred to as the "Declaration" in the balance of this instrument.

2. Provision Being Amended. This First Amendment concerns Section 2 of Article VIII appearing on Page 8 of the Declaration. Specifically, this amendment concerns the following language in that provision: "Two story residences shall contain not less than 1,000 heated and cooled square feet for the ground floor and not less than 800 heated and cooled square feet for the second story."

3. First Amendment. The above quoted sentence is amended in its entirety to read as follows: "Two story residences shall contain not less than 1,000 heated and cooled square feet for the ground floor. The second story shall not be required to have a minimum amount of heated and cooled square feet provided that the entire residence contains not less than 1,800 heated and cooled square feet."

4. No Other Amendments. Except as expressly provided in the foregoing paragraph, the Declaration shall not be amended, and all of its terms and conditions shall remain in full force and effect, including but not limited to the provisions concerning prior architectural approval for construction of residences.

5. Joinder of Builders. Since the recordation of the Declaration, the Declarant has conveyed fee simple title for some of the lots to various builders. All of those grantees have joined in the execution of this instrument for the purpose of submitting their titles to the terms and conditions of this First Amendment.

Executed in several counterparts, each of which shall act as an original, on the dates stated below.

Signed, sealed and delivered FIRST PIONEER CORPORATION
in the presence of:

By:

Harold L. Craft
Harold L. Craft
President

Date:

March 13, 1986

Return
To:

THE FIRST PIONEER CORPORATION
WILLIAM B. RYAN, PRESIDENT
RYAN ASSOCIATES
3000 8 HARTLEY ROAD
JACKSONVILLE, FLORIDA 32217

6130 2328
6002
2083

Vol 6130 pg 2329

OFFICIAL RECORDS

FLORIDA FIRST COAST DEVELOPMENT CORPORATION

Paula L. Hamel
Victoria B. Clark

By: [Signature]
Glenis L. Harrell, Jr.
President

Date: 3/11/86

"DECLARANT"

MERIDIAN CONSTRUCTION & DEVELOPMENT CO

Linda B. Pepe
Victoria B. Clark

By: [Signature]
Its President

Date: 3/19/86

D.W. HUTSON CONSTRUCTION, INC.

Patricia B. DeCristo
George Ann Mungie

By: [Signature]
Its President

Date: 3-19-86

HARRELL CONSTRUCTION COMPANY, INC.

Paula L. Hamel
Victoria B. Clark

By: [Signature]
Its President

Date: 3/11/86

COPPENBARGER HOMES, INC.

Ida-Lou Stephens
Brenda Jacob

By: [Signature]
Its President

Date: March 14, 1986

C&C JOINT VENTURE, a Florida Limited Partnership
Coppenbarger Homes, Inc.

Ida-Lou Stephens
Brenda Jacob

By: [Signature]
President

a Florida corporation, its General Partner

By: _____

~~Its President~~

Date: March 14, 1986

COGDILL BUILDERS, INC.

Paula L. Hamel
Victoria B. Clark

By: [Signature]
Its President

Date: 3-18-86

"BUILDER"

6130 2330

OFFICIAL RECORDS

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing First Amendment was acknowledged before me by Harold L. Craft, President, First Pioneer Corporation, on behalf of said corporation.

WITNESS my hand and official seal this 13 day of March, 1986.

Linda J. Hudson
Notary Public, State of Florida

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Jan. 19, 1990

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing First Amendment was acknowledged before me by Glenis L. Harrell, Jr., President of Florida First Coast Development Corporation, on behalf of the said corporation.

WITNESS my hand and official seal this 11 day of March, 1986.

Paula L. Harrell
Notary Public, State of Florida

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN 11, 1989
BONDED THRU GENERAL INV. UND.

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing First Amendment was acknowledged before me by Joseph M. Pepe, President of Meridian Construction & Development Co., on behalf of said corporation.

WITNESS my hand and official seal this 17 day of March, 1986.

Paula L. Harrell
Notary Public, State of Florida

My Commission Expires:

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing First Amendment was acknowledged before me by DAVID W. HUTSON, President of D.W. Hutson Construction, Inc., on behalf of said corporation.

WITNESS my hand and official seal this 19th day of March, 1986.

Patricia B. DeCristo
Notary Public, State of Florida

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Aug. 21, 1989

VOL 6130 PG 2331

OFFICIAL RECORDS

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing First Amendment was acknowledged before me by
Glenis L. Harrell, Jr., President Harrell Construction Company,
Inc., on behalf of said corporation.

WITNESS my hand and official seal this 10 day of
March, 1986.

Paula M. Harrell
Notary Public, State of Florida

My Commission Expires: May 22, 1987
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES MAY 22, 1987

STATE OF FLORIDA)
COUNTY OF Duval)

The foregoing First Amendment was acknowledged before me by
Ronnie D. Coppenbarger President of Coppenbarger Homes,
Inc., on behalf of said corporation.

WITNESS my hand and official seal this 14 day of
March, 1986.

Ida-Lou Stephens
Notary Public, State of Florida

My Commission Expires:

STATE OF FLORIDA)
COUNTY OF Duval)

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires May 22, 1987

The foregoing First Amendment was acknowledged before me by
Ronnie D. Coppenbarger, President of Coppenbarger Homes, Inc.,
as General Partner of C&C Joint Venture, a Florida limited
partnership, on behalf of said corporation and said partnership.

WITNESS my hand and official seal this 14 day of
March, 1986.

Ida-Lou Stephens
Notary Public, State of Florida

My Commission Expires:

STATE OF FLORIDA)
COUNTY OF Duval)

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires May 22, 1987

The foregoing First Amendment was acknowledged before me by
John Cogdill, President of Cogdill Builders,
Inc., on behalf of said corporation.

WITNESS my hand and official seal this 18 day of
March, 1986.

Paula M. Harrell
Notary Public, State of Florida

My Commission Expires:

86- 47581
MAY 16 12 20 PM '86

FILED IN JURY RECORDED IN PUBLIC
RECORDS OF DUVAL COUNTY, FLA.

CLERK OF CIRCUIT COURTS



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of COVENTRY OWNERS ASSOCIATION, INC., a corporation organized under the laws of the State of Florida, filed on August 16, 1985, as shown by the records of this office.

The document number of this corporation is N10741.



CR2E022 (01-11)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this the
Thirteenth day of February, 2020

Laurel M. Lee

Secretary of State

ARTICLES OF INCORPORATION FOR
COVENTRY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

26
N10741

FILED
AUG 16 1 53 PM '85
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLE I
AUTHORITY

This corporation not-for-profit is formed under the provisions of Florida Statutes, Chapter 617, as that statute appears through the 1984 Supplement to Florida Statutes 1983.

ARTICLE II
DEFINITIONS

"Association" means this corporation. "Common Areas" shall mean all real property (including the improvements thereto) owned and/or maintained by this Association for the common use and enjoyment of the Owners. "Coventry" means the subdivision reflected in the plat recorded in Plat Book 41, Pages 19, 19A, 19B, and 19C of the current public records of Duval County, Florida. "Declarant" means First Pioneer Corporation, a Florida corporation, and Florida First Coast Development Corporation, a Florida corporation, doing business as "Coventry", a joint venture. "Declaration" means the "Declaration of Covenants, Conditions, Restrictions and Easements for Coventry Subdivision" to be made and recorded by Declarant in the current public records of Duval County, Florida.

ARTICLE III
TERM OF CORPORATE EXISTENCE

The term of corporate existence for this Association shall commence as of the time of the filing of these Articles of Incorporation with the Florida Department of State. This corporation shall exist perpetually until terminated as provided by contract or by law.

ARTICLE IV
PURPOSE

This Association is formed to be the corporate entity which is to be responsible for the common areas and for the performance of certain duties and the enforcement of certain rights as provided in the Declaration.

ARTICLE IV
MEMBERSHIP

All owners shall be members. Additional qualifications for members and the manner of their admission shall be as regulated by the Declaration and the By-Laws.

ARTICLE VI
INITIAL MEMBERS

The initial members of this Association shall be the Declarant.

ARTICLE VII
INITIAL REGISTERED OFFICE AND INITIAL REGISTERED AGENT

The street address of the initial registered office of this Association and the name of its initial Registered Agent at such address are as follows:

Glenis L. Harrell, Jr.
Suite 10
One San Jose Place
Jacksonville, Florida 32217

ARTICLE VIII
DIRECTORS

The initial Board of Directors for this Association shall be three (3) persons, whose names are set forth below. The number, election, conduct and removal of directors shall be regulated by the By-Laws. The initial directors and their addresses are as follows:

Harold L. Craft
Post Office Box 867
Jacksonville, FL 32201

Glenis L. Harrell, Jr.
Suite 10
One San Jose Place
Jacksonville, FL 32217

Mr. Raymond M. O'Steen
Suite 10
One San Jose Place
Jacksonville, Florida 32217

ARTICLE IX
INCORPORATORS

The name and address of the natural persons who are the incorporators for this Association are as follows:

Harold L. Craft
Post Office Box 867
Jacksonville, FL 32201

Glenis L. Harrell, Jr.
Suite 10
One San Jose Place
Jacksonville, FL 32217

Raymond M. O'Steen
Suite 10
One San Jose Place
Jacksonville, FL 32217

ARTICLE X
DUTIES AND POWERS

The duties and powers of this Association shall be those set forth in Florida Statutes, Chapter 607 ("Florida General Corporation Act"), and Chapter 617 ("Florida Not-for-Profit Corporation Act").

ARTICLE XI
RESOLUTION OF CONFLICTS BETWEEN SUBDIVISION DOCUMENTS

In the event of a conflict between these Articles of Incorporation, the By-Laws and the Declaration, the specific shall control over the general. If that rule is not sufficient to resolve the issue, then the following shall prevail over each other in this order: Declaration (as originally recorded and as duly amended of record), these Articles, and the By-Laws.

ARTICLE XII
AMENDMENTS AND TERMINATION

Section 1. Amendments. During a period of time of thirty (30) years following the date of the filing of these Articles with the Florida Department of State or the recordation of the Declaration with the Clerk of the Circuit Court for Duval County, Florida, whichever is later, these Articles may be amended at any time by an instrument signed and duly recorded with the Florida Department of State and the Clerk of the Circuit Court for Duval County, Florida, by not less than ninety percent (90%) of the owners and ninety percent (90%) of the mortgagees of record.

Thereafter, amendments shall require seventy-five percent (75%) of the owners and seventy-five percent (75%) of the mortgagees of record.

Section 2. Termination. During the initial thirty (30) year term as described in the foregoing section, these Articles may not be terminated except upon the order of a court of competent jurisdiction or upon the vote of all of the owners and all of the mortgagees of record. Thereafter, they may be terminated at any time by an instrument signed and duly recorded with the Florida Department of State and the Clerk of the Circuit Court for Duval County, Florida, by not less than seventy-five percent (75%) of the owners and seventy-five percent (75%) of the mortgagees of record. However, this corporation's existence shall not be terminated if the Declaration still remains in full force and effect unless a substituted entity to perform the rights and duties of this entity is provided.

ARTICLE XIII BY LAWS

The initial By-Laws shall be adopted by the Declarant. Thereafter, they may be amended or rescinded only in the manner provided within them.

ARTICLE XIV INDEMNIFICATION OF OFFICERS AND DIRECTORS

Every officer and every director of this Association shall be indemnified by this Association against all expenses and liabilities, including but not limited to attorneys' fees, reasonably incurred by or imposed upon each of them in connection with any proceeding, whether civil, criminal, administrative or investigative, or any settlement of any such proceeding, or any appeal from any such proceeding, to which any of them may be a party or in which any of them may become involved by reason of their being or having been an officer or director of this Association, or by having served at the request of this Association as an officer or director of any other corporation, whether or not any of them is a director or officer at the time such expenses are incurred, and regardless of by whom the proceeding was brought, except in relation to matters as to which any officer or director should be adjudged liable for gross negligence or wilful misconduct; provided, however, in the event of a settlement, the indemnification shall apply only when the Board of Directors of this Association approves the settlement and the resulting indemnification as being for the best interest

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Glenis L. Barrell, Jr., known to me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14th day of August, 1985.

Catherine B. Arnold
Notary Public
State of Florida

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Apr. 7, 1986

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Harold L. Craft, known to me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14 day of August, 1985.

Paula L. Hamill
Notary Public
State of Florida

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXP. JUN 15, 1988
GENERAL REG. UND.

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Raymond M. O'Steen, known to me to be the person who executed the foregoing Articles of Incorporation, and he acknowledged before me that he executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14 day of August, 1985.

Paula H. Hume

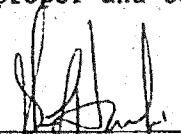
Notary Public
State of Florida

My Commission Expires

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. JUL 15, 1989
ISSUED BY GENERAL INS. USD.

ACCEPTANCE OF APPOINTMENT AS REGISTERED AGENT

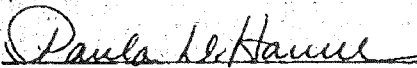
The undersigned, Glenis L. Harrell, Jr., having been named to accept service of process for the above-named corporation at the place designated in these Articles of Incorporation, hereby agrees to act in this capacity and to comply with the provisions of all Statutes relating to the proper and complete performance of these duties.


 Glenis L. Harrell, Jr.

STATE OF FLORIDA)
)
 COUNTY OF DUVAL)

BEFORE ME, a Notary Public authorized to take acknowledgments in the State and County set forth above, personally appeared Glenis L. Harrell, Jr., known to me to be the person who executed the foregoing Acceptance of Appointment as Registered Agent, and he acknowledged before me that he executed the same for the purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 14 day of August, 1985.


 Notary Public
 State of Florida

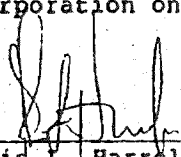
My Commission Expires NOTARY PUBLIC STATE OF FLORIDA
EXPIRATION DATE: JUN 15, 1989
RENEWED THRU GENERAL LNS. UNO.

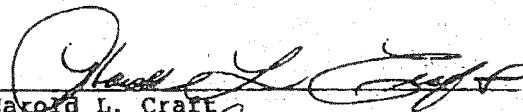
for this Association. This right of indemnification shall be in addition to and not exclusive of all other rights to which any officer or director may be entitled.

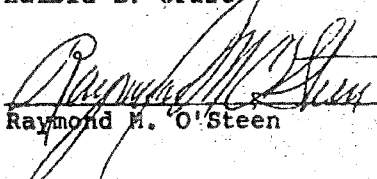
Expenses incurred in defending a suit or proceeding contemplated in the foregoing section may be paid at the discretion of the Board of Directors of this Association in advance of the final disposition of the action or proceeding, but only upon the authorization of all of the non-interested directors, and only if the officer or director to whom the funds are being provided obligate themselves beforehand in writing to pay such amounts as may be ultimately determined to be an indemnification to which that officer or director is not entitled.

This Association shall have the power to purchase and maintain insurance on behalf of any person who is or was an officer or director of this Association, or is or was serving at the request of this Association as an officer or director of another corporation, against any liability asserted against any of them and incurred by any of them in that capacity, or arising out of their status as such, whether or not the Association would have the power to indemnify against such liability under the provisions of this Article.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation on the 14th day of August, 1985.


Glenis L. Harrell, Jr.


Harold L. Craft


Raymond M. O'Steen

BY-LAWS FOR
COVENTRY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

ARTICLE I
AUTHORITY

These are the initial By-Laws for this Association as adopted by the Declarant pursuant to the Articles of Incorporation filed with the Florida Department of State on the 16th day of August, 1985, under Document No. N10741.

ARTICLE II
DEFINITIONS

The definitions appearing in Article II of the Articles of Incorporation shall apply to these By-Laws. Additionally, there may be references to "Owner", "Lot Owner(s)" or "Member". Those terms are interchangeable with each other.

ARTICLE III
PURPOSE

The purpose of these By-Laws is to govern the administration of this Association in the performance of its duties and the exercise of its rights as provided by law, the Declaration, and the Articles of Incorporation.

ARTICLE IV
MEMBERSHIP

Section 1. Qualifications for Membership. Any person who acquires of record a fee simple interest in a lot in Coventry shall be a member of this Association.

Section 2. Manner of Admission. Any such fee simple owner shall automatically be entitled to membership and shall automatically become a member of this Association as of the time that the instrument creating their interest is duly recorded in the current public records of Duval County, Florida. Nevertheless, as soon as possible following that time, the member shall register with the secretary of this Association and shall provide such reasonable information as the Board of Directors may require from time to time.

Section 3. Membership As an Appurtenance To a Lot. Membership in this Association is an appurtenance to the fee simple title to a lot in Coventry and shall not in any manner be separated from that ownership.

Section 4. Effect of Abandonment. Abandonment of the ownership or use of a lot, whether voluntary or involuntary, shall not terminate membership nor discharge its attendant duties.

ARTICLE IV VOTING BY MEMBERS AND MEETINGS OF MEMBERS

Section 1. Voting Interest. Except as otherwise expressly provided by the Declaration or other provisions of these By-Laws, each lot in Coventry shall have one vote without regard to the number of owners of the lot. If a provision of the Declaration or these By-Laws is unclear as to whether a particular approval is required by the foregoing one vote per lot rule or by vote of all members, it shall be presumed that the one vote per lot rule applies.

Section 2. Voting Certificate. If a lot is owned by more than one owner or by an entity or relationship, the owner(s) shall file with the secretary for this Association a document which designates one of the record title owners, or partner or director or officer, as the case may be, as the person who is authorized to vote on behalf of the lot. A voting certificate shall be valid until revoked in writing, superceded by subsequent certificates, or until a change in ownership of the lot. A voting certificate shall be revocable at any time, but a revocation shall not be binding upon this Association until the president or secretary has actual knowledge of the revocation. If a voting certificate is not on file with this Association when an action is to be considered, then this Association shall be entitled to reply upon the representation of capacity by the owner or representative who attends the meeting.

Section 3. Proxies. A member entitled to vote on any matter shall be entitled to vote through the use of a proxy. All proxies shall be in writing and actually received by the secretary for this Association before their use is allowed. Any proxy shall be effective only for the specific meeting for which originally given and any lawfully adjourned meetings thereof. In no event shall any proxy be valid for a period longer than ninety (90) days after the date of the first meeting for which it is given. Every proxy is revocable at any time at the pleasure of the lot owner executing it, but no revocation shall be binding

against the Association until it is actually received by the president or the secretary of this Association.

Section 4. Quorum. Unless otherwise provided in the Declaration or these By-Laws, the percentage of voting rights (the one vote per lot rule or the one vote per member rule, as the case may be) required to constitute a quorum shall be a majority of the voting interests necessary to make the decisions to be made at the particular meeting. "Majority" shall mean any amount of voting interests more than fifty percent (50%).

Section 5. Number of Voting Interests Necessary To Make A Decision. Except as otherwise expressly provided in the Declaration or other provisions of these By-Laws, a majority of the voting interests (the one vote per lot rule or the one vote per member rule, as the case may be) shall be necessary to make a decision. "Majority" means any amount of voting interests more than fifty percent (50%).

Section 6. Notice of Meeting to Members. Any applicable requirement of Florida Statutes, Chapter 617, as to the form and time of notice of the meetings of members shall be followed. That rule shall also apply to any notice requirements contained in the Declaration or these By-Laws. Otherwise, notices may be given orally or in writing and for any prior reasonable time. Unless otherwise expressly prohibited by statute, members may waive notice of specific meetings. If notice of a meeting is given, it shall be given to all registered members whether or not the one vote per lot rule is to apply at the meeting.

Section 7. Decision Making By Written Agreement. Except as otherwise expressly prohibited by statute, the lot owners shall be entitled to make decisions by written agreement without meetings. If this rule is employed, the written agreement (or a duplicate thereof) shall be executed by the voting member in the presence of two subscribing witnesses, and the execution shall be acknowledged by the voting member in the same manner as required by law for deeds of conveyance for real property.

Section 8. Annual Meeting. There shall be an annual meeting of the lot owners. Written notice shall be given to each lot owner at least fourteen (14) days prior to the annual meeting. Unless a lot owner waives in writing the right to receive notice of the annual meeting by mail, the notice of the annual meeting shall be sent by mail to each lot owner. An officer of this Association shall provide an Affidavit, to be included in the official records of this Association, affirming that a notice of the Association meeting was mailed or hand delivered in accordance with this provision to each lot owner at

the address last furnished to this Association.

Section 9. Minimum Order of Business for Annual Meeting of Members. The following is a list of the minimum number of subjects and their order of consideration that shall be followed at each annual meeting of the members, subject to expansion at the discretion of the Board of Directors:

A. Calling of the roll, and certification of voting certificates and/or proxies in order to determine if a quorum exists and there is a sufficient number of voting interests in attendance to take any action previously placed on the agenda.

B. Proof of notice of meeting or waiver of notice.

C. Reading and disposal of any unapproved minutes.

D. Reports of presently serving directors.

E. Reports of presently serving officers.

F. Reports of presently serving committees of members.

G. Old business.

H. Consideration of past and future fiscal matters.

I. Election of directors.

J. Any other new business. The president or presiding officer shall have the right of reasonable limitation as to matters from the floor.

K. Adjournment.

Section 10. Special Meetings of Members. Special meetings of members shall be held whenever called by a majority of the Board of Directors. A special meeting must be called by the Board of Directors upon receipt of a written request from a majority of the voting interests necessary to make the decision that is the proposed subject of the special meeting.

Section 11. Adjourned Meetings. If any meeting of the members cannot be organized because a quorum has not attended, the members who are present, either in person or by proxy, may adjourn the meeting from time to time until a quorum is present. In that event, any required notice of the meeting shall not have to be given to the members who are in attendance. Also, any meeting at which a quorum is established may be adjourned to

another time and place as determined at that meeting, and no additional notice as to the time or place of the meeting shall be required, unless there shall be any additional items added to the agenda after adjournment of the first meeting.

Section 12. Place and Time For Meetings of Members. All meetings of members shall be held in Duval County, Florida. The first annual meeting of members shall be held not later than thirteen (13) months following the date of incorporation. Thereafter, all annual meetings of members shall be held within thirty (30) days following the ending date of the fiscal year for this Association, with a time being set by the Board of Directors. Special meetings of the members shall be held at such times as are reasonable under the circumstances.

Section 13. Minutes. This Association shall take and maintain in writing minutes of every meeting of the members. Unless otherwise required by applicable law or regulation, these minutes shall be retained in the official records of the Association for a period of not less than seven (7) years following the date of the meeting.

Section 14. Right Of Attendance. All members shall have the right to attend all meetings of the members. All members shall be entitled to exercise their right of free speech at any meeting of the members, subject to the rules of order applicable to the meeting as established by the Board of Directors and subject to the reasonable limitations imposed by the president or presiding officer.

Section 15. Official Who Conducts Meetings. All meetings of the members shall be conducted by the president of this Association, or in his absence, by any other officer or director designated by the Board of Directors.

ARTICLE V DIRECTORS

Section 1. Duties and Powers. The Board of Directors (hereinafter called the "Board") shall have the duty to manage this Association. The Board shall have all powers provided by law in order to perform their duties.

Section 2. Number. Initially, this Association shall have three (3) directors. The number may be increased by the members at their discretion. In no event shall there be less than an odd number of directors.

Section 3. Election of Directors. Directors shall be elected at the annual meeting of the members by the members.

Section 4. Filling Vacancies. Except for vacancies caused by recall or Board members, which shall be subject to rules in a later provision of these By-Laws, vacancies on the Board occurring between annual meetings of the members shall be filled by the remaining directors. However, vacancies caused by the death, incapacity or resignation of a Declarant appointed director shall be filled by the Declarant appointing the replacement.

Section 5. Slate. Prior to each annual meeting and as a part of the notice of annual meeting, the existing Board shall propose a slate of qualified persons for election to the new Board, but any lot owner desiring to be a candidate for Board membership may be nominated from the floor at the time of the annual meeting of members.

Section 6. Qualifications. Any person who is not a minor and who is competent to enter into a binding contract shall be entitled to be a member of the Board.

Section 7. Recall of Board Members. After the cessation of Class B membership as provided in the Declaration, any member of the Board may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of the voting interests (the one vote per lot rule shall apply). A special meeting of the lot owners to recall a member or members of the Board may be called by ten percent (10%) of the voting interests (the one vote per lot rule shall apply) giving notice of the meeting as required for a meeting of lot owners. The notice shall state the purpose of the meeting. If the recall is approved by a majority of all of the voting interests (the one vote per lot rule being applicable) by a vote at a meeting, the recall shall be effective immediately, and the recalled member or members of the Board shall turn over to the Board any and all records of this Association in their possession within seventy-two (72) hours after the meeting. If the proposed recall is by an agreement in writing by a majority of all voting interests (the one vote per lot rule being applicable), the agreement in writing shall be served on this Association by certified mail. The Board shall call a meeting of the Board within seventy-two (72) hours after receipt of the agreement in writing and shall either certify the written agreement to recall a member or members of the Board, in which case such member or members shall be recalled effective immediately and shall turn over to the Board within seventy-two (72) hours any and all records of this Association in their possession, or, proceed in this manner. If the Board determines not to certify the written agreement to

recall a member or members of the Board, or if the recall by vote at a meeting is disputed, the Board shall, within seventy-two (72) hours, commence an arbitration proceeding in this manner. For the purposes of this section of these By-Laws, the lot owners who voted at the meeting or who executed the agreement in writing shall constitute one party. The Board shall constitute another party. Each party shall pick one arbitrator. Those two arbitrators shall pick a third arbitrator. If a majority of the arbitrators certify the recall as to any member or members of the Board, the recall will be effective upon service of the final order of arbitration upon this Association. If this Association fails to comply with the order of the arbitrators, the order shall be enforceable in the appropriate State court in Duval County, Florida, with the petitioner entitled to recover all costs and a reasonable attorneys' fee. Any member or members of the Board so recalled shall deliver to the Board any and all records of this Association in their possession within seventy-two (72) hours of the effective date of the recall. Until cessation of the Class B membership as provided in the Declaration, no Declarant designated director shall be subject to recall unless approved by the Declarant in its sole discretion.

Section 8. Compensation to Directors. No Declarant designated director shall be entitled to any compensation or reimbursal of expenses out of the funds of this Association. All other directors shall be entitled to compensation or reimbursal of expenses only as may be provided in a duly adopted budget for this Association.

Section 9. Term of Office. Unless sooner terminated, the term of all members of the Board shall expire upon the election of their successors at the annual meeting of the members. A person may serve for two or more consecutive terms upon the Board.

ARTICLE VI MEETINGS OF BOARD

Section 1. Open To All Lot Owners. Meetings of the Board shall open to all lot owners.

Section 2. Notice of Meetings to Lot Owners. Except in the case of an emergency, adequate notice under the circumstances (in all events not less than five (5) calendar days before the date of the meeting) shall be given to all lot owners by mail. However, no notice shall be required for the annual meeting immediately following the annual meeting of the members, unless assessments are to be considered at that meeting. Notice of any

meeting in which assessments against lot owners are to be considered for any reason shall specifically contain a statement that assessments will be considered and the nature of any such assessments.

Section 3. Annual Meetings. There shall be two annual meetings of the Board. One shall be immediately following the annual meeting of members, at which the Board shall elect officers for the coming year and conduct such other business as may be appropriate under the circumstances. The other annual meeting shall be held reasonably close to the end of the fiscal year for this Association, at which meeting the Board shall adopt the budget for the coming year. The budgetary meeting shall be subject to the notice requirements contained in the Declaration.

Section 4. Meetings Other Than Annual Meetings. Meetings other than the annual meetings of the Board may be held from time to time as determined by a majority of the directors. "Majority" means any amount more than fifty percent (50%).

Section 5. Notice of Meetings To Directors and Waiver of Notice. In addition to the notice requirements contained in Section 2 of this Article, each director shall be given oral or written notice of a meeting, as may be reasonable under the circumstances. However, any director shall be entitled to waive notice of a meeting in writing before or after the meeting.

Section 6. Quorum. A quorum at a meeting of the Board shall consist of a majority of the Board. "Majority" means any amount more than fifty percent (50%). Once a quorum is established at a meeting of the Board, the quorum shall not be disestablished by the withdrawal of a sufficient number of directors, and any action taken thereafter shall be binding notwithstanding the withdrawal.

Section 7. Percentage of Directors Required To Make Decision. Any decision of the Board shall require the concurrence of a majority of the entire Board. "Majority" means any number more than fifty percent (50%).

Section 8. Adjourned Meetings. If any meeting of the Board there shall be less than a quorum present, the majority of those present may adjourn the meeting from time to time until a quorum is present. However, the foregoing rule shall not be used to eliminate the notice requirements to lot owners contained in Section 2 of this Article. If a quorum is established, a meeting may be adjourned to any other time or place without further notice, unless an additional item is to be added to the agenda after the first meeting. Provided that no additional items are

added to the agenda, once a quorum is established there shall be no further requirement for notice to lot owners for adjourned meetings.

Section 9. Decision Making Without Meetings. The Board shall be entitled to take action by written agreement without meetings on matters for which there is no express statutory prohibition. However, no action taken by a writing without a meeting shall become effective until fifteen (15) days after the date that it is mailed to all lot owners.

Section 10. Presiding Officer. The president of this Association, or in his absence, any other director or officer designated by the Board, shall preside at all meetings of the Board.

Section 11. Minutes. This Association shall take and maintain in writing minutes of every meeting of the Board in the official books of this Association. Unless otherwise required by applicable law or regulation, these minutes shall be retained for a period of not less than seven (7) years following the date of the meeting.

ARTICLE VII OFFICERS

Section 1. Qualifications. All officers of this Association shall be persons who are members of the Board.

Section 2. Offices. The offices of this Association shall be a president, vice president, treasurer, secretary and any other office deemed to be necessary by the Board. Any person may hold two or more offices, but in all events there shall be at least two persons holding all of the offices.

Section 3. Election. Officers shall be elected by and shall serve at the pleasure of the Board, who may preemptorily remove any officer at any time.

Section 4. President. The president shall be the chief executive officer of this Association. The president shall have all the duties and powers which are customarily vested in the office of the president of a corporation. Also, the president shall be the Chairman of the Board.

Section 5. Vice President. The vice president shall perform the duties and exercise the powers of the president in the absence of the president.

Section 6. Secretary. The secretary shall keep the minutes of all of the meetings of the members and the Board. The secretary shall be primarily responsible for giving all required notices of those meetings. The secretary shall keep all the official records of this Association, except the financial records to be maintained by the treasurer, and shall perform all other duties customary to the office of a secretary for a corporation. An assistant secretary may be appointed by the Board to perform the duties of the secretary in the absence of the secretary. As well, the Board may, in their discretion, and subject to applicable rules concerning budgets for this Association, employ employees or independent contractors to perform some or all of the duties of the secretary.

Section 7. Treasurer. The treasurer shall have custody of all property of this Association, including funds, securities and evidences of indebtedness. The treasurer shall keep the books of this Association in accordance with good accounting practices. The treasurer shall be primarily responsible for collecting assessments. The treasurer shall have all of the duties and powers customary for a treasurer of a corporation. The Board may, in their discretion, and subject to the applicable rules concerning budgetary matters for this Association, employ employees or independent contractors to perform some or all of the duties of the treasurer.

Section 8. Compensation of Officers. Except as otherwise provided in the foregoing sections, no officer shall be entitled to receive a salary or other compensation for their services. In no event shall a designee of the Declarant receive any compensation or reimbursal of expenses. All other officers shall be entitled to reimbursal of expenses, subject to the applicable rules concerning budgetary matters for this Association.

Section 9. Supplementary Duties and Powers. The foregoing brief descriptions of the duties and powers of the various officers for this Association shall be supplemented from time to time by the Board, except that in no event shall the Board delegate to any officer the discretion required by law, contract or custom to be exercised by a member of the Board.

ARTICLE VIII PROFESSIONAL ADVISORS AND REPRESENTATIVES

Subject to the applicable rules for budgetary matters for this Association, the Board, or any officer upon the prior authorization of the Board, shall be entitled to employ at the

expense of the Association professional advisors and representatives for advise in performing the duties and exercising the powers imposed upon the directors and officers of this Association.

ARTICLE IX FISCAL MANAGEMENT

Section 1. Accounting Year. This Association shall have an accounting year with a December 31st year end.

Section 2. Financial Books and Records. The financial books and records of this Association shall be kept by the treasurer in accordance with acceptable accounting practices. The receipts and expenditures of this Association shall be credited and debited to accounts under the following classifications as approved by the Board of Directors. Receipts shall be entered by the amount of the receipt and by the type of account. The types of accounts are to be at least the following:

A. Current Expense. This means anticipated expenses for the coming fiscal year that custom and experience reasonably indicate are expenses occurring on an annual basis. As well, this includes monies necessary to fund the reserves for replacement.

B. Reserves for Replacement. This Association is required to establish and maintain an adequate reserve fund for the periodic maintenance, repair and replacement of improvements to the common areas. This fund is to be funded out of current expense. This fund must be maintained and is not discretionary to the Board of Directors.

Section 3. Budgets and Assessments. Subject to the limitations provided by the Declaration, the Board shall adopt all budgets for this Association. The procedures for adopting the budget and collecting and enforcing the assessments shall be as provided in the Declaration.

Section 4. Transfer Fees. Because this Association does not reserve unto itself any power to approve the sale, mortgage, lease, sublease or any other transfer of a lot, there shall be no charge for any transfer fees.

Section 5. Depository. The funds of this Association shall be deposited with banks, savings and loan or other financial institutions selected from time to time by the Board. All funds shall be deposited in accounts insured or guaranteed by an agency

of the United States of America, as for example the F.D.I.C. Withdrawal of funds shall be only by checks signed by such officers as may be authorized by the Board from time to time. Whether or not these depository accounts shall be interest bearing shall be at the election of the Board.

Section 6. Audits and Tax Returns. The Board shall employ, as a common expense, a Certified Public Accountant or other qualified person or firm to prepare annual audits of this Association and such tax returns as may be required by applicable Federal, State or local laws or regulations. The audits shall be performed after the end of each fiscal year, and a copy of it shall be furnished to each lot owner as soon as practicable following its receipt from the preparer. Unless required by a majority (any number of more than fifty percent) of the voting interests (the one vote per lot rule being applicable), this audit need not be a certified audit. If requested in writing, all mortgagees shall be entitled to a copy of the audit.

Section 7. Financial Reports. If not included within the audit required by the foregoing section, the Board shall concurrently furnish to lot owners financial reports on this Association. These annual reports shall contain a complete financial report of actual receipts and expenditures for the previous twelve (12) months. These reports shall show the amount of receipts by account and receipt classification and shall show the amount of expenses by account and expense classification, including, if applicable, but not limited to, the following: costs for security, professional and management fees and expenses, taxes, costs for recreation facilities, expenses for refuse collection and utility services, expenses for lawn care, costs for building maintenance, repair and replacement, insurance costs, administrative and salary expenses, general reserves, maintenance reserves, and depreciation reserves.

ARTICLE X INSURANCE

Subject to the rules concerning budgets contained in the Declaration and these By-Laws, this Association may procure and maintain as a common expense title, hazard, casualty, liability and flood insurance as more particularly required by the Declaration. Also, this Association shall procure and maintain fidelity bonds for the directors and officers in an amount deemed by the Board to be reasonable under the circumstances. As well, this Association may maintain directors and officers errors and omissions coverage.

ARTICLE XI
OFFICIAL RECORDS

From the inception of this Association, this Association shall maintain each of the following items, when applicable, which shall constitute the official records of this Association:

1. A photocopy of the recorded Declaration and each amendment thereto.
2. These By-Laws and each amendment thereto.
3. A certified copy of the Articles of Incorporation for this Association and each amendment thereto.
4. A photocopy of the current rules of this Association.
5. A book or books which contain the minutes of all meetings of this Association, of the Board of Directors and of the members, which minutes shall be retained for a period of not less than seven (7) years.
6. A current roster of all lot owners and their mailing addresses, lot indentifications, voting certifications and, if known, telephone numbers.
7. All current insurance policies of this Association.
8. A current copy of any management agreement, lease or other contract to which this Association is a party or under which this Association or the lot owners have an obligation or responsibility.
9. Bills of Sale or transfer for all property owned by this Association.
10. All accounting records shall be maintained for a period of not less than seven (7) years. The accounting records shall include, but shall not be limited to: accurate, itemized and detailed records of all receipts and expenditures; a current monthly, bi-monthly or quarterly statement of the account for each lot designating the name of the lot owner, the due date and amount of each assessment, the amount paid upon the account and the balance due; all audits, reviews, accounting statements and financial records of this Association; all contracts for work to be performed (bids for work to be performed shall also be considered official records and shall be maintained for a period of one (1) year).

11. Voting proxies which shall be maintained for a period of one (1) year from the date of the meeting for which the proxy was given.

12. The official records of this Association shall be maintained in Duval County, Florida.

13. The official records of this Association are open to inspection by any member of this Association, or their authorized representative, at all reasonable times. The right to inspect the records includes the right to make or obtain copies at a reasonable expense (if any) of the members of this Association. The failure to permit inspection of the records of this Association as provided in this section entitles any person prevailing in an enforcement action to recover reasonable attorneys' fees from the person in control of the records who, directly or indirectly, knowingly denied access to the records for inspection. These rights of inspection shall also inure to all mortgagees.

ARTICLE XII PARLIMENTARY RULES

Roberts' Rules of Order (latest edition) shall govern the conduction of all meetings of this Association to the extent that those rules are not in conflict with the Declaration, the Articles of Incorporation and these By-Laws. However, the Board shall have the power to alter or supplement those rules, or to create new rules in the absence of such rules, so long as such revisions by the Board are not in direct conflict with the Declaration, the Articles of Incorporation and these By-Laws.

ARTICLE XIII RULE MAKING AUTHORITY

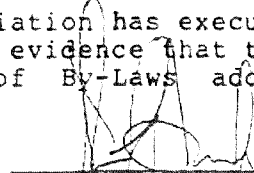
This Association through its Board of Directors shall have the power to adopt, modify and repeal reasonable rules and regulations for the operation of the common elements and the conduct of human beings and animals throughout the entire Coventry property. This power is also created and reserved and more fully defined in the Declaration.

ARTICLE XIV AMENDMENT AND REPEAL OF THESE BY-LAWS

Section 1. Amendment. During a period of time of thirty (30) years following the date of the filing of the Articles of Incorporation with the Florida Department of State or the recordation of the Declaration with the Clerk of the Circuit Court for Duval County, Florida, whichever is later, these By-Laws may be amended at any time by an amendment signed by not less than ninety percent (90%) of the lot owners and ninety percent (90%) of the mortgagees of record. Thereafter, amendments shall require seventy-five percent (75%) of the lot owners and seventy-five percent (75%) of the mortgagees of record. No By-Laws shall be amended by reference to its title or number only. Proposals to amend existing By-Laws shall contain the full text of the By-Law to be amended. Any new words to be inserted in the existing text shall be underlined. Any words to be deleted from the existing text shall be lined through with hyphens. However, if the proposed change is so extensive that this procedure would hinder rather than assist the understanding of the proposed amendment, it is not necessary to use underlining and hyphens as indicators of words added or deleted, but, instead, a notation must be inserted immediately preceding the proposed amendment in substantially the following language: "Substantial rewording of a By-Law. See By-Law No. ____ for present text." Nonmaterial errors or omissions in the foregoing process will not invalidate an otherwise properly promulgated and adopted amendment. Any lot owner may propose an amendment to these By-Laws, but the amendment shall not be submitted for approval unless its submission is concurred with by either the Board or ten percent (10%) of the voting interests necessary to approve the proposed amendment.

Section 2. By-Laws. These By-Laws shall not be repealed in their entirety unless and until the Declaration is repealed in its entirety. However, if the requisite number of voting interests for repeal of the entire Declaration so elect, these By-Laws may survive until their repeal, with the process being the same as required in the Declaration for repeal of the Declaration.

The president of this Association has executed this last page of these By-Laws in order to evidence that this instrument commemorates the initial set of By-Laws adopted for this Association by the Declarant.



 President

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

June 10, 2021

Christene M. Ertl, Esq.
Ansbacher Law
8818 Goodbys Executive Drive, Suite 100
Jacksonville, Florida 32217

**Re: Coventry Owners Association, Inc.; Approval;
Determination Number: 21076**

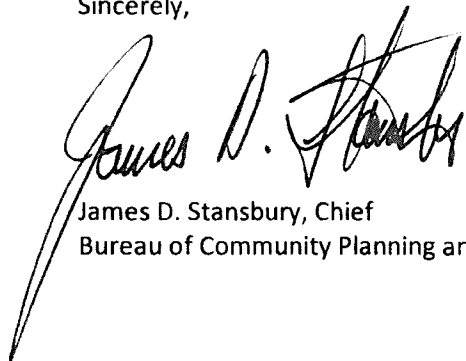
Dear Ms. Ertl:

The Department of Economic Opportunity (Department) has completed its review of the Proposed Revived Declaration of Covenants and Restrictions (Declaration of Covenants) and other governing documents for the Coventry Owners Association, Inc. (Association) and has determined that the documents comply with the requirements of Chapter 720, Part III, Florida Statutes. Therefore, the proposed revitalization of the Association's Declaration of Covenants is approved.

The Association is required to comply with the requirements in sections 720.407(1) - (3), Florida Statutes, including recording the documents identified in section 720.407(3), Florida Statutes, in the county's public records. The revitalized declaration and other governing documents will be effective upon recording. Immediately upon recording the documents in the public records, the Association is required to mail or hand deliver a complete copy of all approved recorded documents to the owner of each affected parcel as provided in section 720.407(4), Florida Statutes.

If you have any questions concerning this matter, please contact the Department of Economic Opportunity, Office of the General Counsel, at (850) 245-7150.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/bp/rm

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.FloridaJobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Christine M. Ertl, Esq.
June 10, 2021
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

ANY PERSON WHOSE SUBSTANTIAL INTERESTS ARE AFFECTED BY THIS DETERMINATION HAS THE OPPORTUNITY FOR AN ADMINISTRATIVE PROCEEDING PURSUANT TO SECTION 120.569, FLORIDA STATUTES, BY FILING A PETITION.

A PETITION MUST BE FILED WITH THE AGENCY CLERK OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION. A PETITION IS FILED WHEN IT IS RECEIVED BY:

AGENCY CLERK
DEPARTMENT OF ECONOMIC OPPORTUNITY
OFFICE OF THE GENERAL COUNSEL
107 EAST MADISON ST., MSC 110
TALLAHASSEE, FLORIDA 32399-4128
FAX 850-921-3230
AGENCY.CLERK@DEO.MYFLORIDA.COM

YOU WAIVE THE RIGHT TO ANY ADMINISTRATIVE PROCEEDING IF YOU DO NOT FILE A PETITION WITH THE AGENCY CLERK WITHIN 21 CALENDAR DAYS OF RECEIPT OF THIS DETERMINATION.

FOR THE REQUIRED CONTENTS OF A PETITION CHALLENGING AGENCY ACTION, REFER TO RULES 28-106.104(2), 28-106.201(2), AND 28-106.301, FLORIDA ADMINISTRATIVE CODE.

DEPENDING ON WHETHER OR NOT MATERIAL FACTS ARE DISPUTED IN THE PETITION, A HEARING WILL BE CONDUCTED PURSUANT TO EITHER SECTIONS 120.569 AND 120.57(1), FLORIDA STATUTES, OR SECTIONS 120.569 AND 120.57(2), FLORIDA STATUTES.

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, YOU ARE NOTIFIED THAT MEDIATION IS NOT AVAILABLE.

Identification of Owners of Each Lot with Legal Description

Owner(s)	Lot	Property Address	Full Legal Description
Michael Mosely	1	1710 Bolton Abbey Dr Jacksonville, FL 32223	Lot 1, Coventry, According to the Plat Thereof As Recorded in Plat Book 41, Page 19, of the Public Records of Duval County, Florida.
Michael Allen Thayer	2	1740 Bolton Abbey Dr Jacksonville, FL 32223	Lot 2, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, 19A through 19C, of the Public Records of Duval County, Florida.
Terry Janell Thayer	3	1746 Bolton Abbey Dr Jacksonville, FL 32223	Lot 3, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, 19A through 19C, of the Public Records of Duval County, Florida.
Leigh Gail Pound	4	1752 Bolton Abbey Dr Jacksonville, FL 32223	Lot 4, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, 19A through 19C, of the Public Records of Duval County, Florida.
Adam C. Pound	5	1758 Bolton Abbey Dr Jacksonville, FL 32223	Lot 5, Coventry, according to the mpa or plat thereof, as recorded in Plat Book 41, Page(s) 19, 19A, 19B, and 19C, of the Public Records of Duval County, Florida.
Kymerly Chase	6	1764 Bolton Abbey Dr Jacksonville, FL 32223	Lot 6, COVENTRY, as per plat thereof, recorded in Plat Book 41, Page 19, 19A, 19B, AND 19C, of the Public Records of DUVAl County, Florida
Andrew Michael Chase	7	1770 Bolton Abbey Dr Jacksonville, FL 32223	Lot 7, COVENTRY, according to the plat thereof recorded in Plat Book 41, page 19, 19A, 19B and 19C, of the public records of Duval County, Florida.
Sarah Miller	8	1776 Bolton Abbey Dr Jacksonville, FL 32223	Lot 8, COVENTRY, according to plat thereof, recorded in Plat Book 41, Pages 19-19C, of the current public records of Duval County, Florida.
John Miller	9	1782 Bolton Abbey Dr Jacksonville, FL 32223	Lot 9, Coventry, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C of the current public records of Duval County, Florida.
Daniel Edward Turner	10	1788 Bolton Abbey Dr Jacksonville, FL 32223	Lot 10, COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Laura Smith Turner	11	1794 Bolton Abbey Dr Jacksonville, FL 32223	Lot 11, COVENTRY, as per plat thereof, recorded in Plat Book 11, Page 19, 19A THRU 19C, of the Public Records of Duval County, Florida.
Sandra I. Ramsey	12	1800 Bolton Abbey Dr Jacksonville, FL 32223	Lot 12, COVENTRY, according to the plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B, and 19C, of the current public records of Duval County, Florida.
Michael W. Ramsey	13	1806 Bolton Abbey Dr Jacksonville, FL 32223	Lot 13, COVENTRY, according to plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C of the current public records of Duval County, Florida.
Peyman Razavipour	14	1812 Bolton Abbey Dr Jacksonville, FL 32223	Lot 14, Coventry, according to plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B, and 19C of the current public records of Duval County, Florida.
Kenneth M. Kirkpatrick	15	1818 Bolton Abbey Dr Jacksonville, FL 32223	Lots 15 and 16, COVENTRY, according to plat thereof, recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, in the Public Records of Duval County, Florida.
Susan L. Kirkpatrick	16	1830 Bolton Abbey Dr Jacksonville, FL 32223	Lot 17, Coventry, as per plat thereof, recorded in Plat Book 41, Page 19, 19A thru 19C, of the public records of Duval County, Florida.
Daniel G. Capece	17	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 18, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Laurie Capece	18	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 19, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Shawn A. Frederick	19	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 20, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Tara L. Frederick	20	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 21, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Ted A. Brown	21	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 22, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Diane E. Brown	22	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 23, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Robert Petrilla	23	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 24, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Carol Petrilla	24	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 25, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Janet Smith	25	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 26, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Kevin W. Adams	26	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 27, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Kathleen L. Adams	27	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 28, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Scott B. Starkey	28	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 29, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Kathleen Bachl Starkey	29	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 30, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Michael A. Foley	30	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 31, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Susan C. Foley	31	1836 Bolton Abbey Dr Jacksonville, FL 32223	Lot 32, Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.

Identification of Owners of Each Lot with Legal Description

Owner(s)	Lot	Property Address	Full Legal Description
Jeffrey Winn	19	1842 Bolton Abbey Dr Jacksonville, FL 32223	Lot 19, Coventry, according to the Plat thereof, recorded in Plat Book 41, Page(s) 19, 19A through 19C, inclusive, of the Public Records of Duval County, Florida.
Kenneth L. Ferrin	20	1845 Bolton Abbey Dr Jacksonville, FL 32223	Lot 20, COVENTRY, according to plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B and 19C of the current public records of Duval County, Florida.
Connie L. Ferrin	21	1835 Bolton Abbey Dr Jacksonville, FL 32223	Lot 21, COVENTRY, according to the plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B and 19C of the public records of Duval County, Florida.
Patrick Shoemaker	22	1829 Bolton Abbey Dr Jacksonville, FL 32223	Lot 22, COVENTRY, according to plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C of the current public records of Duval County, Florida.
Victor C. Cox	23	1823 Bolton Abbey Dr Jacksonville, FL 32223	Lot 23, COVENTRY, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Kimberlee L. Cox	24	1817 Bolton Abbey Dr Jacksonville, FL 32223	Lot 24, COVENTRY, according to the map or plat thereof as recorded in Plat Book 41, Page(s) 19, 19A, 19B and 19C, Public Records of Duval County, Florida.
Mark Levine	25	1811 Bolton Abbey Dr Jacksonville, FL 32223	Lot twenty-five (25) Coventry, according to plat thereof recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Christina Levine	26	1805 Bolton Abbey Dr Jacksonville, FL 32223	Lot 26, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the Public Records of Duval County, Florida.
Kathryn E. Garrow	27	14257 Middleham Ln Jacksonville, FL 32223	Lot 27, COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C of the Current Public Records of Duval County, Florida.
William R. Givens Estate c/o Tien D. Givens	28	1808 Grassington Way North Jacksonville, FL 32223	Lot 28, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Leonard R. Alexander	29	1814 Grassington Way North Jacksonville, FL 32223	Lot 29, COVENTRY, according to the Plat thereof as recorded in Plat Book 41, Page(s) 19, and 19A through 19C, of the Public Records of Duval County, Florida.
Patricia Alexander	30	1820 Grassington Way North Jacksonville, FL 32223	Lot 30, COVENTRY, as per Plat thereof, recorded in Plat Book 41, Page 19-19C, of the Public Records of Duval County, Florida.
William John Schumpp	31	1826 Grassington Way North Jacksonville, FL 32223	Lot 31, Coventry, according to the Plat thereof, recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the Public Records of Duval County, Florida.
Alane Schumpp	32	1832 Grassington Way North Jacksonville, FL 32223	Lot 32, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, of the Public Records of Duval County, Florida.
Guido A. Valdes	33	1838 Grassington Way North Jacksonville, FL 32223	Lot 33, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, 19A through 19C, of the Public Records of Duval County, Florida.
Suleyka Valdes	34	1844 Grassington Way North Jacksonville, FL 32223	Lot 34, COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, Public Records of Duval County, Florida.
Alan K. Watson	35	1841 Grassington Way North Jacksonville, FL 32223	Lot 35, as shown on the map of COVENTRY, as recorded in Plat Book 41, Pages 19 through 19C, inclusive, of the current Public Records of Duval County, Florida, less and except the following described parcel. Begin at the most Northerly corner of said Lot 35, said point being situate on the Southwesterly right-of-way line of Brady Road; thence South 66 degrees 29 minutes 46 seconds East, along said right-of-way line, a distance of 17.83 feet to its intersection with the Easterly line of said

Identification of Owners of Each Lot with Legal Description

Owner(s)	Lot	Property Address	Full Legal Description
			Lot 35; thence South 19 degrees 05 minutes 45 seconds East, along said Easterly line, a distance of 396.41 feet; thence North 85 degrees 53 minutes 04 seconds West, a distance of 174.87 feet to its intersection with a Westerly line of said Lot 35, also being the Easterly plat boundary line of PLANTATION SOUTH UNIT TWO, as recorded in Plat Book 41, Pages 61 through 61A, of the current Public Records of said County; thence North 04 degrees 23 minutes 46 seconds East, along the last said line, a distance of 370.25 feet to the Point of Beginning, Said exception being the same lands described in Official Records Volume 7255, Page 2181 of the Public Records of Duval County, Florida.
David Michael McKee Teresa Michelle McKee	36	1837 Grassington Way North Jacksonville, FL 32223	Lot 36, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19 19A, 19B and 19C, of the current public records of Duval County, Florida.
Marvin R. Craft Carlotta C. Craft	37	1831 Grassington Way North Jacksonville, FL 32223	Lot 37, COVENTRY, according to the Plat thereof, as recorded in Plat Book 41, at Page 19, 19A - 19C, of the public record of Duval County, Florida.
Jeffrey Thomas Cox Sandra Jean Cox	38	1825 Grassington Way North Jacksonville, FL 32223	Lot 38, COVENTRY, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the public records of Duval County, Florida.
Douglas G. Clark Mary K. Clark	39	1819 Grassington Way North Jacksonville, FL 32223	Lot 39, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Marcia B. Straub	40	1813 Grassington Way North Jacksonville, FL 32223	Lot 40 of COVENTRY, according to the map or plat thereof, as recorded in Plat Book 41, pages 19, 19A, 19B and 19C of the current public records of Duval County, Florida.
Charles A. Angelo, Jr. Annette W. Angelo	41	1807 Grassington Way North Jacksonville, FL 32223	Lot Forty-One (41), COVENTRY, according to the plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B, and 19C, of the current public records of Duval County, Florida.
IH3 Property Florida L P	42	1801 Grassington Way North Jacksonville, FL 32223	Lot 42, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, 19A through 19C, inclusive, of the Public Records of Duval County, Florida.
David J. Marshall Kelly A. Marshall	43	1795 Grassington Way South Jacksonville, FL 32223	Lot 43, Coventry, according to the Plat thereof, recorded in Plat Book 41, Page(s) 19, 19A, 19B and 19C, of the Public Records of Duval County, Florida.
Tamara Freed Jeffrey Freed	44	1789 Grassington Way South Jacksonville, FL 32223	Lot 44, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, of the Public Records of Duval County, Florida.
Estella B. Boatright Howard R. Boatright	45	1783 Grassington Way South Jacksonville, FL 32223	Lot 45, Coventry, a subdivision according to the plat thereof recorded at Plat Book 41, Pages 19, 19A, 19B and 19C, in the Public Records of Duval County, Florida.
Alexander A. Schwarz Helga E. Schwarz	46	1777 Grassington Way South Jacksonville, FL 32223	Lot 46, COVENTRY, according to the plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Robert William Davidson Katie F. Davidson	47	1773 Grassington Way South Jacksonville, FL 32223	Lot 47, COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current Public Records of Duval County, Florida.
Carolyn H. Gaspard, Sole Trustee, or her successors in trust, under the Carolyn H. Gaspard Living Trust	48	1769 Grassington Way South Jacksonville, FL 32223	Lot 48, Coventry, According to Plat thereof recorded in Plat Book 41, Pages 19, 19A, 19B and 19C of the current Public Records of Duval County, Florida.
Carol A. Hartney-Blomgren	49	1763 Grassington Way South Jacksonville, FL 32223	Lot 49, Coventry, according to the plat thereof as recorded in Map Book 41, page(s) 19, 19A, 19B and 19C, of the public records of Duval County, Florida.

Identification of Owners of Each Lot with Legal Description

Owner(s)	Lot	Property Address	Full Legal Description
Roger Dale Carter Leslie M. Carter	50	1760 Grassington Way South Jacksonville, FL 32223	Lot 50, COVENTRY, as per plat thereof, recorded in Plat Book 41, Page 19 and 19A through 19C, of the Public Records of Duval County, Florida.
Linda G. Benn Robert L. Benn	51	1766 Grassington Way South Jacksonville, FL 32223	Lot 51, COVENTRY, according to plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B, and 19C, of the current public records of Duval County, Florida.
William Benson Salter Suzanne Gibson Salter, as Trustees (and any successor trustee) of The Salter Family Living Trust	52	1772 Grassington Way South Jacksonville, FL 32223	Lot Fifty-Two (52), COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Vladimir S. Lazarev-Stanischev Kristen N. Hausmann	53	1778 Grassington Way South Jacksonville, FL 32223	Lot 53, COVENTRY, according to the plat thereof, as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current Public Records of Duval County, Florida.
2018-2 IH Borrower LP	54	1784 Grassington Way South Jacksonville, FL 32223	Lot 54, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, page(s) 19, of the Public Records of Dual County, Florida.
Philip A. Donaldson Kathryn A. Donaldson	55	1790 Grassington Way South Jacksonville, FL 32223	Lot 55, Coventry, a subdivision according to the plat thereof recorded at Plat Book 41, Pages 19, 19A, 19B and 19C, in the Public Records of Duval County, Florida.
John William Roberts, III Ann Michelle Roberts	56	1796 Grassington Way South Jacksonville, FL 32223	Lot 56, COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A through 19C, inclusive, of the current Public Records of Duval County, Florida.
Roland D. Gomer Crista Cave-Gomer	57	14260 Middleham Ln Jacksonville, FL 32223	Lot 57, Coventry, a subdivision according to the plat thereof recorded at Plat Book 41, Pages 19, 19A, 19B and 19C, in the Public Records of Duval County, Florida.
Richard J. Vandenburg Noriko S. Vandenburg	58	14254 Middleham Ln Jacksonville, FL 32223	Lot 58, except that portion conveyed in Official Records Volume 6805, page 1316, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B ad 19C, of the current public records of Duval County, Florida
Marie R. Tobias	59	14248 Middleham Ln Jacksonville, FL 32223	Lot 59 and Part of Lot 58, COVENTRY, as recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida, being more particularly described as follows: Begin at the Northwest corner of said Lot 58; thence South 00°34'13" East, along the Westerly line of said Lot 58, a distance of 15.00 feet, thence North 07°05'20" East, a distance of 14.92 feet to a point situate in the Southerly right-of-way line of Middleham (as now established); said right-of-way being a curve concave Northerly and having a radius of 36.49 feet; thence Westerly along and around the arc of said curve, an arc distance of 2.00 feet; said arc being subtended by a chord bearing and distance of North 84°33'34" West, 2.00 feet to the point of beginning.
Fred J. Salem Shadia H. Salem	60	1789 Bolton Abbey Dr Jacksonville, FL 32223	Lot 60, COVENTRY, according to plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Mathes E. Womack Kathleen J. Womack	61	1783 Bolton Abbey Dr Jacksonville, FL 32223	Lot 61, COVENTRY, according to plat thereof as recorded in Plat Book 41, Page 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Richard L. Parson Gina L. Parson	62	1777 Bolton Abbey Dr Jacksonville, FL 32223	Lot 62, COVENTRY, according to the plat thereof recorded in Plat Book 41, pages 9, 19A, 19B, and 19C, of the current public records of Duval County, Florida.

Identification of Owners of Each Lot with Legal Description

Owner(s)	Lot	Property Address	Full Legal Description
William C. Wilson Deborah A. Carvel	63	1771 Bolton Abbey Dr Jacksonville, FL 32223	Lot 63, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Ronald T. King Marie Bernadette Hartnett	64	1765 Bolton Abbey Dr Jacksonville, FL 32223	Lot 64, COVENTRY, according to plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B and 19C of the current public records of Duval County, Florida.
Peter A. Pagano Ann R. Pagano	65	1759 Bolton Abbey Dr Jacksonville, FL 32223	Lot 65, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
R. Dale Proctor Jaye E. Proctor	66	14245 Hawksmore Ln Jacksonville, FL 32223	Lot Sixty-Six (66), COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Mohamed Bleh Samah M. Elbasyouni	67	1750 Leyburn Ct Jacksonville, FL 32223	Lot 67, Coventry, according to map or plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the public records of Duval County, Florida.
William F Prince as Trustee of The William F. Prince Revocable Living Trust	68	1756 Leyburn Ct Jacksonville, FL 32223	Lot 68, COVENTRY, according to plat thereof recorded in Plat Book 41, Pages 19, 19A, 19, and 19C, current public records of Duval County, Florida.
Stephen F. Britt Diane M. Britt	69	1762 Leyburn Ct Jacksonville, FL 32223	Lot 69, Coventry, a subdivision according to the plat thereof recorded at Plat Book 41, Pages 19, 19A through 19D, in the Public Records of Duval County, Florida.
Bradley L. Howell Kari Clement, as joint tenants with rights of survivorship	70	1768 Leyburn Ct Jacksonville, FL 32223	Lot 70, COVENTRY, according to the Plat thereof as recorded in Plat Book 41, Pages 19, 19A through 19C of the current public records of Duval County, Florida.
Sirlys Y Arcon Rios	71	1774 Leyburn Ct Jacksonville, FL 32223	Lot 71, Coventry, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Joseph R. Beams Kristy Beams	72	1780 Leyburn Ct Jacksonville, FL 32223	Lot 72, Coventry, according to plat thereof recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current Public Records of Duval County, Florida.
Jerry E. Hulshult Teresa A. Hulshult	73	1785 Leyburn Ct Jacksonville, FL 32223	Lot 73, Coventry, according to plat thereof so recorded in Plat Book 41, Pages 19, 19A, 19B, and 19C, of the current public records of Duval County, Florida.
Timothy E. Miller Life Estate Renee T. Miller Life Estate Cynthia J. Anderson Barrett E. Miller	74	1775 Leyburn Ct Jacksonville, FL 32223	Lot 74, Coventry, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Raymond Estanislao Susan Estanislao	75	1769 Leyburn Ct Jacksonville, FL 32223	Lot 75, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B, and 19C of the current public records of Duval County, Florida.
Mauricio De Barros Loudes Diaz	76	1763 Leyburn Ct Jacksonville, FL 32223	Lot 76, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Pages 19, 19A through 19C, of the Public Records of Duval County, Florida.
Revocable Inter Vivos Trust Agreement of John M. Swan and Erenda D. Swan	77	1757 Leyburn Ct Jacksonville, FL 32223	Lot 77 Coventry, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Samantha R. Chafin, a Life Estate Timothy J. Chafin, Remainderman	78	14265 Hawksmore Ln Jacksonville, FL 32223	Lot 78, COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, Public Records of Duval County, Florida.

Identification of Owners of Each Lot with Legal Description

Owner(s)	Lot	Property Address	Full Legal Description
Steven Vincent Barock	79	14271 Hawksmore Ln Jacksonville, FL 32223	Lot 79, COVENTRY, according to the plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Taylor Rae Barock			
Irene J. Walton	80	14277 Hawksmore Ln Jacksonville, FL 32223	Lot 80, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C, current public records of Duval County, Florida.
Peter M. McIntosh	81	14283 Hawksmore Ln Jacksonville, FL 32223	Lot 81, COVENTRY, according to the plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Christopher E. Bouton	82	14299 Hawksmore Ln Jacksonville, FL 32223	Lot 82 of COVENTRY, according to the plat thereof as recorded in Plat Book 41, page(s) 19, and 19a through 19c, of the current public records of Duval County, Florida.
Amanda G. Bouton			
Neil R. Norman	83	14294 Hawksmore Ln Jacksonville, FL 32223	Lot 83, Coventry, according to plat thereof as recorded in Plat Book 41, pages 9, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Kathleen M. Norman			
Nancy B. Swaine	84	14288 Hawksmore Ln Jacksonville, FL 32223	Lot 84, Coventry, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B, and 19C of the current public records of Duval County, Florida.
Jodie S. Watson	85	14282 Hawksmore Ln Jacksonville, FL 32223	Lot 85, Coventry, according to the map or plat thereof, as recorded in Plat Book 41, Page(s) 19, 19A through 19C, of the Public Records of Duval County, Florida.
Keith E. Watson			
John S. Clubb	86	14276 Hawksmore Ln Jacksonville, FL 32223	Lot 86, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19 and 19C, of the current public records of Duval County, Florida.
Pamela B. Clubb			
Erling Fredrick Onsager	87	14270 Hawksmore Ln Jacksonville, FL 32223	Lot 87, COVENTRY, according to plat thereof as recorded in Plat Book 41, Page(s) 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Sandra Ann Onsager			
Gerald L. Geddings	88	14264 Hawksmore Ln Jacksonville, FL 32223	Lot 88, COVENTRY, according to plat thereof as recorded in Plat Book 41, Pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Kristine H. Geddings			
Kevin R. Williams	89	14258 Hawksmore Ln Jacksonville, FL 32223	Lot 89, COVENTRY, according to plat thereof recorded in Plat Book 41, page 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Nancy Williams			
Brian Lightsey	90	14252 Hawksmore Ln Jacksonville, FL 32223	Lot 90, Coventry, according to the plat thereof recorded in Plat Book 41, plages 19, 19A, 19B and 19C, in the current public records of Duval County, Florida.
Christina Lightsey			
Peggy McMichael Beerbower	91	14246 Hawksmore Ln Jacksonville, FL 32223	Lot 91, COVENTRY, according to plat thereof as recorded in Plat Book 41, pages 19, 19A, 19B and 19C, of the current public records of Duval County, Florida.
Living Trust			
Lily Day, a Life Estate	92	14240 Hawksmore Ln Jacksonville, FL 32223	Lot 92, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B, and 19C of the current public records of Duval County, Florida.
Yvonne Elaine Stemetzki and Yvette Lorraine Day, Remainderman			
Richard P. Klingler	93	1735 Bolton Abbey Dr Jacksonville, FL 32223	Lot 93, COVENTRY, according to plat thereof recorded in Plat Book 41, pages 19, 19A, 19B and 19C of the current public records of Duval County, Florida.
Pamella Klingler			