

This Instrument Prepared By
and Record & Return to:
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JIM FULLER
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DUVAL COUNTY
RECORDING \$ 205.00
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LIST OF EXHIBITS:

Exhibit "A": Certain real property in Duval County, Florida.
Exhibit "B": Articles.
Exhibit "C": Bylaws.

**COVENANTS AND RESTRICTIONS
OF
CORNELL ONE**

WHEREAS, **HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC., a Florida not-for-profit corporation** ("Developer") is the owner of certain real property in Duval County, Florida, more particularly described in **Exhibit "A"** hereto and in the plat of Cornell One recorded in Plat Book 55, pages 91 and 91A of the public records of Duval County, Florida (herein, collectively the "Plat"); and

WHEREAS, the Developer intends that, except as herein otherwise specifically set forth, each of the lots shown on the Plat will be used solely for residential purposes and is therefore desirous of placing certain covenants and restrictions upon the use of all of the land described in the Plat for the mutual benefit of all the owners of lots located therein, and is desirous that these Covenants and Restrictions shall run with the title to the land hereby restricted;

NOW THEREFORE, the Developer, for itself and its successors and assigns, hereby restricts the use, as hereinafter provided, of all of the land described in the Plat (hereinafter sometimes referred to as the "Land"), and the Developer hereby places upon the Land the following covenants and restrictions, to run with the title to the Land, and the grantee of any deed conveying any lot or lots contained within the Plat or any parts or portions thereof is deemed by the

acceptance of such deed to have agreed to all such Covenants and Restrictions and to have covenanted to observe, comply with and be bound by all such Covenants and Restrictions as follows:

1. **DEFINITIONS.**

(a) Articles. "Articles" means and refers to the Articles of Incorporation of the Association.

(b) Association. "Association" means and refers to CORNELL ONE HOMEOWNERS ASSOCIATION, INC., a corporation not-for-profit, organized under the laws of the State of Florida, its successors and assigns.

(c) Board of Directors. "Board of Directors" means and refers to the Association's Board of Directors.

(d) Builder. "Builder" means and refers to the Developer or any person or construction company engaged in the business of constructing single family residential dwellings in the Plat, or such additional real property as may be annexed to these Covenants and Restrictions.

(e) Common Areas. Common Areas mean and refer to the Unobstructed Drainage Easements shown on the Plat, hereafter called the "Storm Water Management Facility," and swales, drainage facilities, easements and drainage control structures located within the Plat and comprising or located on all or any part of the Storm Water Management Facility; and such other real property as may hereafter be conveyed to and accepted by the Association for the mutual welfare or benefit of the Owners. Common Areas may not be mortgaged or conveyed without the consent of at least three-fourths (3/4) of the class A members, excluding Developer.

(f) Developer. "Developer" means and refers to **Habitat for Humanity of the Jacksonville Beaches, Inc.**, a Florida not-for-profit corporation, and its successors and assigns.

(g) Land. "Land" means and refers to the real property described on the Plat and such additional real property that may hereafter be annexed to these Covenants and Restrictions, and brought within the jurisdiction of the Association.

(h) Lot. "Lot" means and refers to any lot shown upon the Plat, and all other lots shown on any future recorded plat in the event such future plat shall be made subject to these Covenants and Restrictions, and be brought within the jurisdiction of the Association. "Lot" does not include or refer to any portion of the Land designated on the Plat for the general recreation and enjoyment of Owners.

(i) Occupant. "Occupant" means and refers to the person or persons other than the Owner in possession of a Lot and the Primary Residence.

(j) Owner. "Owner" means and refers to the record owner, whether one or more persons or entities, of the fee simple title to any Lot, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

(k) Plat. "Plat" means and refers to the plat of Cornell One, according to plat thereof recorded in Plat Book 55, pages 91 and 91A, of the public records of Duval County, Florida, and any future recorded plat of the Land.

(l) Primary Residence. "Primary Residence" means and refers to the single family residence constructed or to be constructed on a Lot.

(m) Storm Water Management Facility. "Storm Water Management Facility" has the meaning described in paragraph 23 below and refers to the designed features of the Land which collect, convey, channel, hold, inhibit, or divert the movements of surface water or storm water shown on the Plat.

Unless the context otherwise requires, the use herein of the singular shall include the plural and visa versa; the use of gender shall include all genders; and the use and term "including" shall mean "including without limitation". These Covenants and Restrictions shall be liberally construed

in favor of the parties seeking to enforce the provisions hereof to effectuate the purpose of protecting and enhancing the marketability and desirability of the Land by providing a plan for the development, use and enjoyment thereof. The headings used herein are for indexing purposes only, and shall not be used as a means of interpreting or construing the substantive provisions hereof.

2. **SINGLE FAMILY RESIDENCE ONLY; ONE STORY LIMIT.** Each Lot shall be used for the purpose of constructing a Primary Residence thereon and for no other purpose, except as is specifically set forth herein. Except as herein otherwise provided, no structure shall be erected, altered or permitted to remain on any Lot other than the Primary Residence and related domestic out buildings as set forth in paragraph 6 below. The height of the Primary Residence or any such out building shall not be more than one (1) full story above the normal surface of the ground. No building situated on any Lot, or portion thereof, shall be rented or leased. Nothing herein contained shall be construed to prevent Developer from using any Lot for a right-of-way for road purposes or easements in which event Developer may abate, remove or revise the restrictions herein as Developer shall, in its sole discretion, deem proper.
3. **HOMEOWNERS' ASSOCIATION.** The Developer has formed the Association. Every Owner shall be a member of the Association and the Association shall have the powers, objectives, benefits and burdens set forth in its Articles of Incorporation and shall operate and conduct its business in accordance with its Articles and Bylaws (copies of which are attached hereto as **Exhibit "B" and Exhibit "C"**, respectively) as the same now exist or are hereafter modified, provided, however, that the following rules are intended to and shall prevail over any contrary provision contained in the Articles or Bylaws of the Association:

Class A Membership: Each Owner (except Developer) is a Class A member of the Association. Regardless of the number of parties owning an interest in a Lot, each Lot is allocated one vote.

Class B Membership: Developer is the sole Class B member of the Association and is allocated five (5) votes for each Lot owned by it. Class B membership shall cease when one hundred per cent (100%) of the Lots have been conveyed to Owners, or as otherwise provided in the By-laws.

A vote is sometimes herein referred to as a "voting interest".

Notwithstanding the foregoing:

(a) Members other than the Developer are entitled to elect at least a majority of the members of the Board of Directors of the Association when all of the Lots have been conveyed to Owners.

(b) The Association is created with the sole objectives of promoting the recreation, health, safety and welfare of the Owners. The Association shall oversee, administer, support, refurbish and maintain the Common Areas. The Common Areas may not be encumbered or conveyed in whole or in part without the prior written consent of at least three-fourths (3/4) of the Class A members.

(c) Membership in the Association is appurtenant to and inseparable from ownership of a Lot. In the event the Association is dissolved, its assets shall be dedicated to a public body or conveyed to a non-profit organization with similar purposes.

(d) The Association shall be responsible for the maintenance, operation and repair of the Storm Water Management Facility. Maintenance of the Storm Water Management Facility shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St.

Johns River Water Management District. Any repair or reconstruction of the Storm Water Management Facility shall be as permitted or, if modified, as approved in writing by the St. Johns River Water Management District.

(e) The Association shall have a perpetual non-exclusive easement over all areas of the Storm Water Management Facility for access to operate, maintain or repair the system. By this easement, and agreement of the City of Atlantic Beach, the Association shall have the right to enter upon any portion of any lot or right of Cornell Lane which is a part of the Storm Water Management Facility, at a reasonable time and in a reasonable manner, to operate, maintain or repair the Storm Water Management Facility as required by the St. Johns River Water Management District permit. Additionally, the Association shall have a perpetual non-exclusive easement for drainage over the entire Storm Water Management Facility. No person shall alter the drainage flow of the Storm Water Management Facility, including buffer areas or swales, without the prior written approval of the St. Johns River Water Management District.

(f) In the event the Association is dissolved, the assets shall be dedicated to a public body or conveyed to a non-profit organization with similar purposes. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surfacewater of Stormwater Management Facility must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

4. **COVENANT FOR MAINTENANCE ASSESSMENTS**. The Developer hereby covenants, and each Owner by acceptance of a deed therefor, whether or not it is so expressed in such deed, is deemed to 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, are a charge on the land and are a continuing lien upon the Lot against which each such assessment is made from the date of filing of the claim of lien described below. Each such assessment, together with interest, costs and reasonable attorneys' fees, is the personal obligation of the person who was the Owner at the time the assessment became 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.

The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the Owners and for the improvements and maintenance of the Common Areas. Assessments shall also be used for the maintenance and repair of the Storm Water Management Facility including but not limited to work within retention areas, drainage structures and drainage easements.

The Association will landscape, mow, trim and maintain the Common Areas in a neat and orderly condition and the dues of the Association may be utilized for such purposes, subject always to the rights of appropriate public authority within the above described area.

Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum assessment shall be determined by Developer.

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 the affirmative vote of a majority of the voting interests present in person or by proxy, represented in a meeting at which a quorum has been attained. A quorum for such purposes is seventy-five (75.00%) of the total voting interests.

The Board of Directors shall fix the assessment annually at amounts not in excess of the maximum.

In addition to the annual assessments authorized above, the Association may levy a special assessment for the purpose of defraying, in whole or in part, the cost of advancing the purposes of the Association; provided that any such special assessment shall have the assent of a majority of the voting interests present in person or by proxy, represented in a meeting at which a quorum has been attained. A quorum for such purposes is seventy-five (75.00%) of the total voting interests.

Written notice of any meeting called for the purpose of taking any action authorized above shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. The presence of members or of proxies entitled to cast seventy-five (75.00%) of all the votes of the 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 ($\frac{1}{2}$) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis. Mortgagees are not required to collect assessments.

No Lot shall be subject to any assessment until a Primary Residence has been constructed thereon. 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. The due dates shall be established by the Board of Directors. The Association shall, upon demand, 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.

Any assessment not paid within thirty (30) days after its due date shall bear interest from the due date at the rate of eighteen percent (18.0%) 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 Lot involved or both. No Owner may waive or otherwise escape liability for the assessments provided for herein by abandonment of its Lot. A claim of lien shall be filed in the public records of Duval County 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. The lien shall date from the filing of the claim of lien. 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.

The lien for the assessments provided for in this Declaration is subordinate to the lien of any mortgages without regard to when the assessment became due, the lien was created, or the mortgage recorded. Although the sale or transfer of any Lot does 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 later assessments.

Nothing contained in this Declaration shall be construed to make the failure to pay assessments a default under any mortgage, nor shall any mortgagee be required to collect assessments.

The St. Johns River Water Management District has the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surfacewater or Stormwater Management Facility.

5. **MOTORISTS' VISION TO REMAIN UNOBSTRUCTED.** The Developer and the Association each have the right, but no obligation, to remove, or require the removal of any fence, wall, hedge, shrub, bush, tree or other thing, natural or artificial, placed or located on any Lot, if the location thereof will, in the sole judgment and opinion of the Developers or the Association, obstruct the vision of the motorist upon any street.
6. **OTHER STRUCTURES.** Subject to the restrictions contained in paragraph 10 below, the following buildings, structures and objects may be erected and maintained on a Lot only if located wholly within the rear yard of the Primary Residence: yards and houses for pets; above ground storage of Developer or Association approved construction materials; workshops; garbage and trash cans; detached garages; hothouses; greenhouses; permanent storage sheds; children's playhouse; outdoor barbecue pits; swimming pools or improvements in connection therewith. Each such object shall be constructed of Developer or Association approved construction materials and shall be walled, fenced or sufficiently landscaped, with heights and design and in such a manner that they are obstructed from view from the outside of the Lot. The maximum portion of a Lot covered by all buildings and structures shall not exceed that dictated by appropriate municipal code or zoning ordinance.
7. **SET BACK FOR ALL STRUCTURES.** No building shall be located on any Lot except in accordance with the Building Restriction lines shown on the Plat.
8. **RESUBDIVIDING OR PLATTING.** Developer reserves the right to resubdivide or replat any Lot or Lots shown on the Plat for any purposes whatsoever, including rights-of-way for road purposes and easements.

9. **FENCES AND HEDGES.** Fences or walls may not be built or maintained on any portion of any Lot except on the rear or side lot line and no closer to the front of the Lot than the front of the Primary Residence. No fence or wall shall be erected nor hedge maintained higher than six (6) feet from the normal surface of the ground. No fence or wall shall be erected until the quality, style, color or design shall have been first approved by the Association. No fence or wall may be constructed within the Conservation Easement area shown on the Plat.

In the event of the violation of the Covenants contained in this paragraph, the Developer or the Association may summarily and without the permission or consent of the Owner, enter upon the Lot and remove the unpermitted fence and the Owner shall be and remain liable for all costs incurred in connection therewith which costs will be due and payable to the Association on the day of entry and removal and will thereafter bear interest at the rate of eighteen percent (18%) per annum. All such costs shall be secured by a lien on the Lot, which lien is created, evidenced and enforced and is subject to those limitations as provided for in paragraph 4 of these Covenants for the enforcement of payment of Association dues. Nor shall the Association or the Developer or their agents or employees be liable to the Owner or any party claiming by, through or under the Owner for any damages to person or property arising out of such entry and removal.

All fences shall be constructed of wood or other material approved by the Association or the Developer and shall be so constructed as to provide a continuous visual barrier of the type commonly known as "panel fences" or "shadowbox fences". All such fences shall be installed "good side out"; that is, horizontal stringers used to bind and support the fencing material will face the interior of the Lot. Chain link and barbed wire are prohibited.

10. **APPROVAL OF STRUCTURES.** For the purpose of further ensuring the continual development of the Land as a residential area of highest quality and standards, and in order that all improvements on each Lot present an attractive and pleasing appearance from all sides of view,

the Developer reserves the exclusive power and discretion to control and approve all of the buildings, structures and other improvements on each Lot. The Developer shall have the absolute and exclusive right to refuse to approve any such building plans and specifications and lot-grading and landscaping plans which are not suitable or desirable in its opinion for any reason, including purely aesthetic reasons and reason connected with future development plans of the Developer.

Upon completion of construction of a Primary Residence on any Lot and the subsequent occupancy of the Primary Residence, the Association will thereafter be vested with the rights of Developer reserved under this paragraph and with the right to enforce in its own name the conditions, limitations and restrictions herein set forth with respect to all improvements located or to be located upon that Lot.

Each Owner is responsible for and shall promptly repair and pay for the costs of repair in the event the Owner, its contractor, invitees, licensees or any other party invited or allowed to enter the subdivision by the Owner causes damage to landscaping (including grass), streets, rights of way, trees, signs, drainage facilities or utilities within the subdivision.

11. **NO PARKING OF VEHICLES, BOATS, ETC.** No vehicles, boats, trailers, or other offensive objects may be kept on any Lot unless kept within the driveway or obscured from street view in the rear yard. Guest and delivery vehicles may be parked in driveways during normal and reasonable visits and deliveries. No vehicle may be parked on lawn areas at any time.

12. **WINDOW AIR CONDITIONERS AND CLOTHES LINES.** Window air conditioners are not permitted in any Primary Residence. No window air conditioners shall be installed in any detached building on a Lot without the prior written approval of the Association. Outside clothes lines are permitted in the rear yard of the Lot.

13. **NO OVERHEAD WIRES.** All telephone, electric and other utility lines and connection between the main utility line and the Primary Residence and other buildings located on each Lot

shall be located underground. The Developer has provided underground conduits to serve each Lot, and such conduit to each Lot shall be, become, and remain the property of the utility, subject to the use and enjoyment of the Owner of the Lot. Each Owner requiring original or additional electric, telephone or television service shall complete, at his own expense, the secondary electric service conduits, wires, conductors and other electric facilities from the point of the applicable transformer or primary service to the Primary Residence and all of the same shall be and remain the property of the Owner of the Lot. The Owner of each lot shall be responsible for all maintenance, operation, safety, repair and replacement of the entire secondary utility system extending from the applicable transformer or primary service to the Primary Residence on his Lot.

14. **NO SHEDS, SHACKS OR TRAILERS.** No shed, shack, trailer, tent or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any Lot.
15. **RESIDING ONLY IN RESIDENCE.** No trailer, garage, or any outbuilding of any kind shall be at any time used as a residence either temporarily or permanently.
16. **SIZE OF SIGNS.** No sign of any type shall be displayed or placed upon any Lot except "FOR SALE" signs, which signs may refer only to the Lot upon which the sign is displayed, and shall be of materials, size, height, and design specified by the Developer or Association. One small, Developer or Association approved sign may be used to denote the name of the property owner or and the house number. The Developer or Association may enter upon any Lot and summarily remove any signs which do not meet the provisions of this paragraph.
17. **AERIALS AND ANTENNAS.** No satellite dish(antenna), radio aerial or antenna nor any other exterior electronic or electrical equipment or devices of any kind shall be installed or maintained on a Lot unless and until the location, size and design thereof have been approved by the Association or Developer.

18. **MAIL BOXES.** No mail box or paper box or other receptacle of any kind for use in the delivery of mail or newspapers shall be erected or located on any Lot unless and until the size, location, design and type of material for said boxes or receptacles has been approved by the Association or Developer.
19. **PETS.** Not more than two dogs or cats may be kept on any Lot and any such animals shall be kept solely for the pleasure and use of the occupants. No such animals shall be used for any commercial or breeding use or purpose. Such animals shall be controlled and restricted to the Lot by a method commonly used for that species. No animal shall be allowed to roam at large. If, in the sole opinion of the Association or Developer, the animal or animals become dangerous or any annoyance or nuisance in the neighborhood, they may not thereafter be kept on the Lot. The Association and Developer assume no obligation to any party for the enforcement of these pet restrictions.
20. **NO OFFENSIVE ACTIVITIES.** No illegal, noxious or offensive activity shall be permitted or carried on, on any part of the Land, nor shall anything be permitted or done thereon which is or may become a nuisance or a source of embarrassment, discomfort, or annoyance to the neighborhood. No trash, garbage, rubbish or debris shall be deposited or allowed to accumulate or remain on any part of the Land or upon any land or lands contiguous thereto. All garbage and trash must be stored in closed containers and kept out of view until the day of pick-up. No fires for burning trash, leaves, clipping or other refuse shall be permitted on any Lot or road right-of-way. No trees or other flora shall be grown on or removed from any Lot for commercial purposes. The operation of any quarry, mine, strip mine or similar activity such as exploration for or removal of natural resources is not permitted, except that Owners have the right to establish and maintain a water well for personal use.

Each Owner shall continuously maintain the Lot and unpaved portions of the public right of way abutting each Lot in a neat, clean and attractive condition, free of undergrowth and rubbish. Those portions of Lots which abut rights of way, drainage swales, and easements shall be maintained free of obstruction, mowed and without change in the contour thereof. Provided, however, that Developer reserves the right, prior to its sale of any Lot, to retain that Lot in its natural condition.

Each Owner shall, at his own expense, plant and maintain grass on and remove dead vegetation (including trees) from abutting rights of way.

21. **SWALE MAINTENANCE.** The Developer has constructed a drainage swale upon each Lot for the purpose of managing and containing the flow of excess surface water, if any, found upon such Lot from time to time. Each Lot owner shall be responsible for the maintenance, operation and repair of the swales on the Lot. Maintenance, operation and repair shall mean the exercise of practices, such as mowing and erosion repair, which allow the swales to provide drainage, water storage, conveyance or other stormwater management capabilities as permitted by the St. Johns River Water Management District. Filling, excavation, construction of fences or otherwise obstructing the surface water flow in the swales is prohibited. No alteration of a drainage swale shall be authorized and any damage to any drainage swale, whether caused by natural or human-induced phenomena, shall be repaired and the drainage swale returned to its former condition as soon as possible by the Owner(s) of the Lot(s) upon which the drainage swale is located.

22. **WELL LIMITATION; WATER AND SEWER RIGHTS.** The City of Atlantic Beach, Florida Public Works Department, or its successors or assigns, has the sole and exclusive right to provide all water and sewer facilities and service to the Land. No well of any kind shall be dug or drilled on any of the Lots, or tracts, to provide water for use within the structures to be built, and no potable water shall be used within said structures, except potable water which is obtained from The City

of Atlantic Beach, Florida Public Works Department, or its successors or assigns. Nothing herein shall be construed as preventing the digging of a well to be used exclusively for use in the yard or garden of any Lot, or to be used exclusively for air conditioning; however, the location of said well must be approved by prior written consent of the Developer and the local Health Department. The City of Atlantic Beach, Florida Public Works Department is hereby granted and has a non-exclusive, perpetual and unobstructed easement and right in and to, over and under the Land as shown on the plat thereof for the purpose of ingress, egress, installation and/or repair of water facilities. Developer reserves the right to convey to The City of Atlantic Beach, Florida Public Works Department all easements required to provide water facilities and service to the Land.

23. **STORM WATER MANAGEMENT FACILITY.** The Association shall be responsible for the maintenance, operation and repair of the Storm Water Management Facility. Maintenance of the Storm Water Management Facility means the exercise of practices which allow the system to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District pursuant to Permit No. 42-031-86847-1. Any repair or reconstruction of the surface water or stormwater management system shall be as permitted, or if modified as approved by the St. Johns River Water Management District.

" Storm Water Management Facility" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in the Covenants and Restrictions which

relate to the maintenance, operation and repair of the surface water or stormwater management system.

24. **EASEMENTS.** The Unobstructed Drainage Easements shown on the Plat are and shall remain privately owned. The Owners of the Lots subject to easements shown on the Plat shall acquire no right, title or interest in and to any wires, cables, conduits, pipes, mains, lines or other equipment placed on, over or under the property which is subject to said easements. The Owner of any Lot subject to any easement or easements shall not construct any improvements or structures upon said easements. In the event any Owner constructs any improvements or structures on the easement shown on the Plat, the Owner of the Lot subject to said easement shall remove said improvements or structures upon written request of Developer, its successors, trustees, or assigns.

Each Owner is granted an easement and right of enjoyment in the Common Areas, which easement is appurtenant to the title to the Lot owned by the Owner and may not be severed from it.

25. **EASEMENTS FOR UTILITIES AND SERVICES.** Developer hereby reserves unto itself, and hereby grants to the Association and such appropriate utility and other service companies or providers of the services hereinafter set forth as are from time to time designated by Developer or the Association, such easements, over, under, in and upon the Land as may be necessary to provide utility services and for ingress and egress for persons and vehicles to provide and maintain such utility services including, but not limited to power, electric, sewer, water, drainage, telephone, television and internet cable, gas, lighting facilities, irrigation lawn maintenance and landscaping, security service and facilities in connection therewith, provided, all facilities for any of the foregoing shall be installed underground except those aboveground facilities as shall be permitted in writing by the Developer or Association.

26. **OFF SITE MAINTENANCE OF STORMWATER MANAGEMENT SYSTEM.** There is a Storm Water Management Facility located in the right of way of Cornell Lane owned by the City of Atlantic Beach, Florida. The Association shall be responsible for the maintenance, operation and repair of this facility as required by the City of Atlantic Beach, Florida. The maintenance of the Storm Water Management Facility is in the best interests of the Owners and the Association, and that maintenance is a permitted usage of Association funds.

The Association may hereafter enter into agreements with others under such terms as it finds acceptable to provide for the sharing of the burden of such maintenance.

27. **DEVELOPER MAY CORRECT VIOLATIONS.** Wherever there shall have been built or there shall exist on any Lot any structure, building, thing or condition which is in violation of these Covenants and Restrictions, the Developer shall have the right, but no obligation, to enter upon the Lot where such violation exists and summarily to abate, correct or remove the same, all at the expense of the Owner of the Lot, which expense shall be payable by such Owner to the Developer, on demand, and such entry and abatement, correction or removal shall not be deemed a trespass or make the Developer liable for any damages on account thereof. Any advance by the Developer under the terms of this paragraph shall bear interest at the maximum rate allowed by law from the date of advance.

28. **APPROVAL OF DEVELOPER OR ASSOCIATION.** Wherever in these Covenants and Restrictions the consent or approval of the Developer or the Association is required to be obtained, no action requiring such consent or approval shall be commenced or undertaken until after a request in writing seeking the same has been submitted to and approved in writing by the Developer or the Association, as appropriate. Such request shall be sent to the Developer or the Association, as appropriate, postage prepaid, by registered or certified mail with return receipt

requested. In the event that the Developer or the Association fails to act on any such written request within thirty (30) days after the same has been received by it, the consent or approval to the particular action sought in such written request shall be presumed; however, no action shall be taken by or on behalf of the person submitting such written request which violates any of the Covenants and Restrictions herein contained.

29. **DEVELOPER MAY DESIGNATE A SUBSTITUTE.** The Developer has the sole and exclusive right at any time, and from time to time, to transfer and assign to, and to withdraw from, such person, firm or corporation as it shall elect, any or all rights, powers, privileges, authorities and reservations given to or reserved by the Developer by any part or paragraph of these Covenants and Restrictions. If at any time hereafter there shall be no person, firm or corporation entitled to exercise these rights, powers, privileges, authorities and reservations given to or reserved by the Developer under the provisions hereof, the same shall be vested in and be exercised by a committee to be elected or appointed by the Association. Nothing herein contained, however, shall be construed as conferring any rights, powers, privileges, authorities or reservations in said committee except in the event aforesaid.

30. **AMENDMENTS OR ADDITIONAL RESTRICTIONS.** The approval of at least three-fourths (3/4) of the Owners is required to amend these Covenants. The Developer reserves the right, subject to the restrictions herein contained, to cure any ambiguity in or any inconsistency among the provisions contained herein, and to release any Lot from any part of the Covenants and Restrictions which have been violated (including, without limiting the foregoing, violations of building restriction lines and provisions hereof relating thereto) if the Developer in its sole judgment, determines such violation to be a minor or insubstantial violation.

The Developer reserves and shall have the sole right (but not the obligation) to amend these Covenants and Restrictions without the consent, approval or joinder of any other party, and

without notice, and shall be effective upon Developer's written declaration of amendment recorded in the public records of Duval County, Florida. Developer's right to so amend shall terminate upon the termination of Class B membership in the Association pursuant to paragraph 3 above.

Any amendment to the Covenants and Restrictions which alter any provision relating to the surface water or stormwater management system, beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior written approval of the St. Johns River Water Management District.

31. **ANNEXATION**. Additional real property located in Duval County, Florida, which may be acquired by the Developer may be annexed (i.e., subject to the terms of this Declaration and brought within the jurisdiction of the Association) within fifteen (15) years of the date of recording of this Declaration.
32. **ADDITIONAL RESTRICTIONS BY INDIVIDUAL OWNERS**. No Lot owner, without the prior written consent and approval of the Developer or the Association, may impose any additional Covenants and Restrictions on any part of the Land.
33. **RESTRICTIONS EFFECTIVE PERIOD**. These Covenants and Restrictions, as amended from time to time, unless released as herein provided, shall be deemed to be Covenants and Restrictions running with the title to the Land, and shall remain in full force and effect until twenty-five (25) years after the date hereof, and thereafter, these Covenants and Restrictions shall be automatically thereafter extended for additional consecutive five (5) year periods until terminated by the action of the owners of a majority of the Lots.
34. **APPLICATION OF COVENANTS AND RESTRICTIONS TO PURCHASERS AT FORECLOSURE**. Should any mortgage, deed of trust or other lien, consensual or nonconsensual, be foreclosed on the Land, or any Lot, the title acquired in connection with such foreclosure shall be subject to and bound by these Covenants and Restrictions.

35. **LEGAL ACTION ON VIOLATION**. If any person, firm or corporation, or other entity violates or attempts to violate any of these Covenants and Restrictions, it shall be lawful for the Developer, Association or any Owner (a) to prosecute proceedings at law for the recovery of damages against those so violating or attempting to violate any such Covenants and Restrictions, (b) to maintain a proceeding in equity against those so violating or attempting to violate any such Covenants and Restrictions, for the purposes of preventing or enjoining all or any such violations or attempted violations, PROVIDED, HOWEVER, that the Owner shall not have any right or cause of action for damages or to maintain a proceeding in equity or any claim whatsoever against the Developer or Association until reasonable notice and opportunity to cure have been provided to the Developer or Association for violating any of these Covenants and Restrictions. The remedies contained in this paragraph shall be construed as cumulative of all other remedies now or hereafter provided by law. The failure of the Developer or the Association, their successors or assigns, to enforce any Covenants and Restrictions or any obligation, right, power, privilege, authority, or reservation herein contained, however long contained, shall in no event be deemed as a waiver of the right to enforce the same thereafter as to the same violation or any future violations. Nothing contained herein shall be deemed to obligate Developer or Association to take any action or institute any proceeding to enforce any provision hereof nor shall Developer or Association be liable to any person or entity for its failure or refusal to enforce any provision of these Covenants and Restrictions. Owners in violation of this Declaration are obliged to pay attorneys' fees to the successful plaintiff in all actions seeking to prevent, correct or enjoin such violations or in damage suits thereon and to the Developer or the Association (as the case may be) in the event an attorney is employed by either to enforce or defend the restrictions or rights herein contained, whether suit be brought or not. All restrictions herein contained are several and independent. The invalidity of one or more or any part of one shall in no way impair the validity of the remaining restrictions or part hereof.

If any provision of these Covenants and Restrictions is to any extent found by a court of competent jurisdiction to be invalid or unenforceable, neither the remainder of this Declaration, nor the application of the provision to other persons, entities, or circumstances, shall be affected thereby, but instead shall be enforced to the maximum extent permitted in law or equity.

36. **NO TRADE, BUSINESS, PROFESSION, ETC.:** The Land shall be used only for single family residences with no more than two (2) people per bedroom occupying each Residence. No Residence may be rented and no person may be accommodated therein for compensation or commercial purposes. No trade, business, profession, or any other type of commercial activity shall be carried on upon the Land; provided, however, an Owner may use a room within a Residence as an office for conducting personal business if such personal business does not require contact at the residence with customers or clientele of the Owner, nor be of such a pervasive nature as to dominate the residential character of the occupancy of such Residence. Any such personal office use shall not be deemed a commercial activity in violation of this paragraph. Such personal business use must, nonetheless, comply with any applicable governmental regulation.

IN WITNESS WHEREOF, these Covenants and Restrictions have been executed this
 _____ day of October, 2003, by the Developer.

In the Presence of:

**HABITAT FOR HUMANITY
 OF THE JACKSONVILLE BEACHES, INC.,
 a Florida not-for-profit corporation**

Valerie L. Baker
 Witness

By: Haywood M. Ball
 Haywood Ball, Vice President - Real Estate

[Valerie L. Baker]
 Print Name

Eloise M. Feather
 Witness

[Eloise M. Feather]
 Print Name

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing Covenants and Restrictions of Cornell One was acknowledged before me this 7th day of October, 2003, by Haywood M. Ball as Vice President - Real Estate of **HABITAT FOR HUMANITY OF THE JACKSONVILLE BEACHES, INC.**, a Florida not-for-profit corporation, on behalf of the corporation, who is personally known to me or produced a Florida Drivers license as identification.

Susan K. Williams

Notary Public, State of Florida at Large

[Susan K. Williams]
 Print name below signature

[Affix Notary Stamp]

My Commission Expires: 1-7-06

Commission No.: DD 078766

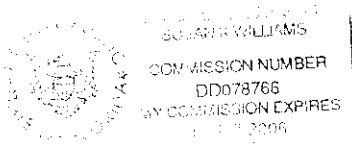


EXHIBIT "A"

LEGAL DESCRIPTION:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MAYPORT ROAD (STATE ROAD No. A1A, A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF ATLANTIC BEACH VILLA UNIT No. 2, AS RECORDED IN PLAT BOOK 31, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $68^{\circ}45'00''$ EAST, ALONG THE SOUTH LINE OF SAID ATLANTIC BEACH VILLA UNIT No. 2, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1, IN OFFICIAL RECORDS BOOK 9948, PAGE 2361 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH $68^{\circ}45'00''$ EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 280.80 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 2, IN SAID OFFICIAL RECORDS BOOK 9948, PAGE 2361; THENCE SOUTH $06^{\circ}15'00''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 112.74 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CORNELL LANE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH $68^{\circ}45'00''$ WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 332.86 FEET TO THE WESTERLY LINE OF SAID PARCEL 1 OF OFFICIAL RECORDS BOOK 9948, PAGE 2361; THENCE NORTH $21^{\circ}15'00''$ EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



EXHIBIT "B"

I certify the attached is a true and correct copy of the Articles of Incorporation of CORNELL ONE HOMEOWNERS' ASSOCIATION, INC., a Florida corporation, filed on August 18, 2003, as shown by the records of this office.

The document number of this corporation is N03000007156.



CR2EO22 (2-03)

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twentieth day of August, 2003

Glenda E. Hood

Glenda E. Hood
Secretary of State

FILED

03 AUG 18 PM 3:34

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF INCORPORATION
OF
CORNELL ONE HOMEOWNERS' ASSOCIATION, INC.
a Florida not for profit corporation

The undersigned, acting as incorporator of a corporation pursuant to Chapter 617, Florida Statutes, adopts the following Articles of Incorporation for such corporation (herein the "Corporation").

ARTICLE I. NAME

The name of the Corporation is CORNELL ONE HOMEOWNERS' ASSOCIATION, INC.

The principal address of the Corporation at the time of incorporation is 1671 Francis Avenue, Atlantic Beach, Florida 32233.

ARTICLE II. DURATION

The duration of this Corporation is perpetual unless dissolved according to law.

Corporate existence will commence on the date these Articles of Incorporation are filed by the Florida Department of State.

ARTICLE III. PURPOSE

(a) The specific and primary purpose for which this Corporation is organized is to promote the general welfare of its members.

(b) The general purposes for which this Corporation is organized are:

- (1) to promote the welfare and benefit of the owners of lands lying within Cornell One and such other units as may hereafter be annexed to the Corporation.
- (2) to oversee, administer, support, refurbish and maintain the real and personal property of the Corporation.

- (3) to assess, collect and enforce the payment of dues to defray costs incident to the foregoing.
 - (4) to operate, maintain and manage the Storm Water Management Facility in a manner consistent with the St. Johns River Water Management District Permit No. 42-031-86847-1 requirements and applicable District rules, and to assist in the enforcement of the restrictions and covenants contained therein.
 - (5) to levy and collect adequate assessments against members of the association for the costs of maintenance and operations of the Storm Water Management Facility, which assessments will be used for the maintenance and repair of the Storm Water Management Facility, including, but not limited to, work within the retention areas, drainage structures and drainage easements.
- (c) This Corporation is formed and will be operated exclusively for non-profit purposes. No part of any net earnings will inure to the benefit of any member, trustee, or officer of the Corporation except as provided by law.
- (d) This Corporation will have and exercise all powers conferred upon not for profit corporations under the laws of the State of Florida generally, and specifically as provided in §617.302 of the Florida Not For Profit Corporation Act, provided, however, that this Corporation has no power to engage in any activity that in itself is not in furtherance of its purposes as set forth in subparagraphs (a) through (c) of this Article.

ARTICLE IV. QUALIFICATION AND ADMISSION OF MEMBERS

All owners of Lots within Cornell One as shown on plat thereof recorded or to be recorded in the public records of Duval County, Florida, said plat being a subdivision of lands described in Exhibit A hereto, will be members of this Corporation (herein, a lot within the subdivision created by the Plat is referred to as a "Lot"). Other members may be admitted in the event additional lands are annexed to and made subject to the administration of this Corporation. The annexation of such additional lands will be evidenced by amendment to these Articles of Incorporation. Membership is transferable and is inseparable from ownership of a Lot. Two classes of membership exist:

Class A Membership: Each Owner (except Developer) is a Class A member of the Association. Regardless of the number of parties owning an interest in a Lot, each Lot is allocated one vote.

Class B Membership: Developer is the sole Class B member of the Association and is allocated five (5) votes for each Lot owned by it. Class B membership shall cease on the earlier of: (a) January 1, 2010, OR (b) when Developer no longer owns any Lot, OR

(c) upon the Developer's election to terminate Class B membership, which election will be effective upon Developer's filing of written notice thereof in the public records of Duval County, Florida, OR (d) when seventy-five percent (75.0%) of the Lots have been conveyed to Owners.

ARTICLE V. REGISTERED OFFICE AND REGISTERED AGENT

The street address of the Corporation's initial registered office is 50 North Laura Street, Suite 2925, Jacksonville, Florida 32202, and the name of the corporation's initial registered agent at such address is HAYWOOD M. BALL.

ARTICLE VI. FIRST BOARD OF DIRECTORS

The following persons will serve the Corporation as directors until the first annual meeting or other meeting called to elect directors:

<u>Name</u>	<u>Address</u>
Edwin Borders	1494 East Blue Herron Lane Jacksonville Beach, Florida 32250
Mary-Parker Lamm	10328 LobLolly Lane South Jacksonville, Florida 32246
Ralph Marcello	152 Water Oak Drive Ponte Vedra Beach, Florida 32082

ARTICLE VII. BASIS UNDER WHICH CORPORATION ORGANIZED

This Corporation is organized under a non-stock basis.

The Corporation is a not for profit corporation as defined by the Not For Profit Corporation Act in §617.01 401 of the Florida Statutes. As such, it is not organized for the pecuniary gain or profit of, and its net earnings nor any part thereof is distributable to its members, officers, or other private persons except as specifically permitted under the provisions of the Florida Not For Profit Corporation Act.

ARTICLE VIII. MANAGEMENT OF CORPORATE AFFAIRS

(a) Board of Directors. The powers of this Corporation will be exercised, its properties controlled and its affairs conducted by a board of three(3) directors. The number of directors provided for in these Articles of Incorporation may be changed by a bylaw adopted by the members.

(b) Election of Directors. The method of electing directors is set forth in the bylaws.

(c) Elective Officers. The officers of this Corporation are a president, a vice president, a secretary, and a treasurer. Other offices and officers may be established or appointed by the members of this Corporation at any regular annual meeting or any special meeting of members called for such purpose. The qualifications, the time and manner of electing or appointing, the duties of, the terms of office, and the manner of removing officers are set forth in the bylaws.

ARTICLE IX. INCORPORATOR

The name and address of the incorporator is HAYWOOD M. BALL, 50 North Laura Street, Suite 2925, Jacksonville, Florida 32202.

ARTICLE X. BYLAWS.

Bylaws will be hereafter adopted at the first meeting of the board of directors. Such bylaws may be amended, repealed, in whole or in part, in the manner provided in the bylaws. Any amendment to the bylaws will be binding on all members of this Corporation.

ARTICLE XI. AMENDMENT OF ARTICLES

Amendments to these Articles of Incorporation may be proposed by a resolution adopted by the board of directors and presented to a quorum of the members for their vote. Amendments require the approval of at least two-thirds (2/3rds) of the lot owners but may otherwise be adopted as provided in the bylaws.

ARTICLE XII. ASSETS UPON DISSOLUTION

In the event the Corporation is dissolved, the assets shall be dedicated to a public body or conveyed to a non-profit organization with similar purposes. In the event of termination, dissolution or final liquidation of the Corporation, the responsibility for the operation and maintenance of the Surfacewater or Stormwater Management System must

be transferred to and accepted by an entity which would comply with §40C-42.057, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

IN WITNESS WHEREOF, the undersigned incorporator has executed these Articles of Incorporation this 14th day of August, 2003.

Signed and delivered in the presence of:

Donna G. Yoder
Witness

[DONNA G. YODER]
Print name below signature

Lashundra Williams
Witness

[Lashundra Williams]
Print name below signature

Haywood M. Ball
HAYWOOD M. BALL

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of August, 2003, by Haywood M. Ball, who [☒] is personally known to me or [☐] has produced a Florida Driver's License as identification [check one].

Susan K. Williams
Notary Public

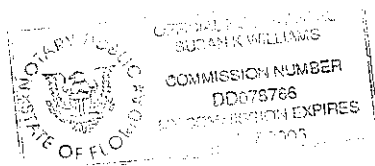
State of Florida at Large

[Susan K. Williams]
Print name below signature

[Affix Notary Stamp]

My Commission Expires: 1/7/06

My Commission No.: DDO 78766



CERTIFICATE NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

Pursuant to Chapter 48.091, Florida Statutes, be it known that CORNELL ONE HOMEOWNERS' ASSOCIATION, INC., a corporation duly organized and existing under the laws of the State of Florida, with its principal office as indicated in the Articles of Incorporation, has named HAYWOOD M. BALL, as its agent to accept service of process within this state.

Having been named to accept service of process for the above stated corporation, at the place designated in this Certificate, I hereby agree to act in that capacity, and agree to comply with the provisions of said Florida Statute relative to keeping open said office.



HAYWOOD M. BALL

FILED

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SECRETARY OF STATE
TALLAHASSEE, FLORIDA

EXHIBIT "A"

LEGAL DESCRIPTION:

A PART OF THE CASTRO Y FERRER GRANT, SECTION 38, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF MAYPORT ROAD (STATE ROAD No. A1A, A 120 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF ATLANTIC BEACH VILLA UNIT No. 2, AS RECORDED IN PLAT BOOK 31, PAGE 13 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $68^{\circ}45'00''$ EAST, ALONG THE SOUTH LINE OF SAID ATLANTIC BEACH VILLA UNIT No. 2, A DISTANCE OF 400.00 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 1, IN OFFICIAL RECORDS BOOK 9948, PAGE 2361 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING FOR THE LANDS HEREIN DESCRIBED; THENCE CONTINUE SOUTH $68^{\circ}45'00''$ EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 280.80 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED AS PARCEL 2, IN SAID OFFICIAL RECORDS BOOK 9948, PAGE 2361; THENCE SOUTH $06^{\circ}15'00''$ EAST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 112.74 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CORNELL LANE (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH $68^{\circ}45'00''$ WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 332.86 FEET TO THE WESTERLY LINE OF SAID PARCEL 1 OF OFFICIAL RECORDS BOOK 9948, PAGE 2361; THENCE NORTH $21^{\circ}15'00''$ EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C"

BYLAWS
OF

CORNELL ONE HOMEOWNERS' ASSOCIATION, INC.
(a Florida not-for-profit corporation)

ARTICLE I
Name, Principal Office

Section 1. Name. The name of this corporation is: CORNELL ONE HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation. The corporation is herein referred to as the "Corporation".

Section 2. Principal Office and Additional Offices. The address of the initial principal office of the Corporation is 1671 Francis Avenue, Atlantic Beach, Florida 32233. The Corporation may also have an office or offices other than the principal office at such place or places, within or without the State of Florida as the Board may from time to time determine.

ARTICLE II

Seal and Fiscal Year

Section 1. Seal. The seal of the Corporation will have inscribed on it the name of the Corporation, the date of its organization and the words "not for profit" and "corporate seal" or their equivalent.

Section 2. Fiscal Year. The fiscal year of the Corporation will be the calendar year.

ARTICLE III

Members' Meetings

Section 1. Place of Meetings. Meetings of the members will be held at the office of the Corporation or at any other place (within or without the State of Florida) that the Board of Directors or members may from time to time select.

Section 2. Annual Meeting. An annual meeting of the members will be held on the fourth Thursday of January of each year, if not a legal holiday, and if a legal holiday, then on the next secular day following that which is not a legal holiday, at the principal office of the Corporation or such other location as is specified in the notice of the meeting. At the annual meeting, the members will elect a Board of Directors and transact such other business as may be described in the notice of the meeting. If an annual meeting has not been called and held within three (3) months after the time designated for it, any members may call it.

Section 3. Special Meetings. Special meetings of the members may be called by the President; by any member of the Board of Directors, or by the members constituting one-tenth (1/10) or more of the Class A members. The cost of any special meeting called by a member over the objection of the Board of Directors will be borne by the member calling such meeting.

Section 4. Notice of Meetings. Notice of the place, date and hour of holding each annual and special meeting of the members and the purpose or purposes thereof will be given personally or by mail in a postage prepaid envelope, not less than ten (10) nor more than sixty (60) days before the date of such meeting, and if mailed, it will be directed to each member at his address as it appears on the record of members, unless he has filed with the Secretary of the Corporation a written request that notices to him be mailed to some other address, in which case it will be directed to him at such other address. Any such notice will indicate that it is being issued at the direction of the Board or the President, or whomever has called the meeting. Notice of the meeting may be waived as set forth in Section 5 below. Unless the Board fails to fix a new record date for an adjourned meeting, notice of such adjourned meeting need not be given, if the time and place to which the meeting is adjourned were announced at the meeting at which the adjournment is taken.

Section 5. Waiver of Notice. A member, either before or after a members' meeting, may waive notice of the meeting, in writing, and his waiver will be deemed the equivalent of giving notice. Attendance at a members' meeting, either in person or by proxy, of a person entitled to notice will constitute a waiver of notice of the meeting unless he attends for the express purpose of objecting to the transaction of business on the ground that the meeting was not lawfully called or convened.

Section 6. Quorum. At all meetings of the members, members representing thirty percent (30%) of the votes available to be cast (both Class A and Class B membership) must be present in person or by proxy to constitute a quorum for the transaction of business, except as otherwise provided by statute. If the required quorum is not present, another meeting may be called subject to the same notice requirements and the required quorum at the subsequent meeting shall be one-half ($\frac{1}{2}$) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 7. Organization. At each meeting of the members, the President or a Vice President will act as chairman of the meeting. The Secretary, or in his absence or inability to act, the person whom the chairman of the meeting appoints secretary of the meeting, will act as secretary of the meeting and keep the minutes thereof.

Section 8. Order of Business. The order of business at all meetings of the members will be determined by the chairman of the meeting.

Section 9. Voting.

(1) Except as otherwise provided by statute or the Articles of Incorporation, each member is entitled to vote as follows:

Class A Membership: Each member (except Developer) will be a Class A member of the Association. Regardless of the number of parties owning an interest in a Lot, each Lot shall be allocated one vote.

Class B Membership: Developer will be the sole Class B member of the Association and will be allocated five (5) votes for each Lot owned by it. Class B membership will cease when one hundred percent (100%) of the Lots have been conveyed to members.

(2) Except as otherwise provided by statute or the Articles of Incorporation, any corporate action to be taken by vote of the members will be authorized by a majority of the votes cast at a meeting of members. Unless required by statute or determined by the chairman of the meeting to be advisable, the vote on any question need not be by ballot. On a vote by ballot, each ballot will be signed by the member voting, or by his proxy, if there be such proxy.

(3) A corporate member, domestic or foreign, may vote through its officer, agent, or proxy designated by the bylaws of the corporate member or, in the absence of any applicable by-law, by such person as the Board of Directors of the corporate member may designate. Proof of such designation may be made by presentation of a certified copy of the bylaws or other instrument of the corporate member. In the absence of any such designation or, in case of conflicting designation by the corporate member, the chairman of the board, chief executive officer, if any, the president, any vice president, the secretary, and the treasurer of the corporate member will be presumed to possess, in that order, authority to vote.

(4) An administrator, executor, guardian, or conservator may vote, either in person or by proxy, without a transfer of membership into his name. Membership standing in the name of a trustee may be voted by him, either in person or by proxy.

(5) A receiver may vote without the transfer of membership into his name, if authority so to do be contained in an appropriate order of the court by which such receiver was appointed.

Section 10. List of Members.

(1) The officer or agent having charge of the list of members will make, at least ten (10) days before each meeting of members, a complete list of the members entitled to vote at such meeting or any adjournment thereof, with the address of, and the number and class of votes held

by each. Such list will be kept on file at the registered office of the Corporation for a period of ten (10) days prior to such meeting and will be subject to inspection by any member at any time during usual business hours. Such list will also be produced and kept open at the time and place of the meeting and will be subject to the inspection of any member at any time during the meeting.

(2) Record ownership of a Lot is prima facie evidence as to who are the members entitled to examine such list or transfer books or to vote at any meeting of the members.

(3) If the requirements of this section have not been substantially complied with, the meeting will be adjourned until the requirements are complied with on the demand of any member in person or by proxy.

(4) If, upon the demand of any member made pursuant to subsection (3), the meeting is not adjourned by the officers of the Corporation and the list is not produced, such officers will be liable to any member suffering damage on account of the failure to produce such list, to the extent of such damage.

(5) If no such demand is made, failure to comply with the requirements of this section will not affect the validity of any action taken at such meeting.

Section 11. Inspectors. The Board may, in advance of any meeting of members, appoint one or more inspectors of election to act at such meeting or any adjournment thereof. If the inspectors are not so appointed or if any of them fail to appear or act, the chairman of the meeting will appoint one or more inspectors. Each inspector, before entering upon the discharge of his duties, will take and sign an oath faithfully to execute the duties of inspector at such meeting with strict impartiality and according to the best of his ability. The inspectors will determine the number of members of the Corporation and the number of votes available, the number of votes represented at the meeting, the existence of a quorum, the validity and effect of proxies, and will receive votes, ballots or consents, hear and determine all challenges and questions arising in connection with the

right to vote, count and tabulate all votes or ballots or consents, determine the result, and do such acts as are proper to conduct the election or vote with fairness to all members. On request of the chairman of the meeting or any member entitled to vote, the inspectors will make a report in writing of any challenge, request or matter determined by them and will execute a certificate of any fact found by them. No director or candidate for the office of director will act as an inspector of an election of directors. Inspectors need not be members.

Section 12. Proxies.

(1) Every member entitled to vote at a meeting of members or to express consent or dissent without a meeting, or his duly authorized attorney-in-fact, may authorize another person or persons to act for him by proxy.

(2) Every proxy must be signed by the member or his attorney-in-fact. No proxy is valid after the expiration of eleven (11) months from the date thereof unless otherwise provided in the proxy. Every proxy is revocable at the pleasure of the member executing it, except as otherwise provided in this section.

(3) The authority of the holder of a proxy to act will not be revoked by the incompetence or death of the member who executed the proxy unless, before the authority is exercised, written notice of an adjudication of such incompetence or death is received by the corporate officer responsible for maintaining the list of members.

(4) If a proxy expressly provides, any proxy holder may appoint, in writing, a substitute to act in his place.

Section 13. Adjournments. Any meeting of members may be adjourned. Notice of the adjourned meeting or of the business to be transacted at the adjourned meeting (other than by announcement at the meeting at which the adjournment is taken) is not necessary. If, however, after the adjournment the Board fixes a new record date for the adjourned meeting, a notice of the

adjourned meeting will be given in compliance with Section 4 hereof to each member of record entitled to vote at such meeting. At an adjourned meeting at which a quorum is present, any business may be transacted which could have been transacted at the meeting originally called.

ARTICLE IV

The Board of Directors

Section 1. General Powers. The business and affairs of the Corporation will be managed by the Board of Directors (herein the "Board"). The Board may exercise all such authority and powers of the Corporation and do all such lawful acts and things as are not by statute or the Certificate of Incorporation directed or required to be exercised or done by the members.

Section 2. Number, Qualifications, Election and Term of Office. The number of directors of the Corporation will not be less than three (3) nor more than seven (7). The initial Board is composed of three (3) directors. The members may fix the number of directors from time to time. Any increase in the number of directors will be effective at the time of the next succeeding annual meeting of the members. If there are vacancies in the Board, a decrease may become effective at any time prior to the next succeeding annual meeting to the extent of the number of such vacancies. All the directors shall be of full age. Directors need not be members. Except as otherwise provided by statute, the directors will be elected at the annual meeting of the members and at each meeting of the members for the election of directors, the persons receiving a majority of the votes cast at such election will be elected. Each director will hold office until the next annual meeting of the members and until his successor has been duly elected and qualified, or until his death, or until he has resigned, or been removed, as hereinafter provided.

Section 3. Place of Meetings. Meetings of the Board will be held at the principal office of the Corporation or at such other place, within or without the State of Florida, as the Board may from time to time determine or as may be specified in the notice of any such meeting.

Section 4. Annual Meeting. The Board of Directors will meet each year immediately after the annual meeting of the members at the place that meeting has been held to elect officers and consider other business.

Section 5. Regular Meetings. Regular meetings of the Board will be held at such time and place as the Board may fix. If any day fixed for a regular meeting is a legal holiday then the meeting which would otherwise be held on that day will be held at the same hour on the next succeeding business day. Notice of regular meetings of the Board need not be given except as otherwise required by statute or these Bylaws.

Section 6. Special Meetings. Special meetings of the Board may be called by the Chairman of the Board, a majority of the directors, or the President.

Section 7. Notice of Meetings. Notice of each meeting of the Board (and of each regular meeting for which notice is required) will be given by the Secretary as hereinafter provided in this Section 7, which notice will state the time and place of the meeting. Except as otherwise required by these Bylaws, such notice need not state the purposes of such meeting. Notice of each such meeting will be mailed, at least five (5) business days before the day on which such meeting is to be held, or will be sent addressed to him at such place by telegraph, cable or wireless, or be delivered to him personally or by telephone, at least forty-eight (48) hours before the time at which such meeting is to be held. Notice of any such meeting need not be given to any director who either before or after the meeting, submits a signed waiver of notice or who attends such meeting without protesting, prior to or at its commencement, the lack of notice to him.

Section 8. Waiver of Notice. A director may waive in writing, notice of a special meeting or annual meeting of the board either before or after the meeting, and his waiver will be deemed the equivalent of giving notice. Attendance of a director at any meeting constitutes waiver of notice

of that meeting, unless he attends for the express purpose of objecting to the transaction of business because the meeting has not been lawfully called or convened.

Section 9. Quorum and Manner of Acting. A majority of the Board must be present in person at any meeting of the Board in order to constitute a quorum for the transaction of business at such meeting, and, except as otherwise expressly required by statute or the Articles of Incorporation, the act of a majority of the directors present at any meeting at which a quorum is present will be the act of the Board. Members of the Board of Directors (or an Executive Committee) will be deemed present at any meeting if a conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other is used. In the absence of a quorum at any meeting of the Board, a majority of the directors then present may adjourn such meeting to another time and place. Notice of the time and place of any such adjourned meeting will be given to the directors who were not present at the time of the adjournment and, unless such time and place were announced at the meeting at which the adjournment was taken, to the other directors. At any adjourned meeting at which a quorum is present, any business may be transacted which might have been transacted at the meeting as originally called. The directors may act only as a Board and the individual directors have no power as such.

Section 10. Organization. At each meeting of the Board, the Chairman of the Board, if any, or, in his absence, the President will act as chairman of the meeting. The Secretary (or in his absence, any person appointed by the chairman at such meeting who shall serve as secretary) will act as secretary of the meeting and keep the minutes thereof.

Section 11. Adjournment. A meeting of the Board may be adjourned. Notice of the adjourned meeting or of the business to be transacted thereat, other than by announcement at the meeting at which the adjournment is taken, will not be necessary. At an adjourned meeting at

which a quorum is present, any business may be transacted which could have been transacted at the meeting originally called.

Section 12. Resignations. Any director of the Corporation may resign at any time by giving written notice to the Board or the President or the Secretary. Any such resignation will take effect at the time specified therein, or if the time when it is to become effective is not specified therein, immediately upon its receipt. Unless otherwise specified therein, the acceptance of such resignation will not be necessary to make it effective.

Section 13. Vacancies. Any vacancy in the Board may be filled by the vote of a majority of the directors then in office, though less than a quorum, or by the members at the next annual meeting thereof or at a special meeting thereof and each director so elected will hold office or the unexpired term of his predecessor.

Section 14. Removal of Directors. Any director may be removed, with or without cause, at any time, by the members at a special meeting thereof. Any director may be removed, with or without cause, by the Board at a special meeting thereof.

Section 15. Compensation. The Board shall have authority to fix the compensation, including fees and reimbursement of expenses of directors, for services to the Corporation in any capacity.

Section 16. Informal Action. If all the directors severally or collectively consent in writing to any action taken, or to be taken by the Corporation, the action will be as valid as though it had been authorized at a meeting of the Board.

ARTICLE V

Executive Committee

Section 1. Designation and Organization. The Board may designate an Executive Committee, or one or more other committees, each to consist of one (1) or more of the members

of the Corporation. Such committees will consult with and advise the officers of the Corporation in the management of its business. Regular meetings of the committees may be held without notice at such time and place as may be determined by them. At all such meetings, a majority of the members will constitute a quorum for the transaction of business. The members of the committees will keep a record of their proceedings and report to the Board. Copies of the minutes will be retained by the Secretary of the Corporation as records of their proceedings. The members of such committees may be paid such compensation as is authorized by the Board.

Section 2. Powers. The committees will have such powers as can be lawfully delegated to them by the Board, subject, however, to the following limitations. No such committee will have the authority to:

- (a) approve any actions or proposals that are required under the Corporation's charter or applicable law to be approved by members,
- (b) fill any vacancies on the Board or any committee thereof,
- (c) amend these Bylaws.

Section 3. Alternates. The Board, by resolution adopted in accordance with Section 1 hereinabove, may designate one or more members as alternate members of any such committee who may act in the place and stead of any absent member or members of any meeting of such committee.

Section 4. Effect on Directors Responsibilities. Neither the designation of any such committee, the delegation of authority to such committee, nor action by such committee pursuant to such authority, will alone constitute compliance by any member of the Board who is not a member of the committee in question with his responsibility to act in good faith, in a manner he reasonably believes to be in the best interests of the Corporation, and with such care as an ordinarily prudent person in a like position would use under similar circumstances.

ARTICLE VI

Officers and Agents

Section 1. Number and Qualification. The officers of the Corporation will include the President, Treasurer and the Secretary and, in the direction of the Board, Chairman of the Board, and one or more Vice Presidents. Any two or more offices may be held by the same person. Officers must be members. None of the officers of the Corporation, except the Chairman of the Board, if one is elected, need be a member of the Board. All officers will be elected from time to time by the Board, each to hold office until the meeting of the Board following the next annual meeting of the members, or until his successor has been duly elected and qualified, or until his death, or until he has resigned, or has been removed, as hereinafter provided in these Bylaws. The Board may from time to time elect to delegate to the President, the power to appoint such other officers (including a Comptroller, one or more Assistant Comptrollers, one or more Assistant Treasurers and one or more Assistant Secretaries) and such agents as may be necessary or desirable for the business of the Corporation. Such other officers and agents will have such duties and hold their offices for such terms as may be prescribed by the Board or by the President.

Section 2. Resignations. Any officer of the Corporation may resign at any time by giving written notice of his resignation to the Board or the President or the Secretary. Any such resignation will take effect at the time specified thereon or, if the time is not specified therein, immediately upon its receipt; and, unless otherwise specified therein, the acceptance of such resignation will not be necessary to make it effective.

Section 3. Removal. Any officer or agent of the Corporation may be removed either with or without cause, at any time, by the Board at any meeting of the Board, or, except in the case of an officer or agent elected by the Board, by the President.

Section 4. Vacancies. A vacancy in any office may be filled for the unexpired portion of the term of that office in the manner prescribed in these Bylaws for the regular election or appointment of such office.

Section 5. The President. The President will carry on the general and active management of the business of the Corporation and direct and active supervision and direction over all other officers, agents and employees. He will preside over all meetings of the members and the Board and will be an ex officio member of all committees. He will perform all duties incident to the office of President as may from time to time be assigned to him by the Board.

Section 7. Chairman of the Board. The Chairman of the Board, if elected, must be a member of the Board and, if present, will preside at each meeting of the Board. He will keep in close touch with the administration of the affairs of the Corporation, will advise and counsel with the President, and, in his absence, with other executives of the Corporation, and will perform such other duties as may from time to time be assigned to him by the Board.

Section 8. Vice Presidents. Each Vice President, if elected, will perform all such duties as from time to time may be assigned to him by the Board or the President. At the request of the President or in his absence or inability to act, the Vice President designated by the President or the Board will perform the duties of the President, and, when so acting, will have the powers of and be subject to the restrictions placed upon the President in respect of the performance of such duties.

Section 9. The Treasurer. The Treasurer shall:

(a) have charge and custody of, and be responsible for, all the funds and securities of the Corporation;

(b) keep full and accurate accounts of receipts and disbursements in books belonging to the Corporation;

(c) deposit all monies and other valuables to the credit of the Corporation in such depositories as may be designated by the Board;

(d) receive and give receipts for monies due and payable to the Corporation from any source whatsoever;

(e) disburse the funds of the Corporation and supervise the investment of its funds as ordered or authorized by the Board, taking proper vouchers therefor; and

(f) in general, perform all the duties incident to the office of Treasurer and such other duties as from time to time may be assigned to him by the Board or the President.

Section 10. The Secretary. The Secretary shall:

(a) keep or cause to be kept in one or more books provided for the purpose, the minutes of all meetings of the Board, the committees of the Board and the members;

(b) see that all notices are duly given in accordance with the provisions of these Bylaws and as required by law;

(c) be custodian of the records and the seal of the Corporation and affix and attest the seal or the words "corporate seal" or their equivalent to all other documents to be executed on behalf of the Corporation under its seal;

(d) see that the books reports, statements, certificates and other documents and records required by law to be kept and filed are properly kept and filed; and

(e) in general, perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned to him by the Board or the President.

Section 11. Officers' Bonds or Other Security. If required by the Board, any officer of the Corporation will give a bond or other security for the faithful performance of his duties, in such amount and with such surety or sureties as the Board may require.

Section 12. Compensation. No officer or director will receive compensation for his services as such officer or director.

Section 13. Delegation of Duties. Whenever an officer is absent or whenever for any reason the Board may deem it desirable, the Board may delegate the powers and duties of an officer to any other officer or officers or to any director or directors.

ARTICLE VII

Contracts, Checks, Drafts, Bank Accounts, Etc.

Section 1. Execution of Contracts.

(a) Except as otherwise required by statute, the Articles of Incorporation or these Bylaws, any contract or other instrument may be executed and delivered in the name and on behalf of the Corporation by the President or Vice President of the Corporation. The Board may authorize any other agent or agents to execute and deliver any contract or other instrument in the name and on behalf of the Corporation, and such authority may be general or confined to specific instances as the Board may determine.

(b) The Corporation may execute instruments conveying, mortgaging or affecting any interest in its lands by instruments sealed with the common or corporate seal or the words "corporate seal" or their equivalent and signed in its name by its President or any Vice President. Satisfactions or partial releases of mortgages and acquittances for debts may be similarly executed by such officers. No corporate resolution need be recorded to evidence the authority of the person executing the deed, mortgage, or other instrument for the Corporation, and an instrument so executed will be valid whether or not the officer signing for the Corporation was authorized to do so by the Board in the absence of fraud in the transaction by the person receiving it. In cases of fraud, subsequent transactions with good faith purchasers for value and without notice of the fraud shall be valid and binding on the Corporation.

Section 2. Checks, Drafts, Etc. All checks, drafts, bills of exchange or other orders for the payment of money out of the funds of the Corporation, and all notes or other evidences of indebtedness of the Corporation will be signed in the name and on behalf of the Corporation by any officer or other employee of the Corporation designated by the Board.

Section 3. Deposits. All funds of the Corporation not otherwise employed will be deposited from time to time to the credit of the Corporation in such banks, trust companies or other depositories as the Board may from time to time designate or as may be designated by any officer or officers of the Corporation to whom such power of designation may from time to time be given. For the purpose of deposit and for the purpose of collection for the account of the Corporation, checks, drafts and other orders for the payment of money which are payable to the order of the Corporation may be endorsed, assigned and delivered by any officer or agent of the Corporation.

Section 4. General and Special Bank Accounts. The Board may from time to time authorize the opening and keeping of general and special bank accounts with such banks, trust companies or other depositories as the Board may designate or as may be designated by any officer or officers of the Corporation to whom such power of designation may from time to time be delegated by the Board. The Board may make such special rules and regulations with respect to such bank accounts, not inconsistent with the provisions of these Bylaws, as it may deem expedient.

Section 5. Distribution of Assets Upon Dissolution of Corporation. Upon the voluntary or involuntary dissolution, liquidation, distribution of assets or winding up the Corporation, after distribution to creditors, all of the remaining assets of the Corporation, of any nature and kind, will be dedicated to a public body or conveyed to a non-profit organization with similar purposes.

ARTICLE VIII

Contracts with Directors and Officers

No contract or other transaction between the Corporation and any other corporation and no other act of the Corporation will, in the absence of fraud, in any way be affected or invalidated by the fact that any of the directors or officers of the Corporation are directors, officers or stockholders of such other corporation or are pecuniarily or otherwise interested in such other corporation or in such contract or other transaction or in such act of the Corporation. Any director of the Corporation individually, or any firm or association of which any director may be a member, or any corporation of which he may be a director, officer or stockholder, may be a party to, or may be pecuniarily or otherwise interested in, any contract or transaction of the Corporation, provided that the fact he, individually, or such firm, association or corporation in such a party, or is so interested, is disclosed or known to the Board or a majority of its members. Any director of the Corporation who is also a director or officer of another corporation or who is interested individually, or is a member of any firm or association or is a director, officer or stockholder of any corporation which is a party to such contract or other transactions, or is so pecuniarily or otherwise interested, may be counted in determining the existence of a quorum at any meeting of the Board which authorizes that contract or transactions, and may vote to authorize or ratify any such contract or transaction, with like force and effect as if he were not so interested. Any director of the Corporation may vote upon any contract or other transaction between the Corporation and any subsidiary or affiliated corporation without regard to the fact that he is also a director, officer or stockholder of such subsidiary or affiliated corporation.

No transaction between the Corporation and any of its members will, in the absence of fraud, be invalidated or otherwise affected by the fact that such members are pecuniarily or otherwise interested in such contract or other transaction. The Corporation may not enter into a contract or financial transaction with an officer or member of his or her immediate family.

ARTICLE IX

Indemnification

The Corporation hereby indemnifies its directors and officers and their heirs, executors and administrators to the full extent permitted by §617.0831, Florida Statutes as hereafter amended.

ARTICLE X

Amendments

These Bylaws may be amended or repealed, or new Bylaws may be adopted, at any annual or special meeting of the members, by vote of the members; provided, however, that the notice of such meeting provides notice that amendment or repeal of these Bylaws, or the adoption of new Bylaws, is one of the purposes of such meeting.

ARTICLE XI

Loans

No loans may be contracted on behalf of the Corporation, and no evidences of indebtedness may be issued in its name, unless authorized by a resolution of the Board. Such authority may be general or confined to specific instances.

ARTICLE XII

Loans to Officers

The Corporation may not lend money to, guarantee any obligation of, or otherwise assist any officer of the Corporation, or of a subsidiary, including any officer who is a director of the Corporation.

ARTICLE XIII

Deadlock

Should deadlock, dispute or controversy arise among the members or directors of the Corporation in regard to matters of management and policy or matters arising under the provisions

of the Articles of Incorporation, and should the deadlock continue for a period in excess of thirty (30) days, the matter will be submitted to arbitration. Should the members or directors be unable to agree as to the scope of this provision or the application of this provision to the deadlock, dispute or controversy at issue, the scope and applicability of this provision will be determined by the arbitrator. Notice will be given by the objecting or dissenting member(s) or director(s) that such deadlock exists within fifteen (15) business days of such deadlock, by certified mail, postage prepaid, addressed to the remaining director(s) and member(s) at the addresses listed on the corporate books. The members or directors, as the case may be, will then select an arbitrator. The members reserve the right to replace the arbitrator by unanimous vote.

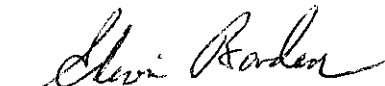
Should the members be unable to select an arbitrator or a successor arbitrator, the deadlock will be resolved in accordance with the Florida Arbitration Code, Section 682 of the Florida Statutes.

The decision of the arbitrator will be final and binding upon all parties. The members will vote the arbitrator directs.

To enforce these provisions, the arbitrator may obtain an injunction from a court having jurisdiction to direct the members to vote as the arbitrator has determined.

After arbitration and settlement, should matters in controversy continue to arise, the arbitrator may determine when arbitration no longer is reasonable to resolve the deadlock, and the parties may seek judicial relief.

ADOPTED ON August 18, 2003.


(President) of CORNELL ONE HOMEOWNERS'
ASSOCIATION, INC., Florida not-for-profit corporation