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DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND  
EASEMENTS  
FOR  
IRONGATE AND  
NOTICE OF ASSESSMENTS FOR IRONGATE  
HOMEOWNERS ASSOCIATION, INC.

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**THIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS** is made this 9<sup>th</sup> day of February, 2024, by **RICHMOND AMERICAN HOMES OF FLORIDA, L.P.**, a Colorado limited partnership ("Declarant"), and consented to and joined in by **JACKS ROAD, LLC**, a Delaware limited liability company ("Jacks Road"). Declarant and Jacks Road each declare hereby that the "Property" described in Article 2 of this Declaration is and shall be held, transferred, sold, conveyed and occupied subject to the covenants, conditions, restrictions, easements, charges and liens hereinafter set forth.

R E C I T A L S:

A. Declarant and Jacks Road are the owners of certain land located in the City of Jacksonville, Duval County, Florida, being all of that real property known as IRONGATE, hereinafter referred to as "IRONGATE" or the "Property," being more particularly described on Exhibit "A" attached hereto and incorporated herein. Declarant desires to maintain the beauty of the Property to assure high quality standards for the enjoyment of the Property.

B. Declarant intends to develop the Property and construct single-family detached dwellings thereon. The dwellings will share certain Common Property (as hereinafter defined). The Property will be maintained as a residential development for the mutual, reciprocal and common advantage of all Owners (as hereinafter defined) and occupants thereof, subject to the provisions of this Declaration and all other rules and regulations applicable to the Property.

C. Declarant desires to provide for the preservation and enhancement of the Property, and for the maintenance of the Property and the improvements thereon, Declarant desires to subject the Property to the covenants, restrictions, easements, charges and liens of this Declaration, each, and all of which is and are for the benefit of the Property and each Owner of a portion thereof.

D. Declarant desires to provide for the efficient management of the Property, and in connection therewith Declarant deems it desirable to create a not-for-profit corporation with the power and duty to administer and enforce the protective covenants, conditions, restrictions, easements and limitations hereinafter set forth, including, without limitation, the maintenance and administration of the Common Property and collection and disbursement of the Assessments hereinafter created. To this end, Declarant has created or will create the IRONGATE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation ("Association"), whose membership shall include the Owners of all or any part of the Property.

D E C L A R A T I O N:

**NOW, THEREFORE**, Declarant and Jacks Road hereby declare that the Property shall be held, sold, occupied and conveyed subject to the following easements, restrictions, covenants, liens and conditions, which are for the purpose of protecting the value and desirability of and shall run with the Property and be binding on all parties having any right, title or interest in the Property or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof, Declarant and Jacks Road.

**ARTICLE 1. DEFINITIONS AND INTERPRETATION**

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

1.1.1 "Architectural Control Committee" or "Committee" shall mean and refer to the committee of the Association responsible for performing the architectural review and approval functions set forth in Article 8 of this Declaration.

1.1.2 "Articles" or "Articles of Incorporation" mean the Articles of Incorporation of the Association, as amended from time to time. A copy of the Articles of Incorporation of the Association is attached hereto as Exhibit "B".

1.1.3 "Assessments" shall mean and refer to the various forms of payment to the Association which are required to be made by Owners, as more particularly defined in Article 7 of this Declaration.

) 1.1.4 "Association" shall mean and refer to Irongate Homeowners Association, Inc.

) 1.1.5 "Board" or "Board of Directors" shall mean and refer to the duly constituted Board, from time to time.

1.1.6 "Bylaws" mean the Bylaws of the Association, as amended from time to time. A copy of the Bylaws of the Association is attached hereto as Exhibit "C".

1.1.7 "City" shall mean and refer to the City of Jacksonville, Florida.

1.1.8 "Common Property" shall mean and refer to those portions of the Property which are conveyed to the Association, plus all property designated as Common Property in any future recorded supplemental declaration, deed of conveyance or recorded Plat; together with the landscaping and any improvements thereon, including, without limitation, all of the following: Any private roadways and pedestrian walkway areas, structures, such as gate house and entry features, fencing, recreational facilities (such as a park, playground and dog waste station), walkways, accessways, public plazas, green space, open space, conservation or preservation areas, entrance ways, bricked pavers, signage, irrigation systems and street lights, if any, but excluding any public utility installations thereon. Common Property shall also mean and refer to any improvements located on property owned by the Association or for which the Association has been assigned responsibility, whether or not owned by the Association. Without limiting the generality of this Section 1.1.7, in the event that Declarant determines that a particular portion of the Property is or is not Common Property hereunder (in the manner provided in said Section 2) such determination shall be binding and conclusive. Provided however, the foregoing list shall not be deemed to be a representation that the Declarant will provide any specific form of Common Property. In the event that the Association accepts an easement or similar grant over, under or through any portion of the Property or any property adjacent thereto or in the vicinity thereof, the area subject to such easement shall be deemed Common Property for the purposes of but only for the purposes of, the Association performing whatever duties or obligations are stated in, or implied by law with respect to such easement or other grant.

1.1.9 "Community" shall mean any and all land which is from time to time subjected to this Declaration, including without limitation, the Property.

1.1.10 "Community Systems" shall mean and refer to any and all cable television, telecommunication, community intranet, internet, optic cable systems, alarm/monitoring or other lines, conduits, wires, amplifiers, towers, antennae, equipment, materials, installations and fixtures for receiving and transmitting electronic data, signals and audio or video communications, security monitoring systems, utilities (including those based on, containing or serving future technological advances not now known) together with all conduits, wires, amplifiers, towers, antennae and other apparatus and equipment for the provisions thereof, installed by Declarant or pursuant to any grant of easement or authority by Declarant within the Property and serving more than one Lot or Unit.

1.1.11 "Conservation Areas" shall mean those areas (if any) that are to be owned and maintained by the Association as demonstrated on the Plat (including, without limitation, upland buffers, wetlands and wetland buffers), but shall be left predominantly in their natural condition, portions of which may be subject to certain conservation easements granted to the District (as hereinafter defined).

1.1.12 "County" shall mean and refer to Duval County, Florida.

1.1.13 "Declarant" shall mean and refer to RICHMOND AMERICAN HOMES OF FLORIDA, L.P., a Colorado limited partnership, its successors and such of its assigns as to which the rights of Declarant hereunder are specifically assigned. Declarant may assign all or a portion of its rights hereunder, or all or a portion of such rights in connection with appropriate portions of the Property. In the event of such a partial assignment, the assignee shall not be deemed the Declarant, but may exercise such rights of Declarant specifically assigned to it. Any such assignment may be made on a nonexclusive basis. The rights of Declarant under this Declaration are independent of the Declarant's rights to control the Board of the Association, and, accordingly, shall not be deemed waived, transferred or assigned to the Owners, the Board or the Association upon the transfer of control of the Association.

1.1.14 "Declaration" means this instrument and all exhibits attached hereto, as same may be amended from time to time.

1.1.15 "Homebuilder" means any entity or individual designated in writing by the Declarant who purchases any Lot or Lots within the Property for the purpose of constructing a Unit thereon for sale to a Lot Owner.

1.1.16 "Improvements" means any Unit and any and all horizontal or vertical alterations or improvements installed or constructed on the Property including, without limitation, fountains, swimming pools, jacuzzis, private walls, fences, awnings, shutters, gates, flower boxes, landscaping, exterior lighting, outdoor ornamentation, solar panels, docks and any and all recreational structures and any ancillary structures, creation or alteration of any lake, lagoon, marsh or site grading.

1.1.17 "Lot" shall mean and refer to an individual parcel of land within the Property which is shown as an individual lot on the various site plans (or similar plans) adopted by the Declarant from time to time on which a single-family residence could be constructed (whether or not platted in the Public Records of the County) and, after the conveyance thereof by Declarant to an Owner other than the Declarant, the lot legally described in the deed of such conveyance.

References herein to "Lot" shall also include the Improvements thereon, unless specifically set forth to the contrary.

1.1.18 "Member" shall mean and refer to all those Owners who are Members of the Association as hereinafter provided, including, without limitation, the Declarant.

1.1.19 "Member's Permittees" shall mean and refer to the following: (i) an individual Owner(s), (ii) an officer, director, stockholder or employee of a corporate owner, (iii) a partner in or employee of a partnership owner, (iv) a fiduciary or beneficiary of an ownership in trust, or (v) family members and guests of the Owner, or (vi) occupants named or described in a lease or sublease, but only if approved in accordance with this Declaration. As used herein, "family" or words of similar import shall be deemed to include a spouse, children, parents, brothers, sisters, grandchildren and other persons permanently cohabiting in the Unit as or together with the Owner or permitted occupant thereof. As used herein, "guest" or words of similar import shall include only those persons who have a principal residence other than the Unit.

1.1.20 "Mortgage" means any bona fide first Mortgage encumbering a Lot or a Unit as security for the repayment of a debt obligation.

1.1.21 "Mortgagee" means any bank savings and loan association or other recognized institutional lender, and insurer or guarantor of Mortgages and any holder of Mortgages in the secondary market (including without limitation, the Veteran's Administration, the Federal Housing Administration, the Federal Home Loan Mortgage Corporation, the Federal National Mortgage Association), holding a Mortgage now or hereafter placed upon any Lot or Unit, including Declarant, or its assignee.

1.1.22 "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot within the Property.

1.1.23 "Plat" and "Replat" shall mean and refer to the recorded survey of any portion of the Property which is made and recorded in accordance with Chapter 177, Florida Statutes.

1.1.24 "Property" shall mean and refer to all properties described in **Exhibit "A"** attached hereto and made a part hereof, and all additions thereto, now or hereafter made subject to this Declaration, except such as are withdrawn from the provisions hereof in accordance with the procedures set forth in this Declaration.

1.1.25 "Surface Water" or "Stormwater Management System" shall mean a system which is designed, 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, overdrainage, environmental degradation and water pollution or to otherwise affect the quality and quantity of discharge from the system as permitted pursuant to Chapter 62-330, Florida Administrative Code.

1.1.26 "Supplemental Declaration" shall mean and refer to an instrument executed by the Declarant (or the Association, if permitted by Section 2.4 hereof) and recorded in the Public Records of the County, for the purpose of adding to the Property, withdrawing any portion(s) thereof from the effect of this Declaration, designating a portion of the Property as a Common Property hereunder or for such other purposes as are provided in this Declaration.

1.1.27 "Turnover" shall mean turnover of control of the Association, which shall occur in accordance with Section 3.2.2 below and as provided in Section 720.307, Florida Statutes (2021). The procedure for effectively turning over control of the Association shall be as provided in such Statute.

1.1.28 "Unit" shall mean and refer to any dwelling unit constructed on a Lot.

1.2 Interpretation. The provisions of this Declaration as well as those of the Articles, Bylaws and any rules and regulations of the Association shall be interpreted by the Board of Directors. Any such interpretation of the Board which is rendered in good faith shall be final, binding and conclusive if the Board receives a written opinion of legal counsel to the Association, or the counsel having drafted this Declaration or other applicable document, that the interpretation is not unreasonable, which opinion may be rendered before or after the interpretation is adopted by the Board. Notwithstanding any rule of law to the contrary, the provisions of this Declaration and the Articles, Bylaws and any rules and regulations of the Association shall be liberally construed so as to effectuate the purposes herein expressed with respect to the efficient operation of the Association and the Property, the preservation of the values of the Lots and Units and the protection of Declarant's rights, benefits and privileges herein contemplated.

## **ARTICLE 2. PROPERTY SUBJECT TO THIS DECLARATION**

2.1 Legal Description. The initial real property which is owned by Declarant and which is and shall be held, transferred, sold, conveyed and occupied subject to this Declaration is located in the County, and is more particularly described in **Exhibit "A"** attached hereto and made a part hereof, all of which real property (and all improvements thereto), together with additions thereto, but less any withdrawals therefrom, is herein referred to collectively as the "Property" at the time of recording this Declaration.

2.2 Supplemental Declaration. A Supplemental Declaration may vary the terms of this Declaration by addition, deletion or modification so as to reflect any unique characteristics of a particular portion of the Property identified therein; provided, however, that no such variance shall be directly contrary to the uniform scheme of development of the Property.

2.3 Withdrawal. Declarant reserves the right to amend this Declaration unilaterally at any time, without prior notice and without the consent of any person or entity, for the purpose of removing certain portions of the Property (including, without limitation, Lots, Units, and/or Common Property) then owned by the Declarant or its affiliates or the Association from the provisions of this Declaration to the extent included originally in error or as a result of any changes whatsoever in the plans for the Property desired to be effected by the Declarant; provided, however, that such withdrawal is not unequivocally contrary to the overall, uniform scheme of development for the Property.

2.4 Common Property. In the event of any doubt, conflict or dispute as to whether any portion of the Property is or is not Common Property under this Declaration, the Declarant may, without the consent of the Association or then existing Owners, record in the Public Records of the County, a Supplemental Declaration resolving such issue and such Supplemental Declaration shall be dispositive and binding. After the Declarant no longer owns any portion of the Property, the Association may, without the consent of then existing Owners, record the aforesaid Supplemental Declaration, which shall have the same dispositive and binding effect.

2.5 Lands Owned by Others. From time to time the Declarant may permit lands to be annexed which are owned by other persons. Any declaration or supplemental declaration which subjects lands owned by other persons may be annexed provided that the owner of such land and the Declarant consent to such annexation.

### **ARTICLE 3. MEMBERSHIP AND VOTING RIGHTS IN THE ASSOCIATION**

3.1 Membership. Every person or entity who is a record Owner of a fee interest in any Lot shall be a mandatory Member of the Association which membership shall be appurtenant to, and not be separated from title to a Lot. Notwithstanding anything else to the contrary set forth in this Article, any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member of the Association.

3.2 Voting Rights. The Association shall have two classes of Members.

3.2.1 Class A Members: All Class A Members shall be entitled to one vote for each Lot owned. If more than one person holds record title to a Lot, there shall be only one vote cast with respect to the Lot, exercised as the Owners determine among themselves.

3.2.2 Class B Members: The Class B Member shall be the Declarant. The Class B Member is entitled to one vote for each Lot owned by the Class A Members plus one. The Class B membership shall cease when the Declarant has conveyed 90% of the Lots or when Declarant, in its sole discretion, elects to terminate its Class B membership, whichever shall first occur. Until such a time as the Class B membership is converted to Class A membership at Turnover, the Class B membership shall have a right of veto on all questions coming before the membership for a vote. Upon termination of the Class B membership, Declarant shall be a Class A Member so long as it owns any Lots.

3.3 Powers of the Association

The Association shall have all the powers, rights and duties as set forth in this Declaration and the Articles. All the powers, rights and duties of the Association shall be exercised by the Board of Directors, except that the Board may not act on behalf of the Association to:

1. Amend the Declaration;
2. Terminate the Association or this Declaration;
3. Elect Directors to the Board, except prior to Turnover;
4. Determine the qualifications, powers and duties or terms of office of Directors after Turnover.
5. Mortgage the Common Property.

Except for such power, rights and duties retained by the Declarant set forth in this Declaration, the forgoing matters shall be subject to the approval of the Voting Members holding the requisite number of votes.

3.4 Amplification. The provisions of this Article are amplified by the Association's Articles and Bylaws, but no such amplification shall alter or amend substantially any of the rights or obligations of the Owners set forth in this Article. Declarant intends the provisions of this Declaration and the Articles and Bylaws to be interpreted and enforced to avoid inconsistencies or conflicting results. If any such conflict necessarily results, however, the Declarant intends the provisions of this Declaration to control over anything in the Articles and Bylaws to the contrary.

#### **ARTICLE 4. COMMON PROPERTY; CERTAIN EASEMENTS; COMMUNITY SYSTEMS**

4.1 Members' Easements. Each Member, and each Member's Permittee, shall have a non-exclusive permanent and perpetual easement over and upon the Common Property for the intended use and enjoyment thereof in common with all other such Members, Member's Permittees, their agents and invitees, but in such manner as may be regulated by the Association. Without limiting the generality of the foregoing, such rights of use and enjoyment are hereby made subject to the following:

4.1.1 The right and duty of the Association to levy Assessments against each Lot for the purpose of maintaining the Common Property and any facilities located thereon in compliance with the provisions of this Declaration and/or as set forth on the Plats of portions of the Property from time to time recorded.

4.1.2 The right of the Association to suspend the Member's (and his Member's Permittees') right to use the Common Property recreational facilities (if any) for any period during which any Assessment against his Lot remains unpaid for more than thirty (30) days; and for a period not to exceed sixty (60) days for any infraction of this Declaration or the Association's lawfully adopted rules and regulations.

4.1.3 The right of the Association to charge reasonable admission and other fees for the use of any recreational facilities, owned by the Association, situated on the Common Property.

4.1.4 The right of the Association to adopt from time to time and to enforce rules and regulations governing the use of the Common Property and all facilities at any time situated thereon, including the right to fine Members as hereinafter provided. Any rule and/or regulation so adopted by the Association shall apply until rescinded or modified as if originally set forth at length in this Declaration.

4.1.5 The right to the use and enjoyment of the Common Property and facilities thereon shall extend to all Members' Permittees, subject to regulation from time to time by the Association as set forth in its lawfully adopted and published rules and regulations.

4.1.6 The right of Declarant to permit such persons as Declarant shall designate to use the Common Property and all recreational facilities located thereon (if any).

4.1.7 The right of Declarant and the Association to have, grant and use blanket and specific easements over, under and through the Common Property.

4.1.8 The right of the Association to dedicate or convey portions of the Common Property to any other association having similar functions, or any public or quasi-public agency, or similar entity under such terms as the Association deems appropriate and to create or contract with other associations, and special taxing districts for lighting, roads, recreational, monitoring, or communications and other similar purposes deemed appropriate by the Association. By the acceptance of the deeds to

their Lots, Owners shall be deemed to have consented to such dedications and conveyances and no consent of any other party, except Declarant, prior to Turnover shall be necessary.

4.1.9 The right of the Association to mortgage the Common Property with the consent of the Owners holding two thirds of the votes.

4.1.10 The rights of the Declarant to withdraw portions of the Common Property as provided in Section 2.3 above.

4.1.11 The right of the Board of the Association to adopt rules and regulations in connection with the Property and Common Property.

4.1.12 The easements set forth in any recorded instrument affecting the Property subject to this Declaration.

4.2 Easements Appurtenant. The easements provided in Section 4.1 shall be appurtenant to and shall pass with the title to each Lot, but shall not be deemed to grant or convey any ownership interest in the Common Property subject thereto.

4.3 Maintenance. Subject to the rights of the Declarant, the Association shall maintain in good repair and manage, operate and insure, and shall replace as often as necessary, the Common Property and facilities and improvements located thereon, or for which the Association is otherwise responsible. To the extent not otherwise provided for, the Association shall maintain, manage, operate, replace and insure the paving, drainage structures (including any retention or detention ponds), landscaping, perimeter wall, improvements and other structures (except public utilities and Community Systems, to the extent same have not been made Common Property) situated on the Common Property, if any. All such work shall be done as ordered by the Board of the Association. Without limiting the generality of the foregoing, and subsequent to Turnover, the Association shall assume all of Declarant's and its affiliates' responsibilities to the County, the City, and its and their governmental and quasi-governmental subdivisions with respect to the Common Property and shall indemnify and hold Declarant and its affiliates harmless with respect thereto. All work pursuant to this Section and all expenses incurred or allocated to the Association pursuant to this Declaration shall be paid for by the Association through Assessments (either general or special) imposed in accordance herewith. The Association, on behalf of itself, shall have the power to incur, by way of contract or otherwise, expenses general to all or applicable portions of the Property, or appropriate portions thereof. No Owner may waive or otherwise escape liability for Assessments by non-use (whether voluntary or involuntary) of the Common Property or abandonment of the right to use the Common Property.

4.4 Street Lights. To the extent the street lights are not maintained by a public service provider, the Association shall be responsible for the operation, maintenance, and repair of street lighting fixtures, installations and equipment designated as or located on Common Property.

4.5 Easements for Vehicular Traffic. In addition to the general easements for use of the Common Property reserved herein, there shall be, and Declarant hereby reserves and covenants for itself and all future Owners of Lots within the Property, that each and every Owner, and Declarant, shall have a non-exclusive easement appurtenant for vehicular traffic over all private streets within the Common Property, subject to the parking restrictions set forth herein.

4.6 Utility and Community Systems Easements. Use of the Common Property for utilities and Community Systems, as well as use of the other utility easements as shown on relevant Plats, shall be in accordance with the applicable provisions of this Declaration and said Plats. Declarant, its affiliates,

and its designees shall have a perpetual easement over, upon and under the Common Property and the unimproved portions of the Lots for the installation, operation, maintenance, repair, replacement, alteration and expansion of Community Systems and other utilities.

4.7 Public Easements. Fire, police, health and sanitation and other public service personnel and vehicles shall have a permanent and perpetual easement for ingress and egress over and across the Common Property in the performance of their respective duties.

4.8 Ownership. The Common Property is hereby dedicated non-exclusively to the joint and several use, in common, of Declarant, and the Owners of all Lots that may from time to time constitute part of the Property and all Member's Permittees and Declarant's tenants, guests and invitees, all as provided and regulated herein or otherwise by the Association, subject to Section 2.3 hereof. The Common Property (or appropriate portions thereof) shall, upon the later of completion of the improvements thereon or the date when the last Lot within the Property has been conveyed to a purchaser (or at any time and from time to time sooner at the sole election of Declarant), be conveyed by quit claim deed (free and clear of monetary liens and encumbrances, but subject to such reserved easements as Declarant determines are necessary or convenient) to the Association, which shall be deemed to have automatically accepted such conveyance. Beginning from the date this Declaration is recorded, the Association shall be responsible for the maintenance, insurance and administration of such Common Property (whether or not then conveyed or to be conveyed to the Association), all of which shall be performed in a continuous and satisfactory manner without cost to the general taxpayers of the County. It is intended that any and all real estate taxes and Assessments assessed against the Common Property shall be proportionally assessed against and payable as part of the taxes of the applicable Lots and Units within the Property. However, in the event that, notwithstanding the foregoing, any such taxes are assessed directly against the Common Property, the Association shall be responsible for the payment (subject to protest or appeal before or after payment) of same.

Declarant and its affiliates shall have the right from time to time to enter upon the Common Property and other portions of the Property (including, without limitation, Lots) for the purpose of the installation, construction, reconstruction, repair, replacement, operation, expansion and/or alteration of any improvements or facilities on the Common Property or elsewhere on the Property as Declarant and its affiliates or designees shall elect. Declarant and its affiliates may use, without charge, the Common Property and other portions of the Property for sales, displays, signs or any other sales or development purpose during the period of construction and sale of any portion of the Property or adjacent or nearby property owned by Declarant. Without limiting the generality of the foregoing, Declarant and its affiliates shall have the specific right to maintain upon any portion of the Property sales, administrative, construction or other offices. Appropriate exclusive and non-exclusive easements of access and use are expressly reserved unto Declarant, its affiliates, and their successors, assigns, employees and contractors, for sales and construction purposes. Any obligation (which shall not be deemed to be created hereby) to complete portions of the Common Property shall, at all times, be subject and subordinate to these rights and easements and to the above-referenced activities.

4.9 Community Systems. Declarant reserves for itself its officers, employees, agents, invitees, contractors and subcontractors, successors and assigns, and grants to the Association, a perpetual non-exclusive easement for ingress and egress over, across and under the Common Property and the rights of way of all publicly dedicated and private streets for the installation, repair, operation and maintenance of all Community Systems. Declarant further reserves unto itself the right to select, in its sole discretion, the service providers for any and all Community Systems to serve the Lots as Declarant may deem appropriate and further reserves the right to assign or grant to such exclusive service providers the exclusive, perpetual right to install, maintain, repair, replace and/or reconstruct all lines, equipment and facilities relating, directly, or indirectly, to such services and Community Systems, as is from time to time

permitted by applicable law. The Association and each Owner of a Lot, subjected to this Declaration, hereby consents to any such determination by Declarant and agrees to make payment for such services pursuant to agreement through Assessments levied against the Lots. In addition, Declarant shall have the right, but not the obligation, to convey, transfer, sell or assign all or any portion of the Community Systems located within the Property, or all or any portion of the rights, duties or obligations with respect thereto, to a service provider, the Association or any other person or entity (including an Owner, as to any portion of a Community System located on/in his Lot) or to continue to own such portion of the Community Systems itself. Without limiting the generality of any other provision hereof, if and when any of the aforesaid entities receives such a conveyance, sale, transfer or assignment, such entity shall automatically be deemed vested with such rights of Declarant as are assigned by Declarant. Provided, however, that if the Association is the applicable entity, then any Community Systems or portions thereof shall be deemed Common Property and the Association's rights, duties and obligations with respect thereto shall be the same as those applicable to other Common Property. Any conveyance, transfer, sale or assignment made by Declarant pursuant to this Section, (i) may be made with or without consideration, which consideration may be retained by the Declarant, (ii) shall not require the consent or approval of the Association or any Owner, and (iii) if made to the Association, shall be deemed to have been automatically accepted (with all rights, duties, obligations and liabilities with respect thereto being deemed to have been automatically assumed, including without limitation the obligation to pay all associated costs). If the assignee is a service provider, the service provider shall be required to provide competitive Community Services to the Property, at rates comparable or less than market rates and service charges in the aggregate for similar service providers in the City. Declarant shall be entitled to receive and retain any rebate, credit, fee or incentive related to the installation, operation or provision of any Community System. No Owner shall avoid liability from the charges associated with the Community Systems by electing not to utilize the Community Systems.

## **ARTICLE 5. MAINTENANCE OF UNITS AND LOTS**

5.1 Obligations. The Owner of a Lot shall maintain all exterior surfaces and roofs, fascias and soffits of the Unit and other improvements located on the Lot, including without limitation, driveway and sidewalk surfaces, and right of way lying between the extensions of the side Lot lines and the brick or concrete paved road, and any portion of land lying between the Owner's Lot line and the edge of water in any lake in a neat, orderly and attractive manner. Lots shall be sodded with only St. Augustine Sod and in-ground irrigation systems installed to ensure proper maintenance of all landscaping. No weeds or other unsightly vegetation shall be permitted to grow or remain on any Lot, and no refuse pile or unsightly object shall be allowed to be placed or remain on any Lot, provided, however, building materials may remain on Lots for the time reasonably necessary to complete the related construction. Additionally provided, however, until a Lot is cleared such Lot may remain in its natural condition. Both sides of all approved fences shall be maintained by the Owner in good and workmanlike condition. All masonry walls constructed by the Declarant including retaining walls and bulkheads, shall be maintained by the Association. The Owner shall clean, repaint or restain, as appropriate, the exterior of each Unit with the same colors as initially used on the Unit, or such other colors as may be approved by the Committee.

5.2 Right of Entry. In addition to such other remedies as may be available under this Declaration, in the event that an Owner fails to maintain a Unit or Lot, the Association shall have the right to enter upon the Unit or Lot in question and perform such duties; provided, however, that such entry shall be during reasonable hours and only after five (5) days' prior written notice. The Owner having failed to perform its maintenance duties shall be liable to the Association for the costs of performing such remedial work and shall pay a surcharge of not more than thirty-five percent (35%) of the cost of the applicable remedial work, all such sums being payable upon demand and to be secured by the lien provided for in

Article 7 hereof. No bids need be obtained for any of the work performed pursuant to this Article and the person(s) or company performing such work may be selected by the Association in its sole discretion. There is hereby created an easement in favor of the Association, and its applicable designees over each Lot for the purpose of entering onto the Lot or Unit in the performance of the work herein described.

## ARTICLE 6. CERTAIN USE RESTRICTIONS

6.1 Applicability. The provisions of this Article 6 shall be applicable to all of the Property but shall not be applicable to Declarant or any of its designees or to any Lots, or other property owned by Declarant or its designees.

6.2 Uses of Lots; PUD Restrictions. All Lots and appurtenant Common Property shall be used for the general purposes for which they are designed and intended. No Lot shall be used for the operation of a rooming house, hostel, hotel, bed and breakfast, any internet-based or other short-term rental program (such as AirBNB, VRBO or Home Away) or any similar business or activity involving rentals of the Lots for periods of less than six (6) months. The Lots and Common Property shall be constructed, used, operated and maintained in accordance with applicable zoning and other applicable requirements, conditions and restrictions including, without limitation, City of Jacksonville Ordinance No. 2019-754-E (as amended, the "PUD Ordinance"). In accordance with the PUD Ordinance, the front façade of all Units must include a minimum of two (2) different finishes (one being the primary finish and the secondary finish being an accent feature), provided that no panel (vinyl) siding may be used as the primary building product and/or finish on the front façade of any Unit.

6.2.1 Leases. No portion of a Unit (other than an entire Unit) may be rented. All leases must be in writing and shall have a term of no less than six (6) months. No Owner may lease his or her Unit more than two (2) times in any 12-month period, even if a tenant defaults on a lease or abandons the Unit before expiration of the lease term. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than said six (6) months, except in the event of a default by the tenant. Any lease terminated as a result of a default or otherwise shall nevertheless still count towards the foregoing rental limitations. The restrictions on lease terms set forth in this subparagraph shall not apply to Units owned or leased by Declarant, its affiliates or persons Declarant approves, in connection with their development, construction or sale of property within the community. All leases shall provide, and if they do not so provide then the leases shall be deemed to provide, that the Association shall have the right to terminate the lease upon default by the tenant in observing any of the provisions of this Declaration, the Articles, the By-Laws, applicable rules and regulations, or of any other agreement, document or instrument governing the Lots or Units. The Owner of a leased Unit shall be jointly and severally liable with such Owner's tenant for compliance with this Declaration, the Articles and the By-Laws and to the Association to pay any claim for injury or damage to property caused by the negligence of the tenant. Every lease shall be subordinate to any lien filed by the Association whether before or after such lease was entered into.

In the event that an Owner is delinquent in the payment of his or her Assessments or other sums due and owing to the Association, the Unit shall not be leased until such amounts are paid in full or unless the Association consents, in writing, to any such lease. If the Unit is leased in violation of this provision, the Association may terminate the lease and evict the tenant(s) in addition to imposing all other available remedies. In the event an Owner is in default in the payment of Assessments or other sums due and owing to the Association and the Owner's Unit is leased, the Association shall have the right and authority to collect the rent to be paid by the tenant to the Owner directly from the tenant. In the event such tenant fails to remit said rent directly to the Association within ten (10) days (but no later than the

day the next rental payment is due) from the day the Association notified such tenant in writing that the rents must be remitted directly to the Association, the Association shall have the right to terminate the lease and evict the tenant(s). All sums received from the tenant shall be applied to the Owner's account for the leased Unit according to the priority established in Section 720.3085, Florida Statutes, until the Owner's account is current. All leases entered into by an Owner shall be deemed to automatically incorporate this provision and all the Owners hereby appoint the Association its agent for such purpose.

No Owner may assign or otherwise transfer the Owner's obligations under this Declaration to any tenant. The Association shall have the right to enforce the covenants, conditions and restrictions set forth in this Declaration against the Owner, the tenant, or any member of the tenant's household, individually or collectively. The Association shall not be bound by any provision in the lease or other agreement between Owner and his or her tenant requiring prior notice or imposing other conditions on the rights of the Association.

6.2.2. Lease Registrations. Owners shall obtain lease registration from the Declarant or Association before renting a Unit. Registrations will be limited to no more than twenty percent (20%) of the total number of Units within the Community (excluding Units owned by the Declarant, if any). No additional lease registrations (except for hardship leases as hereinafter provided) shall be issued until the number of outstanding lease registrations falls below twenty percent (20%). For the purposes of this subparagraph, an Owner may seek to lease on a hardship basis by applying to the Declarant, and following Turnover, to the Board, for a hardship lease registration, which the Declarant or Board in its discretion shall have the authority to issue or deny. For the purposes herein, "hardship" shall include, but not be limited to, the following situations: (i) an Owner cannot sell the Unit except at a price below the current market value, after having made reasonable efforts to do so; (ii) where the Owner dies and the Unit is being administered by his or her estate; (iii) the Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Unit; or (iv) where the Owner has a major life change which change is acknowledged and approved by the Declarant (or Board after Turnover) as meeting a "hardship" under this Section 6.2, which approval shall be in the Declarant's (or Association's) sole and absolute discretion.

6.3 Easements. Easements for the installation and maintenance of utilities and Community Systems are reserved as shown on the recorded Plats covering the Property and as provided herein. The appropriate water and sewer authority, electric utility company, telephone company, the Association, and Declarant and its affiliates, and their respective successors and assigns, shall have a perpetual easement for, but no obligation for, the installation and maintenance of all water lines, sanitary sewers, storm drains, and electric, telephone and Community System lines, cables and conduits, under and through the utility easements as shown on the Plats.

6.4 Nuisances. Nothing shall be done or maintained on any Lot or Unit which may be or become an annoyance or nuisance to the occupants of other Lots or Units. Any activity on a Lot or Unit which interferes with television, cable or radio reception on another Lot or Unit shall be deemed a nuisance and a prohibited activity. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors, which shall render a dispositive decision in writing.

6.5 Oil and Mining Operation; Water Wells. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in the Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Property. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any portion of the Property. No potable water well of any kind shall be permitted upon any Lot.

6.6 Visibility at Intersections. No obstruction to visibility at street intersections or Common Property intersections shall be permitted; provided that the Association shall not be liable in any manner to any person or entity, including Owners and Members Permittees, for any damages, injuries or deaths arising from any violation of this Section.

6.7 Parking and Vehicular Restrictions. Parking in or on the Common Property or on any Lot shall be restricted to the parking areas designated for such purpose. No person shall park, store or keep on any portion of the Common Property or Lot any large commercial type vehicle (for example, dump truck, motor home, trailer, cement mixer truck, oil or gas truck, delivery truck, etc.), nor may any person keep any other vehicle on the Common Property, or Lot which is deemed to be a nuisance by the Board. Any boat, boat trailer or other water craft, camper, trailer or other recreational vehicle must be parked in a garage or be stored in the rear or side yard screened from view from the street by a six (6') foot fence as strictly approved by the Committee on a site specific basis in the Committee's sole discretion.

No trailer, camper, motor home or recreational vehicle shall be used as a residence, either temporarily or permanently, or parked on the Common Property or Lot. No person shall conduct major repairs (except in an emergency) or major restorations of any motor vehicle, boat, trailer, or other vehicle upon any portion of the Common Property or Lot, except within enclosed garages. All vehicles will be subject to height, width and length restrictions and other rules and regulations now or hereafter adopted. The decision of Declarant to assign specific parking spaces within the Common Property to designated companies or persons, or for specified uses, shall be final, binding and conclusive.

6.8 Exterior Antennas. To the extent permitted by law, exterior antennas, satellite dishes or similar equipment which are not larger than one meter in diameter shall be permitted on any Lot or Unit thereon, provided, however, Declarant and its affiliates shall have the right to install and maintain Community Systems and associated equipment. Any antenna, satellite dish or similar equipment installed by an Owner other than Declarant shall be subject to architectural review under Article 8 and shall be located so as to minimize their visibility from the street to the extent possible and still receive good reception.

6.9 Renewable Resource Devices. Nothing in this Declaration shall be deemed to prohibit the installation of energy devices based on renewable resources (e. g., solar collector panels); provided, however, that same shall be installed only in accordance with the reasonable standards adopted from time to time by the Committee and shall be reviewed in accordance with Article 8. Such standards and review shall be reasonably calculated to maintain the aesthetic integrity of the Property without making the cost of the aforesaid devices prohibitively expensive.

6.10 Signs. No sign, poster, display, billboard or other advertising device of any kind shall be displayed to the public view on any portion of and/or within a Lot or Unit or the Common Property without the prior written consent of the Architectural Control Committee, except signs, regardless of size, used by Declarant, its successors or assigns, for advertising during the construction, sale and leasing period.

6.11 Animal Restriction. No animals, livestock, reptiles or poultry of any kind shall be raised, bred, or kept on or in any Common Property or on any Lot or in any Unit except three (3) dogs and three (3) cats. When out of doors, no dog, cat or other pet may run loose (unleashed) on Common Property unless otherwise designated as a dog park or similar enclosed area used for such purpose and subject to the rules or regulations as may be promulgated for such area(s), should they exist; otherwise, pets must be leashed at all times, unless contained within a fenced in area and may be walked only in areas of the Common Property designated for such purpose by the Association, if any.

6.12 Trash. No rubbish, trash, garbage or other waste material shall be kept or permitted on Common Property except in containers located in appropriate areas, if any, and no odor shall be permitted to arise therefrom so as to render Common Property or any portion thereof unsanitary, unsightly, offensive or detrimental to any other property in the vicinity thereof or to its occupants. No lumber, grass, shrub or tree clippings or plant waste, metals, bulk material or scrap or refuse or trash shall be kept, except within an enclosed structure appropriately screened from view and otherwise in accordance with the approval of the Committee.

6.13 Temporary Structures. Except as may be used or permitted by the Declarant during periods of construction, renovation, marketing and sales, no structure of a temporary nature (including, without limitation, trailers, tents, shacks or mobile offices) shall be located or used within the Property.

6.14 Mailbox. No mailbox or paper box or other receptacle of any kind for use in delivery of mail, newspapers or magazines may be erected or located on any Lot or Unit without the approval of the Committee.

6.15 Fences. All fences within the Community shall be tan or white vinyl fencing, unless otherwise approved by the Committee on a site-specific basis in the Committee's sole discretion. Notwithstanding the foregoing, fencing along all stormwater pond areas shall be aluminum mesh.

6.16 Sidewalks. Any Owner developing or constructing a Single-Family Unit as an initial improvement on a Lot shall construct any sidewalk on such Lot in accordance with the subdivision construction plans submitted to and approved by the applicable government. Such sidewalk shall be completed prior to the issuance of a certificate of occupancy for the Single-Family Unit.

6.17 Downspouts. Downspouts of any kind or any extension thereof shall be set back a minimum of five (5) feet from any side or rear property line or top of bank of any lake (if applicable). No Owner may extend a downspout or place an extension of any downspout within a Lot so that such downspout or extension thereof encroaches within required any side setback of the Lot.

6.18 Variances. The Board shall have the right and power to grant variances from the provisions of this Article and from the Association's rules and regulations for good cause shown, as determined in the reasonable discretion of the Board. No variance granted as aforesaid shall alter, waive or impair the operation or effect of the provisions of this Article in any instance in which such variance is not granted.

6.19 Conservation Areas. Portions of the Property may include Conservation Areas which may be subject to conservation easements pursuant to Section 704.06, Florida Statutes, in favor of the District, for the purpose of maintaining the Conservation Areas in their predominantly natural condition. The conservation easements are or shall be recorded in the Public Records of the County, Florida.

(a) For those Conservation Areas, including conservation easements granted to the District, the following uses are hereby prohibited without the prior written consent of the District, its successors or assigns:

(i) The construction, installation or placement of signs, buildings, fences, walls, roads or any other structures and improvements on or above the ground in the Conservation Areas.

- (ii) The dumping or placing of soil or other substance or material as landfill or the dumping or placing of trash, waste or unsightly or offensive materials.
- (iii) The removal or destruction of trees, shrubs or other vegetation from the Conservation Areas. No removal, clearing, mowing or destruction of trees, shrubs or other vegetation is permitted within the Conservation Areas without the prior written consent of the District.
- (iv) The excavation, dredging or removal of loam, peat, gravel, rock, soil, or other material substance in such a manner as to affect the surface of the Conservation Areas.
- (v) Surface use, except for purposes that permit the land or water area to remain in predominantly natural condition.
- (vi) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (vii) Acts or uses detrimental to such retention of land or water areas.
- (viii) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

(b) The District shall have the right to enter upon the conservation easements granted to the District at all reasonable times and in a reasonable manner, to assure compliance with the aforesaid prohibitions and restrictions.

6.20 Declarant Exemption. In order that the development of the Property may be undertaken and the Property established as a fully occupied community, no Owner, nor the Association, shall do anything to interfere with Declarant's activities. Without limiting the generality of the foregoing, nothing in this Declaration shall be understood or construed to:

6.20.1 Prevent Declarant, its successors or assigns, or its contractors or subcontractors, from the completion of the development of the Property, including without limitation, the alteration of its construction plans and designs as Declarant deems advisable in the course of development; or

6.20.2 Prevent Declarant, its successors or assigns, or its contractors, subcontractors or representatives, from erecting, constructing and maintaining on any property owned or controlled by Declarant such structures including sales and/or construction trailers, as may be reasonably necessary for the conduct of its business of completing the Property and selling Lots; or

6.20.3 Prevent Declarant, its successors or assigns, or its contractors or subcontractors, from conducting on any property owned or controlled by Declarant, or its successors or assigns, its business of developing, subdividing, grading and constructing improvements in the Property and of disposing of Lots therein by sale, lease or otherwise; or

6.20.4 Prevent Declarant, its successors or assigns, from determining in its sole discretion the nature of any type of improvements to be initially constructed as a part of the Property; or

6.20.5 Prevent Declarant, its successors or assigns from maintaining such sign or signs on any property owned or controlled by any of them as may be necessary in connection with the sale, lease or other marketing of Lots, or otherwise taking such other actions deemed appropriate; or

6.20.6 Prevent Declarant, or its successors or assigns from filing Supplemental Declarations which modify or amend this Declaration, or which add or withdraw additional property as otherwise provided in this Declaration; or

6.20.7 Prevent Declarant, or its successors or assigns, from modifying, changing, re-configuring, removing or otherwise altering any improvements located on the Common Property.

In general, the Declarant, or its successors or assigns, shall be exempt from all restrictions set forth in this Declaration to the extent such restrictions interfere in any manner with Declarant's plans for construction, development, use, sale or other disposition of the Property, or any part thereof.

## ARTICLE 7. COVENANT FOR MAINTENANCE ASSESSMENTS

7.1 Creation of the Lien and Personal Obligation for Assessments. Except as provided elsewhere herein, Declarant, for all Lots now or hereafter located within the Property, hereby covenants and agrees, and each Owner of any Lot by acceptance of a deed or other conveyance, whether or not it shall be so expressed in such deed or other conveyance, shall be deemed to covenant and agree to pay to the Association Assessments and charges for the operation of, and for payment of expenses allocated or assessed to or through the Association, for the maintenance, management, operation and insurance of the Common Property, the Association, and any applicable Community Systems, including such reasonable reserves as the Association may deem necessary, Capital Improvement Assessments, as provided in Section 7.5 hereof, Special Assessments as provided in Section 7.4 hereof, and all other charges and Assessments hereinafter referred to or lawfully imposed by or on the Association. Assessments shall be fixed, established and collected from time to time as herein provided. Annual Assessments shall be according to a budget prepared and adopted by the Board, and applied as provided herein, including for maintenance and repair of the Stormwater Management System, including but not limited to, work within retention areas, drainage structures and drainage easements. In addition, Special Assessments may be levied against particular Owners and Lots for fines, expenses incurred against particular Lots, Units and/or Owners to the exclusion of others. Assessments, together with interest thereon and costs of collection thereof as hereinafter provided, shall be a charge on the land and shall be a continuing lien upon the Lot against which each such Assessment is made. Each such Assessment, together with such interest thereon and costs of collection shall also be the personal obligation of the person who is the Owner of such Lot at the time when the Assessment fell due and all subsequent Owners until paid, except as provided in Section 7.12 below.

7.2 Rates of Assessments. Assessments shall be made according to the budget adopted by the Board and at a uniform rate against Lots of the same type. In the event of any dispute as to the allocation of Assessments, the determination of the Board of the Association shall be binding and dispositive. Declarant may modify such formula with respect to future Lots in a Supplemental Declaration bringing such Units under the provisions hereof in order to account for unforeseen changes in development plans and to maintain an equitable system of Assessment allocation. The Board shall budget and adopt Assessments for the Association's general expenses.

7.3 Purpose of Assessments. Assessments levied by the Association shall be used for the purposes expressed in Section 7.1 and for such other purposes as the Association shall have within its powers and from time to time elect to undertake.

7.4 Special Assessments. In addition to the Annual Assessments and Capital Improvement Assessments which are or may be levied hereunder, the Association shall have the right to levy "Special Assessments" against an Owner(s) to the exclusion of other Owners (a) for the repair or replacement of damage to any portion of the Common Property, including, without limitation, improvements and landscaping thereon, caused by the misuse, negligence or other action or inaction of an Owner or Member's Permittee, (b) for the costs of work performed by the Association in accordance with Article 5 of this Declaration, and (c) to obtain funds for a specific purpose which is of a non-recurring nature, for which no adequate reserve funds have been collected or allocated, and which is not the appropriate subject of a Capital Improvement Assessment. Any such Special Assessment shall be subject to all of the applicable provisions of this Article including, without limitation, lien filing and foreclosure procedures and late charges and interest. Any Special Assessment levied hereunder shall be due within the time specified by the Board in the action imposing such Assessment.

7.5 Capital Improvement Assessments. Funds necessary for the addition of capital improvements (as distinguished from repairs and maintenance, including repairs and replacement per Article 11 hereof) to the Common Property and which have not previously been collected as reserves or are not otherwise available to the Association (other than by borrowing) shall be levied by the Association as "Capital Improvement Assessments." In the event the proposed Capital Improvement Assessments exceed, in the aggregate, the lesser of \$50,000.00 or 10% of the total amount of the current operating budget of the Association, it shall require approval of a majority of the Board and approval by two-thirds (2/3) of the Members.

7.6 Date of Commencement of Annual Assessments; Due Dates. The "Annual Assessments" provided for in this Article shall commence with respect to each Lot on the date of conveyance of the Lot to an Owner, other than a Homebuilder that has yet to construct a Unit upon such Lot and Declarant or Declarant's successors or assigns. During the initial year of ownership, each Owner shall be responsible for the pro rata share of the Annual Assessments charged to each Lot prorated to the day of closing on a per diem basis. Each subsequent Annual Assessment shall be imposed for the year beginning January 1 and ending December 31. The Annual Assessments shall be payable in advance in monthly installments, or in annual, semi- or quarter-annual installments if so determined by the Board (absent which determination they shall be payable monthly). The due date of any Special Assessment or Capital Improvement Assessment shall be fixed in the Board resolution authorizing such Assessment.

7.7 Duties of the Board of Directors. The Board shall prepare a roster of the Lots and Assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Owner. Written notice of the Assessment shall thereupon be sent to every Owner subject thereto twenty (20) days prior to payment of the first installment thereof, except as to Special Assessments. In the event no such notice of the Assessments for a new Assessment period is given, the amount payable shall continue to be the same as the amount payable for the previous period, until changed in the manner provided for herein. The Association, through the action of its Board of Directors, shall have the power, but not the obligation, to enter into an agreement or agreements from time to time with one or more persons, firms or corporations (including affiliates of Declarant) for management services, including the administration of budgets and Assessments as herein provided. The Association shall have all other powers provided in its Articles of Incorporation and Bylaws.

7.8 Effect of Non-Payment of Assessment; the Personal Obligation; the Lien; Remedies of the Association. If the Assessments provided for herein are not paid on the date(s) when due, then such

Assessments shall become delinquent and shall, together with late charges, interest and the cost of collection become a continuing lien on the Lot. Except as provided in Section 7.9 to the contrary, the personal obligation of an Owner to pay such Assessment shall pass to his successors in title and recourse may be had against either or both. If any installment of an Assessment is not paid within fifteen (15) days after the due date, at the option of the Association, a late charge of the greater of \$25.00 or five percent (5%) of the amount of such Assessment past due may be imposed (provided that only one late charge may be imposed on any one unpaid installment). If such installment is not paid thereafter, it and the late charge shall accrue interest as provided herein but shall not be subject to additional late charges. Provided further, however, that upon delinquency of one or more installments, the Association, at its option, may accelerate the balance of the installments for the calendar year and such installments shall become immediately due and payable in full and all such sums shall bear interest from the accelerated due date until paid at the rate of 18% per annum. The Association may bring an action at law against the Owner(s) personally obligated to pay the same, may record a claim of lien against the Lot on which the Assessments and late charges are unpaid, may foreclose the lien against the Lot on which the Assessments and late charges are unpaid. The Association may pursue any other remedies available at law and may pursue one or more of such remedies at the same time or successively. Attorneys' fees and costs actually incurred in preparing and filing the claim of lien and the complaint, if any, and prosecuting same, shall be added to the amount of such Assessments, late charges and interest secured by the lien. In the event a judgment is obtained, such judgment shall include all such sums as above provided and attorneys' fees actually incurred, whether incurred before, or at trial, on appeal, in post judgment collection or in bankruptcy, together with the costs of the action. If there is a subsequent increase in the applicable budget, the Owner of the Lot whose installments were so accelerated shall continue to be liable for the balance due by reason of such increase and for Special Assessments levied by the Association. In addition to the rights of collection of Assessments stated in this Section, any and all persons acquiring title to or an interest in a Lot as to which the Assessment is delinquent, including without limitation persons acquiring title by operation of law and by judicial sales, shall not be entitled to the occupancy of such Lot or the enjoyment of the Common Property until such time as all unpaid and delinquent Assessments due and owing from the selling Owner have been fully paid. Provided, however, that the provisions of this Section shall be modified as contemplated by Section 7.9 below. All Assessments, late charges, interest, penalties, fines, attorney's fees and other sums provided for herein shall accrue to the benefit of the Association.

It shall be the legal duty and responsibility of the Association to enforce payment of the Assessments hereunder. Failure of a collecting entity to send or deliver bills or notices of Assessments shall not relieve Owners from their obligations to pay Assessments when due.

7.9 Subordination of the Lien. The lien of the Assessments provided for in this Article shall be subordinate to real property tax liens and the lien of any first Mortgage only to the extent required by Florida law, including, without limitation, Section 720.3085, Florida Statutes, as the same may be amended from time to time. In the event of a foreclosure, any purchaser at a foreclosure sale, and any such Mortgagee acquiring a deed in lieu of foreclosure, and all persons claiming by, through or under such purchaser or Mortgagee, shall hold title subject to the liability and lien of any Assessment coming due after such foreclosure (or conveyance in lieu of foreclosure). Any unpaid Assessment which cannot be collected as a lien against any Lot by reason of the provisions of this Section shall be deemed to be an Assessment divided equally among, payable by and a lien against all Lots subject to Assessment by the Association, including the Lots as to which the foreclosure (or conveyance in lieu of foreclosure) took place.

7.10 Collection of Assessments. In the event that at any time the collection of Assessments levied pursuant hereto is made by an entity other than the Association, all references herein to collection (but not necessarily enforcement) by the Association shall be deemed to refer to the other entity performing such collection duties and the obligations of Owners to pay Assessments shall be satisfied by

making such payments to the applicable collecting entity. No Mortgagee shall be required to collect Assessments.

7.11 Declarant's Assessments. Notwithstanding anything herein to the contrary, Declarant shall have the option, in its sole discretion, to (i) pay Assessments on the Lots owned by it, (ii) pay Assessments only on certain designated Lots (e. g., those under construction or those containing a Unit for which a certificate of occupancy has been issued); or (iii) not pay Assessments on any Lots and in lieu thereof fund any resulting deficit in the Association's operating expenses not produced by Assessments receivable from Owners other than Declarant and any other income receivable by the Association. The deficit to be paid under option (iii) above, shall be the difference between (a) actual operating expenses of the Association (exclusive of capital improvement costs and reserves) and (b) the sum of all monies receivable by the Association (including, without limitation, Assessments, interest, late charges, fines and incidental income) and any surplus carried forward from the preceding year(s). Declarant shall provide written notice to the Association as to the payment option elected. Declarant may from time to time change the option under which Declarant is making payments to the Association by written notice to such effect to the Association. If Declarant at any time elects option (ii), above, it shall not be deemed to have necessarily elected option (i) or (iii) as to the Lots which are not designated under option (ii). When all Lots within the Property are sold and conveyed to purchasers, neither Declarant nor its affiliates shall have further liability of any kind to the Association for the payment of Assessments, deficits or contributions.

7.12 Association Funds. The portion of all Annual Assessments collected by the Association for reserves for future expenses, and the entire amount of all Special Assessments and Capital Improvement Assessments, shall be held by the Association and may be invested in interest bearing accounts or in certificates of deposit or other like instruments or accounts available at banks or savings and loan institutions, the deposits of which are insured by an agency of the United States.

7.13 Working Capital Contribution. Each Owner shall be required to make a one time working capital contribution to the Association in the amount of Three Hundred Fifty and 00/100 Dollars (\$350.00) at the time of purchase of a Lot, which may be used for additional capital improvements or services which were not included in the original budget categories and may be used by the Declarant to fund the operating deficit. A Homebuilder shall not be considered the Owner for purposes of this Section, but the Homebuilder shall collect the initial capital contribution from the buyer of a completed home upon a Lot.

THE DECLARANT DOES NOT PROVIDE A GUARANTEE OF THE LEVEL OF ASSESSMENTS. AS SUCH, THERE IS NO MAXIMUM GUARANTEED LEVEL OF ASSESSMENTS DUE FROM OWNERS. IN THE EVENT THE DECLARANT ELECTS TO DEFICIT FUND IN LIEU OF PAYING ASSESSMENTS ON THE SAME BASIS AS OTHER OWNERS, THE DECLARANT SHALL SPECIFICALLY ELECT TO FUND THE DEFICIT AS PROVIDED IN SECTION 720.308(1)(B), FLORIDA STATUTES (2021). AS SUCH, THE PROVISIONS OF SECTIONS 720.308(2) THROUGH 720.308(6), FLORIDA STATUTES (2021), ARE NOT APPLICABLE TO THE DECLARANT OR THE CALCUALTION OF THE DEFICIT OR OTHER AMOUNTS DUE FROM THE DECLARANT.

## **ARTICLE 8. ARCHITECTURAL CONTROL; GENERAL POWERS**

8.1 Members of Committee. The Architectural Control Committee, shall consist of three (3) members. The initial members of the Committee shall consist of persons designated by Declarant. Each of

the initial members shall hold office until all Lots, Units and improvements planned for the Property have been constructed and conveyed (if appropriate), or sooner at the option of Declarant. Thereafter, each new member of the Committee shall be appointed by the Board and shall hold office until such time as he has resigned or has been removed or his successor has been appointed, as provided herein. Members of the Committee (other than those appointed or designated by the Declarant) may be removed by the Board at any time without cause. Members of the Committee appointed or designated by the Declarant may only be removed by the Declarant.

8.2 Review of Proposed Construction. Subject to Section 8.10 below, no building, fence, wall, shed or temporary structure or other structure or improvement, landscaping, swimming pools, screen enclosures, hurricane protection, basketball hoops, birdhouses, other pet houses, swales, bulkheads, asphaltting or other improvements or changes of any kind shall be commenced, altered, painted, erected or maintained in the Property, nor shall any addition, change or alteration (including paint or exterior finishing) visible from the exterior of any Unit be made, nor shall any awning, canopy or shutter be attached to or placed upon outside walls or roofs of buildings or other improvements, until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to, and approved in writing by, the Committee. The Committee shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby, in the locations indicated, will not be detrimental to the appearance of the Property as a whole, and that the appearance of any structure affected thereby will be in harmony with the surrounding structures and landscaping and is otherwise desirable. The Committee may condition its approval of proposals and plans and specifications as it deems appropriate, and may require submission of additional plans and specifications or other information prior to approving or disapproving material submitted. The Committee may charge an approval fee for such services, which may be modified from time to time. The Committee may require such detail in plans and specifications submitted for its review as it deems proper, including, without limitation, floor plans, site plans, drainage plans, elevation drawings and descriptions or samples of exterior materials and colors. Until receipt by the Committee of all necessary and required plans and specifications, the Committee may postpone review of any plans submitted for approval. The Committee shall have thirty (30) days after delivery of all required materials to approve or reject any such plans, and if not rejected within such 30-day period, said plans shall be deemed approved. All work done by a Member after receiving the approval of the Committee shall be subject to the inspection by, and final approval of the Committee. All changes and alterations shall also be subject to all applicable permit requirements and to all applicable governmental laws, statutes, ordinances, rules, regulations, orders and decrees.

8.3 Meetings of the Committee. The Committee shall meet from time to time as necessary to perform its duties hereunder. The Committee may from time to time, by resolution unanimously adopted in writing, designate a Committee representative (who may, but need not, be one of its members) to take any action or perform any duties for and on behalf of the Committee, except the granting of variances pursuant to Section 8.9 hereof. In the absence of such designation, the vote of any two (2) members of the Committee shall constitute an act of the Committee.

8.4 No Waiver of Future Approvals. The approval of the Committee of any proposals or plans and specifications or drawings for any work done or proposed, or in connection with any other matter requiring the approval and consent of the Committee, shall not be deemed to constitute a waiver of any right to withhold approval or consent as to any similar proposals, plans and specifications, drawings or matters subsequently or additionally submitted for approval or consent.

8.5 Compensation of Members. The members of the Committee shall receive no compensation for services rendered, other than reimbursement for expenses incurred by them in the performance of their duties hereunder, or unless engaged by the Association in a professional capacity.

8.6 Committee Rules. The Committee shall adopt reasonable rules of procedure and standards for the submission and review of any matter to be brought before it and the inspection and final approval of any completed work done. Such rules shall be (i) subject to the prior approval of the Board of Directors, (ii) consistent with the covenants and restrictions set forth in this Declaration, and (iii) published or otherwise made available to all Members and their contractors, subcontractors and other appropriate designees. All rules of the Committee shall be adopted and/or amended by a majority vote thereof, provided that no amendment shall be applicable to any matter submitted to the Committee prior to the making of such amendment.

8.7 Non-Liability. Neither the Association, the Board of Directors, the Committee, the Declarant nor any member thereof, nor any duly authorized representative of any of the foregoing, shall be liable to any Owner or any other person or entity for any loss, damage or injury arising out of or in any way connected with the performance or non-performance of the Committee's duties hereunder. The Committee shall review and approve or disapprove all plans submitted to it for any proposed improvement, alteration or addition solely on the basis of aesthetic considerations and the benefit or detriment which would result to the immediate vicinity and to the Property, generally. The Committee shall take into consideration the aesthetic aspects of the architectural designs, placement of buildings, landscaping, color schemes, exterior finishes and materials and similar features. The approval of any proposed improvements or alterations by the Committee shall not constitute a warranty or approval as to, and neither the Association nor any member or representative of the Committee or the Board shall be liable for, the safety, soundness, workmanship, materials or usefulness for any purpose of any such improvement or alteration nor as to its compliance with governmental or industry codes or standards. By submitting a request for the approval of any improvement or alteration, the requesting Owner shall be deemed to have automatically agreed to hold harmless and indemnify the aforesaid members and representatives, and the Association generally, from and for any loss, claim or damages connected with the aforesaid aspects of the improvements or alterations.

8.8 Specific Provisions.

8.8.1 The Lots contained within the Property shall be improved with dwellings containing not less than 1,200 square feet of heated and air conditioned space on each Lot. Declarant has the sole authority to grant a 15 percent adjustment to the specified square footage of each dwelling. Corner lots shall permit one vehicular access only. The front on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks. The other frontage shall be considered a side yard with the minimum setbacks as required by the applicable governmental regulations.

8.8.2 All accessory structures, including, but not limited to, swimming pools, utility buildings, air conditioning and heating units and pools, detached screen enclosures and any screened pool enclosure shall be located in a required side or rear yard and shall be set back five (5) feet from any property line or top of bank of any lake (if applicable).

8.9 Variance. The Committee may authorize variances from compliance with any of the architectural control provisions of this Declaration when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (i) be effective unless in writing, (ii) be contrary to the restrictions set forth in this Declaration, or (iii) stop the Committee from denying a variance in other circumstances.

8.10 Exemptions. Declarant, its successors or assigns, shall be exempt from the provisions hereof with respect to alterations and additions desired to be effected by any of them and shall not be

obligated to obtain Committee approval for any construction or changes which any of them may elect to make at any time.

8.11 General Powers of the Association. The Board shall have the absolute power to veto any action taken or contemplated to be taken which is or would be governed by this Article 8.

## **ARTICLE 9. RULES; ENFORCEMENT**

9.1 Compliance by Owners. Every Owner and Member's Permittee shall comply with the restrictions and covenants set forth herein and any and all rules and regulations which from time to time may be adopted by the Board.

9.2 Enforcement. Failure of an Owner or his Member's Permittee to comply with such restrictions, covenants or rules and regulations shall be grounds for immediate action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend the rights of use of Common Property (except for legal access) of such Owners. The offending Owner shall be responsible for all costs of enforcement including attorneys' fees actually incurred and court costs.

9.3 Fines. In addition to all other remedies, and to the maximum extent lawful, in the sole discretion of the Board , a fine or fines may be imposed upon an Owner for failure of an Owner or his Member's Permittees to comply with any covenant, restriction, rule or regulation, provided the following procedures are adhered to:

9.3.1 The Association may levy reasonable fines, not to exceed \$100 per violation, against any Owner or Owner's Permittee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$5,000 in the aggregate.

9.3.2 A fine may not be imposed without notice of at least fourteen (14) days to the person sought to be fined and an opportunity for a hearing before a committee of at least three (3) members appointed by the Board who are not officers, directors or employees of the Association or the spouse, parent, child, brother or sister of any officer, director or employee. If the committee, by majority vote, does not approve the proposed fine, it may not be imposed.

9.3.3 The requirements of this subsection do not apply to the imposition of fines upon any Owner or Owner's Permittees because of failure to pay Assessments.

9.3.4 These fines shall not be construed to be exclusive, and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; provided, however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

9.3.5 Fines shall be paid not later than five (5) days after the fourteen (14) day period following the notice of the imposition or Assessment of the penalties and expiration of any opportunity for a hearing.

9.3.6 Fines shall be treated as an Assessment subject to the provisions for the collection of Assessments, and the lien securing same, as set forth herein.

9.3.7 All monies received from fines shall be allocated as directed by the Board of Directors.

9.4 Initial Rules and Regulations. The Board may adopt rules and regulations of the Association from time to time which may be modified, in whole or in part, at any time by the Board without the necessity of recording such new or modified rules and regulations in the public records, provided that the Board shall notify each Owner of all rules and regulations and modifications thereto. A copy of the initial rules and regulations are attached hereto as Exhibit "D".

## **ARTICLE 10. DAMAGE OR DESTRUCTION TO COMMON PROPERTY**

10.1 Damage or Destruction. Damage to or destruction of all or any portion of the Common Property shall be addressed in the following manner, notwithstanding any provision in this Declaration to the contrary:

10.1.1 In the event of damage to or destruction of the Common Property, if the insurance proceeds are sufficient to effect total restoration, then the Association shall cause such portions of the Common Property to be repaired and reconstructed substantially as it previously existed.

10.1.2 If the insurance proceeds are within Fifty Thousand Dollars (\$50,000.00) or less of being sufficient to effect total restoration of the Common Property, then the Association shall cause such portions of the Common Property to be repaired and reconstructed substantially as it previously existed and the difference between the insurance proceeds and the actual cost shall be levied as a Special Assessment (and not Capital Improvement Assessment) against each of the Owners in equal shares in accordance with the provisions of Article 7 of this Declaration.

10.1.3 If the insurance proceeds are insufficient by more than Fifty Thousand Dollars (\$50,000.00) to effect total restoration of the Common Property, then by written consent or vote of a majority of each class of the Members, they shall determine, subject to Article 13 hereof, whether to (i) rebuild and restore the Common Property in substantially the same manner as it existed prior to damage and to raise the necessary funds over the insurance proceeds by levying Capital Improvement Assessments against all Members, (ii) rebuild and restore in a way which is less expensive than replacing the Common Property in substantially the same manner as it existed prior to being damaged, or (iii) not rebuild and retain the available insurance proceeds.

10.1.4 Each Member shall be liable to the Association for any damage to the Common Property not fully covered by collected insurance which may be sustained by reason of the negligence or willful misconduct of any Member or Member's Permittees. Notwithstanding the foregoing, the Association reserves the right to charge such Member an Assessment equal to the increase, if any, in the insurance premium directly attributable to the damage caused by such Member. In the case of joint ownership of a Lot, the liability of such Member shall be joint and several. The cost of correcting such damage shall be an Assessment against the Member and may be collected as provided herein for the collection of Assessments.

## ARTICLE 11. INSURANCE

11.1 Hazard and Flood Insurance. The Association shall keep all improvements, facilities and fixtures located within the Common Property insured against loss or damage by fire or other casualty for the full insurable replacement value thereof (with reasonable deductibles and normal exclusions for land, foundations, excavation costs and similar matters), and may obtain insurance against such other hazards and casualties as the Association may deem desirable. The Association may also insure any other property, whether real or personal, owned by the Association, against loss or damage by fire and such other hazards as the Association may deem desirable, with the Association as the owner and beneficiary of such insurance for and on behalf of itself and all Members. The insurance coverage with respect to the Common Property shall be written in the name of, and the proceeds thereof shall be payable to, the Association. Insurance proceeds shall be used by the Association for the repair or replacement of the Property for which the insurance was carried. Premiums for all insurance carried by the Association are common expenses included in the Annual Assessments made by the Association.

To the extent obtainable at reasonable rates, the insurance policy(ies) maintained by the Association shall contain provisions, or be accompanied by endorsements, for agreed amount and inflation guard, demolition costs, contingent liability from operation of building laws and increased costs of construction.

All insurance policies shall contain standard mortgagee clauses, if applicable.

The Association shall also maintain flood insurance on the insurable improvements on the Common Property in an amount equal to the lesser of 100% of the replacement costs of all insurable improvements (if any) within the Common Property or the maximum amount of coverage available under the National Flood Insurance Program, in either case if the insured improvements are located within a flood zone requiring flood insurance.

11.2 Replacement or Repair of Common Property. In the event of damage to or destruction of any portion of the Common Property, the Association shall repair or replace the same from the insurance proceeds available, subject to the provisions of Article 10 of this Declaration.

11.3 Waiver of Subrogation. As to each policy of insurance maintained by the Association which will not be voided or impaired thereby, the Association hereby waives and releases all claims against the Board, the Members, Declarant and the agents and employees of each of the foregoing, with respect to any loss covered by such insurance, whether or not caused by negligence of or breach of any agreement by said persons, but only to the extent that insurance proceeds are received in compensation for such loss.

11.4 Liability and Other Insurance. The Association shall obtain comprehensive public liability insurance, including medical payments and malicious mischief, with coverage of at least One Million and No/100 Dollars (\$1,000,000.00) (if available at reasonable rates and upon reasonable terms) for any single occurrence, insuring against liability for bodily injury, death and property damage arising from the activities of the Association or with respect to property under its jurisdiction. Coverage for legal liability resulting from lawsuits related to employment contracts shall also be maintained. The Association may also obtain Worker's Compensation insurance and other liability insurance as it may deem desirable, insuring each Member and the Association and its Board and officers, from liability in connection with the Common Property, the premiums for which shall be Common Expenses and included in the Assessments paid by Owners. The Association may also obtain such other insurance as the Board deems appropriate. All insurance policies shall be reviewed at least annually by the Board and the limits increased in its discretion. The Board may also obtain such errors and omissions insurance, indemnity

bonds, fidelity bonds and other insurance as it deems advisable, insuring the Board or any management company engaged by the Association against any liability for any act or omission in carrying out their obligations hereunder, or resulting from their membership on the Board or any committee thereof. At a minimum, however, there shall be blanket fidelity bonding of anyone (compensated or not) who handles or is responsible for funds held or administered by the Association, with the Association to be an obligee thereunder. Such bonding shall cover the maximum funds to be in the hands of the Association or management company during the time the bond is in force.

11.5 "Blanket" Insurance. The requirements of this Article may be met by way of the Association being an insured party under any coverage carried by the Declarant or under coverage obtained by the Association as long as such coverage is in accordance with the amounts and other standards dated in this Article.

11.6 By the Owners. The Owner of a Lot shall keep such Unit insured in an amount not less than its full insurance value against loss or damage by fire or other hazards. In addition, the Owner of any Lot located or partially located within a flood zone requiring flood insurance, shall purchase such flood insurance to cover the Unit in the form of a standard policy issued by a member of the National Flood Insurers Association, and the amount of the coverage of such insurance shall be lesser of the maximum amount of flood insurance available under such program or one hundred percent (100%) of the current replacement cost of the Unit and other insurable property located in the flood hazard area. Evidence of such insurance coverage(s) required herein shall be provided by the Owner promptly upon the Board's request. If an Owner fails to comply with this provision, the Association may proceed in court to compel compliance. Further, if the failure to comply relates to the Owner's obligations to maintain such required insurance, the Association shall be entitled, although not obligated, to obtain the required coverage itself and to levy on the offending Owner an Assessment equal to the cost of premiums, and such Assessment shall constitute a lien upon the applicable Lot and Unit with the same force and effect as a lien under Article 7 herein.

## ARTICLE 12. MORTGAGEE PROTECTION

12.1 Mortgagee Protection. The following provisions are added hereto (and to the extent these added provisions conflict with any other provisions of the Declaration, these added provisions shall control):

12.1.1 The Association shall be required to make available to all Owners and Mortgagees, and to insurers and guarantors of any first Mortgage, for inspection, upon request, during normal business hours or under other reasonable circumstances, current copies of this Declaration (with all amendments) and the Articles, Bylaws and rules and regulations and the books and records of the Association. Furthermore, such persons shall be entitled, upon written request, to (i) receive a copy of the Association's financial statement for the immediately preceding fiscal year, (ii) receive notices of and attend the Association meetings, (iii) receive notice from the Association of an alleged default by an Owner in the performance of such Owner's obligations under this Declaration, the Articles of Incorporation or the Bylaws of the Association, which default is not cured within thirty (30) days after the Association learns of such default, and (iv) receive notice of any substantial damage or loss to the Common Property.

12.1.2 Any holder, insurer or guarantor of a Mortgage on a Lot shall have, if first requested in writing, the right to timely written notice of (i) any condemnation or casualty loss affecting a material portion of the Common Property, (ii) a sixty (60) day delinquency in the payment of the

Assessments on a mortgaged Lot, (iii) the occurrence of a lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Association, and (iv) any proposed action which requires the consent of a specified number of Mortgage holders.

12.1.3 Any holder, insurer or guarantor of a Mortgage on a Lot shall have the right to pay, singly or jointly, taxes or other charges that are delinquent and have resulted or may result in a lien against any portion of the Common Property and receive immediate reimbursement from the Association.

12.1.4 Any holder, insurer or guarantor of a Mortgage on a Lot shall have the right to pay, singly or jointly, any overdue premiums on any hazard insurance policy covering the Common Property or obtain, singly or jointly, new hazard insurance coverage on the Common Property upon the lapse of a policy and, in either case, receive immediate reimbursement from the Association.

### **ARTICLE 13. ENCROACHMENTS; CONDITIONS, EASEMENTS**

13.1 Encroachment. If (a) any portion of the Common Property (or improvements constructed thereon) encroaches upon any portion of a Lot; (b) any portion of a Lot (or improvements constructed thereon) encroaches upon the Common Property; or (c) any encroachment shall hereafter occur as the result of (i) construction of any improvement; (ii) settling or shifting of any improvement; (iii) any alternation or repair to the Common Property (or improvements thereon) after damage by fire or other casualty or any taking by condemnation or eminent domain proceedings of all or any portion of any improvement or portion of the Common Property, then, in any such event, a valid easement is granted and shall exist for such encroachment and for the maintenance of the same so long as the structure causing said encroachment shall stand.

13.2 Pipes, Wires, Ducts, Cables, Conduits, Public Utility Lines, Etc. Each portion of the Lots and the Common Property shall have an easement in common with all other portions thereof to use, maintain, repair, alter and replace all pipes, wires, ducts, vents, cables, conduits, utility lines, and similar or related facilities located in the Lots and Common Property and serving such portion thereof. Each portion of the Lots and Common Property shall be subject to an easement in favor of all other portions thereof to use, maintain, repair, alter and replace the pipes, wires, ducts, vents, cables, conduits, utility lines and other similar or related facilities located in such portion of the Lots and Common Property and serving other portions thereof.

13.3 Easements of Support. Whenever any structure included in the Common Property adjoins any structure included in any other portion of the Property, each said structure shall have and be subject to an easement of support and necessity in favor of the other structure.

13.4 Construction and Sales. The Declarant (and its agents, employees, contractors, subcontractors and suppliers) shall have an easement of ingress and egress over and across the Common Property for construction purposes and to erect, maintain, repair and replace, from time to time, one or more signs on the Common Property for the purposes of advertising the sale or lease of Lots.

13.5 Easements. All easements shown on the Plat and not dedicated therein are and shall remain private easements and the sole and exclusive property of the Declarant, its successors and assigns. In addition, Declarant reserves an easement 10 foot (10') in width along the front and back of each Lot, and five foot (5') in width along the side of each Lot for drainage and utilities and for access, or such other width as may be shown on the Plat for such uses. 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 Declarant, its successors, trustees, or assigns, at its sole cost.

#### **ARTICLE 14. MANDATORY DISPUTE RESOLUTION**

14.1 Statement of Clarification. Without modifying or restricting the scope of this Article and as a statement of clarification only, nothing contained in this Article is intended to prevent the parties from attempting to resolve any differences between them through the normal course of business and communications. It is only when the parties are unable to resolve their differences and they wish to proceed further through the assertion of a Claim (as defined herein), that the mandatory dispute resolution provisions contained in this Article are required.

14.2 Alternative Method for Resolving Disputes. Declarant, the Association, their officers, directors, affiliates, agents, employees and contractors, all Owners, consultants, and any Person not otherwise subject to this Declaration but who agrees to submit to this Article (including any subcontractors and suppliers), each such entity being referred to individually as a "Bound Party" and collectively as the "Bound Parties," agree to encourage the amicable resolution of disputes involving the Community and all of its improvements without the emotional and financial costs of litigation. Accordingly, except as otherwise agreed to in writing between any Bound Parties, each Bound Party covenants and agrees to submit all Claims to mediation, and if such mediation is not successful, final binding arbitration, as set forth below in this Declaration, and not to otherwise bring legal or equitable action in any court.

14.3 Claims. Except as specifically excluded in this Section 14.3 or as otherwise agreed to in writing between any Bound Parties, including without limitation any purchase and sale agreement or similar document (each a "Superseding Agreement"), all claims, disputes and other controversies arising out of or relating in any way to the:

14.3.1 interpretation, application or enforcement of this Declaration;

14.3.2 design, construction, sale, maintenance, habitability or condition of any improvements within the Community or any alleged defect therein, including without limitation any "action" as defined in Section 558.002, Florida Statutes;

14.3.3 rights, obligations and duties of any Bound Party under this Declaration, and/or any breach or alleged breach thereof;

are hereinafter referred to as a "Claim" or "Claims." All Claims shall be subject to and resolved in accordance with the terms and provisions of this Article 14.

Notwithstanding any contrary provision of this Article 14, the following shall not be Claims and shall not be subject to the provisions of this Article 14:

14.3.4 any legal action by the Association against any Bound Party to enforce the provisions of Article 7 (Association Assessments);

14.3.5 any legal action by the Association or Declarant to obtain a temporary or permanent restraining order or injunction and such other ancillary relief as the court may deem necessary in order for the Association or Declarant to act under and enforce the provisions of Article 8 (Architectural Control) or Article 6 (Restrictions); and

14.3.6 any legal action to enforce an arbitration award provided in this Article 14.

Any question about whether a matter is a Claim, and/or whether such matter is covered by this Article, shall be determined by the arbitrator.

14.4 Notice of Claim. Any Bound Party having a Claim ("Claimant") against any other Bound Party ("Respondent") shall submit all of their Claims by written notification delivered to each Respondent, stating plainly and concisely:

14.4.1 the nature of the Claim, including the parties involved and Respondent's role in the Claim;

14.4.2 the legal or contractual basis of the Claim (i.e., the specific authority out of which the claim arises); and

14.4.3 the specific relief and/or proposed remedy sought.

14.5 Timely Initiation. All Claims shall be initiated by the Claimant within a reasonable time after the Claim has arisen, and in no event shall a Claim be made after the date when institution of legal or equitable action based on such Claim would be barred by the applicable statute of limitations or repose.

14.6 Right to be Heard. Upon receipt of a Claim and prior to commencing any arbitration proceeding which may fall within the scope of this Article 14, Respondent shall have the right to be heard by the Claimant in an effort to resolve the Claim. The parties shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. Any party may appoint a representative to assist such party in negotiations. With respect to the foregoing, the Claimant and Respondent shall individually (i.e. without the joinder or inclusion of other Owners or such Claimant serving as a class representative for or becoming a class member of other Owners) mediate all Claims prior to proceeding under Section 14.8 below. The mediation shall be conducted by a single mediator. If such parties are unable to agree upon the selection of a mediator within fifteen (15) days of initiation of the Claim, then a single mediator shall be chosen in accordance with the rules governing the selection of an arbitrator under the Federal Arbitration Act (Title 9, U.S.C). All mediation fees shall be split equally among the Claimant and Respondent. Prior to conducting such mediation, and consistent with federal law, the parties thereto shall agree in writing to limit the admissibility in arbitration or any court action of anything said, any admission made, and any documents prepared in the course of the mediation. If Claimant or Respondent commences an arbitration or other action based upon a Claim without first attempting to resolve the Claim through mediation, such party shall not be entitled to recover the costs of such action, even if the same would otherwise be available in such arbitration or other action.

14.7 Right to Inspect. If the Claim is asserted against Declarant and/or its officers, directors, affiliates, agents, employees, contractors or consultants and is based on a defect in the design or the construction of any Improvements within the Community, subject to Owner's prior written approval, which shall not be unreasonably withheld, Declarant shall have the right to access the affected area for purposes of inspecting the condition complained of, and the correction thereof, including any necessary redesign. This shall include, but not be limited to, notice prior to conducting any investigative or

destructive testing. The Claimant shall meet with Declarant and/or its designees to discuss, in good faith, ways to resolve the Claim.

The Association shall have the same right to inspect related to any Claims by an Owner against the Association as set forth above. In the exercise of the inspection rights contained herein, the inspecting party ("Inspecting Party") shall be careful to avoid any unreasonable intrusion upon, or harm, damage or costs to the other party. The Inspecting Party shall use best efforts to avoid causing any damage to, or interference with, any Improvements on the property being inspected ("Inspection Property") and minimize any disruption or inconvenience to any person who occupies the Inspection Property; shall remove all debris placed on the Inspection Property by the Inspecting Party on a timely basis; and in a reasonable and timely manner, at the Inspecting Party's sole cost and expense, promptly remove equipment and materials from the Inspection Property placed on the Inspection Property by the Inspecting Party, and repair, replace and restore the Inspection Property to the condition of the Inspection Property as of the date of entry thereon by the Inspecting Party. The Inspecting Party shall not permit any claim, lien or other encumbrance arising from the use of its rights to accrue against or attach to the Inspection Property. The repair, replacement and restoration work includes, without limitation, the repair or replacement to any structures, driveways, fences, landscaping, utility lines or other Improvements on the Inspection Property that were damaged, removed or destroyed by Inspecting Party.

The Inspecting Party shall indemnify, defend and hold harmless the Owners, tenants, guests, employees and agents, against any and all liability, claims, demands, losses, costs and damages incurred, including court costs and attorneys' fees, resulting from or in performance of this Section 14.7, or as a result of any Inspecting Party's breach of this Section 14.7.

14.8 Final Binding Arbitration. If the Parties do not reach a settlement of the Claim within 30 days after the mediation was conducted, the Claimant shall have 30 additional days to submit the Claim to binding arbitration in accordance with the arbitration procedures set forth below:

14.8.1 The parties agree that where any Claim is submitted to arbitration, and any other Bound Party other than another Owner may have liability with respect thereto, all parties to the dispute agree that other Bound Parties (other than another Owner) related to such dispute or any intertwined or connected dispute, may be joined as additional parties in such arbitration, or if separate arbitrations exist or are separately initiated, to the consolidation of all such arbitrations. Notwithstanding anything to the contrary, each arbitration shall be conducted on an individual Owner basis to address the applicable Claim (i.e. without the joinder or inclusion of other Owners or such Claimant serving as a class representative for or becoming a class member of other Owners).

14.8.2 If the Claim(s) are not timely submitted to arbitration or if the Claimant fails to appear for the arbitration proceeding, the Claims shall be deemed abandoned, and Respondent(s) shall be released and discharged from any and all liability to Claimant arising out of such Claims.

14.8.3 In the absence of an agreement otherwise between the applicable Bound Parties, all Claims subject to arbitration shall be conducted in accordance with the Federal Arbitration Act and be decided by a single private party arbitrator who is a retired Florida state court or Federal judge or attorney licensed to practice law in Florida with at least ten (10) years of experience in real estate law.

14.8.4 If the parties are unable to agree upon an arbitrator within thirty (30) days from the date of the demand for arbitration, then the arbitrator shall be chosen in accordance with the rules governing the selection of an arbitrator under the Federal Arbitration Act.

14.8.5 No person shall serve as the arbitrator who may have any financial or personal interest in the result of the arbitration or any family, social or significant professional acquaintance with any other party to the arbitration. Any person designated as an arbitrator shall immediately disclose in writing to all parties any circumstance likely to affect the appearance of impartiality and/or actual impartiality, including any bias or financial or personal interest or relationship in the outcome of the arbitration ("Arbitrator's Disclosure"). If any party objects to the service of any arbitrator within 14 days after receipt of that Arbitrator's Disclosure, such arbitrator shall be replaced in the same manner as provided in Section 14.8.4 above.

14.8.6 The arbitrator shall fix the date, time and place for the hearing. The arbitration proceedings shall be conducted in the County, unless otherwise agreed by the parties.

14.8.7 Subject to the provisions of these procedures, the arbitration shall be conducted in accordance with rules and procedures determined by the arbitrator.

14.8.8 Subject to the arbitrator's right to establish rules and procedures governing formal discovery in the arbitration, no formal discovery shall be conducted in the absence of an order of the arbitrator or express written agreement of the parties. Notwithstanding the foregoing sentence, any party asserting Claims against the Declarant and/or its officers, directors, affiliates, agents, employees, contractors or consultants shall notify the Declarant prior to retaining any Person as an expert witness for purposes of any arbitration or authorized litigation, and the Declarant shall be entitled to conduct discovery, including depositions, of such expert.

14.8.9 The award rendered by the arbitrator shall be final and binding, may be filed with any court of competent jurisdiction in accordance with applicable law and judgment obtained thereon, and execution may issue. An award in favor of any party shall be limited to actual damages, and the arbitrator shall not have any authority to award exemplary, punitive, special, indirect, consequential or any other damages other than actual damages. All arbitrator and arbitration fees shall be split equally among all Claimants and Respondents. Each party shall be responsible for its own costs and expenses related to the Claim and shall not be entitled to or awarded its attorney's fees or costs incurred with respect thereto, or the arbitrator's fees or arbitration fees.

14.8.10 Unless directed by the arbitrator, there shall be no post-hearing briefs.

14.8.11 The arbitration award shall address each claim to be resolved in the arbitration, provide a summary of the reasons therefor and the relief granted.

14.9 Amendment; Servitude in Gross. The rights, terms and provision of this Article 14 are enforceable by Declarant, and shall not be amended without the written consent of Declarant. Further, this Article 14 and the rights, terms and provisions contained herein constitute a servitude in gross for the benefit of Declarant and its officers, directors, affiliates, agents, employees, contractors and consultants, shall inure to the benefit of the foregoing, and all of the foregoing are third party beneficiaries thereof, regardless of ownership of any portion of the Community.

14.10 Binding Effect. BY TAKING TITLE TO ANY PORTION OF THE COMMUNITY, EACH OWNER THEREOF ACKNOWLEDGES AND AGREES THAT THE TERMS OF THIS ARTICLE 14 ARE A SIGNIFICANT INDUCEMENT TO DECLARANT'S WILLINGNESS TO DEVELOP THE COMMUNITY, CONSTRUCT IMPROVEMENTS AND SELL LOTS, AND THAT IN THE ABSENCE OF THE PROVISIONS CONTAINED IN THIS ARTICLE 14, DECLARANT WOULD HAVE BEEN UNABLE AND UNWILLING TO DEVELOP THE COMMUNITY, CONSTRUCT IMPROVEMENTS OR SELL LOTS FOR THE PRICES PAID BY THE ORIGINAL

PURCHASERS. BY ACCEPTING TITLE TO SUCH PORTION OF THE COMMUNITY, EACH OWNER ACKNOWLEDGES AND AGREES THAT THE TERMS OF THIS ARTICLE 14 LIMIT HIS OR HER RIGHTS WITH RESPECT TO THE RIGHTS AND REMEDIES THAT MAY BE AVAILABLE IN THE EVENT OF A POTENTIAL OR ACTUAL CONSTRUCTION DEFECT AFFECTING THE IMPROVEMENTS OR ANY PORTION THEREOF, INCLUDING WITHOUT LIMITATION ANY LOT.

#### ARTICLE 15. GENERAL PROVISIONS

15.1 Duration. The covenants and restrictions of this Declaration shall run with and bind the Property, and shall inure to the benefit of and be enforceable by the Association, the Architectural Control Committee, Declarant and the Owner of any land subject to this Declaration, and their respective legal representatives, heirs, successors and assigns, for a term of thirty (30) years from the date this Declaration is recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years each unless an instrument signed by the then Owners of 75% of all the Lots and Units subject hereto and of 100% of the Mortgagees has been recorded, agreeing to revoke said covenants and restrictions; provided, however, that no such agreement to revoke shall be effective unless recorded in the real property records of the County where the Property is located and unless written notice of the proposed agreement is sent to every Owner at least ninety (90) days in advance of any signatures being obtained.

15.2 Notice. Any notice required to be sent to any Member or Owner under the provisions of this Declaration shall be deemed to have been properly sent when personally delivered or mailed, postpaid, to the last known address of the person who appears as Member or Owner on the records of the Association at the time of such mailing.

15.3 Interpretation. The Article and Section headings have been inserted for convenience only, and shall not be considered or referred to in resolving questions of interpretation or construction. Unless the context requires a contrary construction, the singular shall include the plural and the plural the singular, and the masculine, feminine and neuter genders shall each include the others.

15.4 Severability. Invalidation of any one of these covenants or restrictions or any part, clause or word hereof, or the application thereof in specific circumstances, by judgment or court order shall not affect any other provisions or applications in other circumstances, all of which shall remain in full force and effect.

15.5 Effective Date. This Declaration shall become effective upon its execution and recordation in the Public Records of the County.

15.6 Amendment. Subject to any other manner herein provided for the amendment of this Declaration, prior to Turnover, the covenants, restrictions, easements, charges and liens of this Declaration may be amended at any time and from time to time upon the execution and recordation of an instrument executed by Declarant, for so long as it or its affiliate holds title to any Lot affected by this Declaration. After Turnover, this Declaration may be amended by an instrument signed by the President of the Association, attested to by its Secretary and certifying that the amendment set forth in the instrument was adopted by a vote of at least 66-2/3% of the Members represented at a duly-called meeting, provided that so long as Declarant or its affiliates is the Owner of any Lot affected by this Declaration, Declarant's consent must be obtained if such amendment, in the sole opinion of Declarant, affects its interest,

15.7 Conflict. This Declaration shall take precedence over conflicting provisions in the Articles of Incorporation and Bylaws of the Association, and any adopted rules and regulations. The Articles shall take precedence over the Bylaws and the provisions of any adopted rules and regulations and the Bylaws shall take precedence over the provisions of any adopted rules and regulations.

15.8 Standards for Consent. Whenever this Declaration shall require the consent, approval, completion, substantial completion, or other action by the Declarant or its affiliates, the Association or the Architectural Control Committee, such consent, approval or action may be withheld in the sole and unfettered discretion of the party requested to give such consent or approval or take such action. All matters required to be completed or substantially completed by the Declarant or its affiliates or the Association shall be deemed so completed or substantially completed when such matters have been completed or substantially completed in the reasonable opinion of the Declarant or Association, as appropriate.

15.9 Easements. Should the intended creation of any easement provided for in this Declaration fail by reason of the fact that at the time of creation there may be no grantee in being having the capacity to take and hold such easement, then any such grant of easement deemed not to have been so created shall nevertheless be considered as having been granted directly to the Association as agent for such intended grantees. The Owners designate hereby the Declarant and the Association (or either of them) as their lawful attorney-in-fact to execute any instrument on such Owners' behalf as may hereafter be required or deemed necessary for the purpose of later creating such easement as it was intended to have been created. Formal language of grant or reservation with respect to such easements, as appropriate, is hereby incorporated in these easement provisions to the extent not so recited in some or all of such provisions.

15.10 No Public Right or Dedication. Nothing contained in this Declaration shall be deemed to be a gift or dedication of all or any part of the Common Property to the public, or for any public use.

15.11 Constructive Notice and Acceptance. Every person who owns, occupies or acquires any right, title, estate or interest in or to any Lot or other property located on or within the Property, shall be conclusively deemed to have consented and agreed to every limitation, restriction, easement, reservation, condition, lien and covenant contained herein, whether or not any reference hereto is contained in the instrument by which such person acquired an interest in such Lot, Unit or other property.

15.12 Notices and Disclaimers as to Community Systems. Declarant, the Association, or their successors or assigns and any applicable cable telecommunications system operator (an "Operator"), may enter into contracts for the provision of security services through any Community Systems. DECLARANT, THE ASSOCIATION AND OPERATORS, DO NOT GUARANTEE OR WARRANT, EXPRESSLY OR IMPLIEDLY, THE MERCHANTABILITY OR FITNESS FOR USE OF ANY SUCH SECURITY SYSTEM OR SERVICES, OR THAT ANY SYSTEM OR SERVICES WILL PREVENT INTRUSIONS, FIRES OR OTHER OCCURRENCES, OR THE CONSEQUENCES OF SUCH OCCURRENCES, REGARDLESS OF WHETHER OR NOT THE SYSTEM OR SERVICES ARE DESIGNED TO MONITOR SAME; AND EVERY OWNER OR OCCUPANT OF PROPERTY SERVICED BY THE COMMUNITY SYSTEMS ACKNOWLEDGES THAT DECLARANT, THE ASSOCIATION OR ANY SUCCESSOR OR ASSIGN OF THE DECLARANT OR ANY OF THE OTHER AFORESAID ENTITIES AND ANY OPERATOR, ARE NOT INSURERS OF THE OWNER OR OCCUPANT'S PROPERTY OR OF THE PROPERTY OF OTHERS LOCATED ON THE PREMISES AND WILL NOT BE RESPONSIBLE OR LIABLE FOR LOSSES, INJURIES OR DEATHS RESULTING FROM SUCH OCCURRENCES. It is extremely difficult and impractical to determine the actual damages, if any, which may proximately result from a failure on the part of a security service provider to perform any of its obligations with respect to security services and, therefore, every

owner or occupant of property receiving security services agrees that Declarant, the Association or any successor or assign thereof and any Operator assumes no liability for loss or damage to property or for personal injury or death to persons due to any reason, including, without limitation, failure in transmission of an alarm, interruption of security service or failure to respond to an alarm because of (a) any failure of the Owner's security system, (b) any defective or damaged equipment, device, line or circuit, (c) negligence, active or otherwise, of the security service provider or its officers, agents or employees, or (d) fire, flood, riot, war, act of God or other similar causes which are beyond the control of the security service provider. Every owner or occupant of property obtaining security services through the Community Systems further agrees for himself, his grantees, tenants, guests, invitees, licensees, and family members that if any loss or damage should result from a failure of performance or operation, or from defective performance or operation, or from improper installation, monitoring or servicing of the system, or from negligence, active or otherwise, of the security service provider or its officers, agents, or employees, the liability, if any, of Declarant or the Association of the foregoing and the Operator or their successors or assigns, for loss, damage, injury or death sustained shall be limited to a sum not exceeding Two Hundred Fifty and No/100 (\$250.00) U. S. Dollars, which limitation shall apply irrespective of the cause or origin of the loss or damage and notwithstanding that the loss or damage results directly or indirectly from negligent performance, active or otherwise, or non-performance by an officer, agent or employee of Declarant or the Association, successor or designee of any of same or any Operator. Further, in no event will Declarant, the Association, any Operator or any of their successors or assigns, be liable for consequential damages or punitive damages, wrongful death, personal injury or commercial loss. In recognition of the fact that interruptions in cable television and other Community Systems services will occur from time to time, no person or entity described above shall in any manner be liable, and no user of any Community System shall be entitled to any refund, rebate, discount or offset in applicable fees, for any interruption in Community Systems services, regardless of whether or not same is caused by reasons within the control of the then-provider(s) of such services.

15.13 Certain Reserved Rights of Declarant with Respect to Community Systems. Without limiting the generality of any other applicable provisions of this Declaration, and without such provisions limiting the generality hereof, Declarant hereby reserves and retains to itself:

15.13.1 a perpetual easement for the placement and location of Community Systems;

15.13.2 the right to connect, from time to time, the Community Systems to such receiving or intermediary transmission source(s) as Declarant may in its sole discretion deem appropriate including, without limitation, companies licensed to provide CATV service in the City, for which service Declarant shall have the right to charge any users a reasonable fee (which shall not exceed any maximum allowable charge provided for in the Ordinances of the City); and

15.13.3 the right to offer from time to time monitoring/alarm services through the Community Systems.

Neither the Association nor any officer, director, employee, committee member or agent (including any management company) thereof shall be liable for any damage to property, personal injury or death arising from or connected with any act or omission of any of the foregoing during the course of performing any duty or exercising any right (including, without limitation, performing maintenance work which is the duty of the Association or exercising any remedial maintenance or alteration rights under this Declaration) required or authorized to be done by the Association, or any of the other aforesaid parties, under this Declaration or otherwise as required or permitted by law.

15.14 No Representations or Warranties.

NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, HAVE BEEN GIVEN OR MADE BY DECLARANT OR ITS AGENTS OR EMPLOYEES IN CONNECTION WITH ANY PORTION OF THE COMMON PROPERTY, PHYSICAL CONDITION, ZONING, COMPLIANCE WITH APPLICABLE LAWS, MERCHANTABILITY, HABITABILITY, FITNESS FOR A PARTICULAR PURPOSE, OR IN CONNECTION WITH THE SUBDIVISION, SALE, OPERATION, MAINTENANCE, COST OF MAINTENANCE, TAXES OR REGULATION THEREOF, EXCEPT (A) AS SPECIFICALLY AND EXPRESSLY SET FORTH IN THIS DECLARATION OR IN DOCUMENTS WHICH MAY BE FILED BY DECLARANT FROM TIME TO TIME WITH APPLICABLE REGULATORY AGENCIES, AND (B) AS OTHERWISE REQUIRED BY LAW. AS TO SUCH WARRANTIES WHICH CANNOT BE DISCLAIMED, AND TO OTHER CLAIMS, IF ANY, WHICH CAN BE MADE AS TO THE AFORESAID MATTERS, ALL PUNITIVE AND CONSEQUENTIAL DAMAGES ARISING THEREFROM ARE HEREBY DISCLAIMED. ALL OWNERS, BY VIRTUE OF ACCEPTANCE OF TITLE TO THEIR RESPECTIVE LOTS (WHETHER FROM THE DECLARANT OR ANOTHER PARTY) SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ALL OF THE AFORESAID DISCLAIMED WARRANTIES AND PUNITIVE AND CONSEQUENTIAL DAMAGES.

15.15 Assurance of Development. The Property is subject to a planned unit development ordinance and certain other governmental or quasi-governmental regulations. Declarant makes no assurance to any Owner or Institutional Mortgagee that the Property will be developed in strict compliance with any such regulations. All site plans, development plans, advertising material and similar material developed or produced in connection with the marketing and sale of the Property are subject to change in the Declarant's sole discretion. Owners hereby waive any and all rights they have to object to changes in the plans which may be made by Declarant pursuant to this Section.

15.16 Covenants Running With The Land. Anything to the contrary herein notwithstanding, it is the intention of all parties affected hereby (and their respective heirs, personal representatives, successors and assigns) that these covenants and restrictions shall run with the title to the Property. Without limiting the generality of Section 14.5 hereof, if any provision or application of this Declaration would prevent this Declaration from running with the Property as aforesaid, such provision and/or application shall be judicially modified, if at all possible, to come as close as possible to the intent of such provision or application and then be enforced in a manner which will allow these covenants and restrictions to so run with the Property; but if such provision and/or application cannot be so modified, such provision and/or application shall be unenforceable and considered null and void in order that the paramount goal of the parties (that these covenants and restrictions run with the Property as aforesaid) be achieved.

15.17 Approval by Mortgagees. In the event that any of the Lots are subject to a Mortgage which is guaranteed by the FHA or VA, then, for so long as there is a Class B Membership in the Association, the Declarant shall obtain approval of the FHA or VA for (i) annexation of additional properties, (ii) dedication of Common Property, and (iii) amendment of this Declaration, as they or any of them may require.

15.18 Tax Deeds and Foreclosure. All provisions of the Declaration relating to a Lot which has been sold for taxes or Special Assessments survive and are enforceable after the issuance of a tax deed or upon a foreclosure of an Assessment, a certificate or lien, a tax deed, tax certificate or tax lien, to the same extent that they would be enforceable against a voluntary grantee of title before such transfer.

**ARTICLE 16. DISCLAIMER OF LIABILITY OF ASSOCIATION**

NOTWITHSTANDING ANYTHING CONTAINED HEREIN OR IN THE ARTICLES OF INCORPORATION, BYLAWS, ANY RULES OR REGULATIONS OF THE ASSOCIATION OR ANY OTHER DOCUMENT GOVERNING OR BINDING THE ASSOCIATION (COLLECTIVELY, THE "ASSOCIATION DOCUMENTS"), THE ASSOCIATION SHALL NOT BE LIABLE OR RESPONSIBLE FOR, OR IN ANY MANNER A GUARANTOR OR INSURER OF, THE HEALTH, SAFETY OR WELFARE OF ANY OWNER, OCCUPANT OR USER OF ANY PORTION OF THE PROPERTY INCLUDING, WITHOUT LIMITATION, RESIDENTS AND THEIR FAMILIES, GUESTS, INVITEES, AGENTS, SERVANTS, CONTRACTORS OR SUBCONTRACTORS OR FOR ANY PROPERTY OF ANY SUCH PERSONS. WITHOUT LIMITING THE GENERALITY OF THE FOREGOING:

16.1.1 IT IS THE EXPRESS INTENT OF THE ASSOCIATION DOCUMENTS THAT THE VARIOUS PROVISIONS THEREOF WHICH ARE ENFORCEABLE BY THE ASSOCIATION AND WHICH GOVERN OR REGULATE THE USES OF THE PROPERTY HAVE BEEN WRITTEN, AND ARE TO BE INTERPRETED AND ENFORCED, FOR THE SOLE PURPOSE OF ENHANCING AND MAINTAINING THE ENJOYMENT OF THE PROPERTY AND THE VALUE THEREOF;

16.1.2 THE ASSOCIATION IS NOT EMPOWERED, AND HAS NOT BEEN CREATED, TO ACT AS AN ENTITY WHICH ENFORCES OR ENSURES THE COMPLIANCE WITH THE LAWS OF THE UNITED STATES, STATE OF FLORIDA, THE COUNTY, THE CITY AND/OR ANY OTHER JURISDICTION; AND

16.1.3 ANY PROVISIONS OF THE ASSOCIATION DOCUMENTS SETTING FORTH THE USES OF ASSESSMENTS WHICH RELATE TO HEALTH, SAFETY AND/OR WELFARE SHALL BE INTERPRETED AND APPLIED ONLY AS LIMITATIONS ON THE USES OF ASSESSMENT FUNDS AND NOT AS CREATING A DUTY OF THE ASSOCIATION TO PROTECT OR FURTHER THE HEALTH, SAFETY OR WELFARE OF ANY PERSON(S), EVEN IF ASSESSMENT FUNDS ARE CHOSEN TO BE USED FOR ANY SUCH REASON.

EACH OWNER (BY VIRTUE OF HIS ACCEPTANCE OF TITLE TO HIS LOT) AND EACH OTHER PERSON HAVING AN INTEREST IN OR LIEN UPON, OR MAKING ANY USE OF, ANY PORTION OF THE PROPERTY (BY VIRTUE OF ACCEPTING SUCH INTEREST OR LIEN OR MAKING SUCH USES) SHALL BE BOUND BY THIS ARTICLE AND SHALL BE DEEMED TO HAVE AUTOMATICALLY WAIVED ANY AND ALL RIGHTS, CLAIMS, DEMANDS AND CAUSES OF ACTION AGAINST THE ASSOCIATION ARISING FROM OR CONNECTED WITH ANY MATTER FOR WHICH THE LIABILITY OF THE ASSOCIATION HAS BEEN DISCLAIMED IN THIS ARTICLE.

AS USED IN THIS ARTICLE, "ASSOCIATION" SHALL INCLUDE WITHIN ITS MEANING ALL OF THE ASSOCIATION'S DIRECTORS, OFFICERS, COMMITTEE AND BOARD MEMBERS, EMPLOYEES, AGENTS, CONTRACTORS (INCLUDING MANAGEMENT COMPANIES), SUBCONTRACTORS, SUCCESSORS AND ASSIGNS. THE PROVISIONS OF THIS ARTICLE SHALL ALSO INURE TO THE BENEFIT OF DECLARANT, WHICH SHALL BE FULLY PROTECTED HEREBY.

## ARTICLE 17. STORMWATER MANAGEMENT SYSTEM

17.1 Blanket Easement. The plan for the development of the Property includes the construction of a Stormwater Management System, which may include, without limitation, retention lakes, swales, conduits, weirs, pipes, pumps, and berms across a portion of certain Lots and access easements to the Stormwater Management System as shown on the Plat; including any ponds located on portions of the Property and portions of such pond located offsite. Declarant hereby reserves for itself, its successors and assigns, and grants to the Association and its designees, a perpetual, nonexclusive easement over and across all areas of the Stormwater Management System for the drainage of stormwater from the Property. Portions of the Stormwater Management System may be located entirely within Lots. The Association is hereby granted an easement over any Lots which is necessary or convenient for the Association to perform its maintenance obligations hereunder, provided however, such easement shall be released with respect to any portion of the Lots on which an approved Improvement is constructed and located.

17.2 Maintenance Easement. The Declarant hereby reserves for itself, its successors and assigns and grants to the Association and its successors and assigns a perpetual, nonexclusive easement for ingress and egress, at all reasonable times and in a reasonable manner, over and across the Stormwater Management System and over any portion of a Lot which is a part of the Stormwater Management System, or upon which a portion of the Stormwater Management System is located to operate, maintain, and repair the Stormwater Management System as required by the St. Johns River Water Management District ("SJRWMD") permit. Such right expressly includes the right to cut any trees, bushes or shrubbery, to make any gradings of soil, construct or modify any berms placed along the rear of any Lots as part of the Stormwater Management System, or take any other action reasonably necessary, following which the affected property shall be restored to its original condition as nearly as practicable; provided, however, that Declarant or the Association shall not be required to replace or repair fences, walks, structures, landscaping, or other improvements which are removed or damaged. Declarant or the Association shall give reasonable notice of its intent to take such action to all affected Owners, unless, in the opinion of Declarant or the Association, an emergency exists which precludes such notice. The right granted herein may be exercised at the sole option of Declarant or the Association and shall not be construed to obligate Declarant or the Association to take any affirmative action in connection therewith. The Owners of Lots adjacent to or containing a portion of the retention areas are granted a perpetual, nonexclusive easement for ingress and egress over and across the Stormwater Management System for the purpose of providing maintenance and erosion control to the embankments of such retention areas.

17.3 Maintenance. Except as specifically set forth herein to the contrary, the Association shall be responsible for the maintenance, operation, and repair of the Stormwater Management System. Such maintenance shall include the exercise of practices which allow the Stormwater Management System to provide drainage, water storage, conveyance, or other capabilities in accordance with all the permits, statutes, rules, and regulations pertaining to surface water management, drainage, and water quality promulgated by the SJRWMD, Florida Department of Environmental Protection, and all other local, state and federal authorities having jurisdiction. Maintenance of the Stormwater Management System shall mean the exercise of practices which allow the Stormwater Management System to provide drainage, water storage, conveyance and other stormwater management capabilities as permitted by the SJRWMD.

The Association shall maintain and control the water level and quality of the Stormwater Management System and the bottoms of any retention lakes or drainage easements which retain or hold stormwater on a regular basis. The Association shall have the power, as may be required by any applicable governmental entity, to control and eradicate plants, fowl, reptiles, animals, fish, and fungi in and on any portion of the retention lakes or drainage easements. The Association shall maintain all shoreline vegetation and the

grade and contour of all embankments to the water's edge (as it may rise and fall from time to time) irrespective of ownership of such land, keep the grass, plantings, and other lateral support of the embankments in a clean and safe manner and to prevent erosion and shall remove trash and debris as it may accumulate in the Stormwater Management System, from time to time. Maintenance of the Stormwater Management System shall mean the exercise of practices which allow the Stormwater Management System to provide drainage, water storage, conveyance or other surface water capabilities as permitted by the SJRWMD. Any repair or reconstruction of the Stormwater Management System shall be consistent with the Permit as originally issued or any modification that may be approved by the SJRWMD. In order to provide adequate assurance that the Stormwater Management System will adequately function, the following maintenance procedures shall be followed:

17.3.1 The Association shall inspect or cause to be inspected all inlets and control structures for vandalism, deterioration or accumulation of sand and debris.

17.3.2 The Association shall assure that all debris or sand shall be removed from the inlets and control structures and any orifice system.

17.3.3 The Association shall inspect and repair or cause to be inspected and repaired all skimmer boards around control structures as necessary.

17.4 Improvements. No docks, bulkheads, or other structures, permanent or temporary, shall be constructed on, over, or under any portion of the Stormwater Management System without the prior written consent of the Association and the approval of the Committee or Declarant, which consent or approval may be withheld for any reason. Any improvements to the Stormwater Management System permitted by the Association and installed by the Owner shall be maintained by such Owner in accordance with the maintenance provisions of this Declaration. All improvements to the Stormwater Management System may also require the prior written approval of the SJRWMD. After receiving the approval of the Committee, Owner shall be solely liable for obtaining all governmental permits necessary or convenient to construct such Improvements.

17.5 Use and Access. The Association shall have the right to adopt reasonable rules and regulations from time to time in connection with the use of the surface waters of any portion of the Stormwater Management System, and shall have the right to deny such use to any person who, in the opinion of Declarant or the Association, may create or participate in a disturbance or nuisance on any part of the Stormwater Management System. The use of such surface waters by the Owners shall be subject to and limited by the rules and regulations of Declarant and the Association, all permits issued by governmental authorities, and any rights granted to other persons pursuant to the rules and regulations of Declarant and the Association. Only Declarant and the Association shall have the right to pump or otherwise remove any water from any part of the Stormwater Management System for purposes of irrigation or any other use.

17.6 Liability.

NEITHER DECLARANT NOR THE ASSOCIATION SHALL HAVE ANY LIABILITY WHATSOEVER TO OWNERS, GUESTS, TENANTS, OR INVITEES IN CONNECTION WITH THE RETENTION LAKES AND DRAINAGE EASEMENTS OR ANY PART OF THE STORMWATER MANAGEMENT SYSTEM. EACH OWNER, FOR ITSELF AND ITS GUESTS, TENANTS, OR INVITEES, RELEASES DECLARANT AND THE ASSOCIATION FROM ANY LIABILITY IN CONNECTION THEREWITH.

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

17.7 Rights of the SJRWMD. Notwithstanding any other provisions contained elsewhere in this Declaration, the SJRWMD shall have the rights and powers enumerated in this paragraph. The SJRWMD shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation, and repair of the Stormwater Management System. Any repair or reconstruction of the Stormwater Management System shall be as permitted, or if modified, as approved by the SJRWMD. No person shall alter the drainage flow of the Stormwater Management System, including any buffer areas, swales, treatment berms or swales, without the prior written approval of the SJRWMD. Any amendment to this Declaration which alters the Stormwater Management System, beyond maintenance in its original condition, including the water management portions of the Common Property, must have prior written approval of the SJRWMD. In the event that the Association is dissolved, prior to such dissolution, all responsibility relating to the Stormwater Management System must be assigned to and accepted by an entity approved by the SJRWMD.

17.8 Indemnity. Declarant may be required to assume certain duties and liabilities for the maintenance of the Stormwater Management System or drainage system within the Property under the Plat, permits, or certain agreements with governmental agencies. The Association further agrees that subsequent to the recording of this Declaration, it shall hold Declarant harmless from all suits, actions, damages, liabilities and expenses in connection with loss of life, bodily or personal injury or property damage arising out of any occurrence in, upon, at or from the maintenance of the Stormwater Management System occasioned in whole or in part by any action, omission of the Association or its agents, contractor, employees, servants, or licensees but not excluding any liability occasioned wholly or in part by the acts of the Declarant, its successors or assigns. Upon completion of construction of the Stormwater Management System or drainage system, Declarant shall assign all its rights, obligations and duties thereunder to the Association. The Association shall assume all such rights, duties and liabilities and shall indemnify and hold Declarant harmless therefrom.

17.9 Permits.

THIS PROPERTY WAS DEVELOPED IN ACCORDANCE WITH REQUIREMENTS OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PERMIT NUMBER IP-105204-2 ISSUED BY THE SJRWMD. ANY OWNER OWNING A LOT WHICH CONTAINS OR IS ADJACENT TO JURISDICTIONAL WETLANDS AS ESTABLISHED BY THE ARMY CORPS OF ENGINEERS (ACOE) OR SJRWMD, SHALL, BY ACCEPTANCE OF TITLE TO THE LOT BE DEEMED TO HAVE ASSUMED ALL OBLIGATIONS UNDER THE FOREGOING PERMITS AS SUCH RELATES TO ITS LOT AND SHALL AGREE TO MAINTAIN SUCH JURISDICTIONAL WETLANDS IN THE CONDITION REQUIRED UNDER THE PERMITS AND TO OTHERWISE COMPLY THEREWITH. IN THE EVENT THAT AN OWNER VIOLATES THE TERMS AND CONDITIONS OF SUCH

PERMITS AND FOR ANY REASON THE DECLARANT IS CITED THEREFOR, THE OWNER AGREES TO INDEMNIFY AND HOLD THE DECLARANT HARMLESS FROM ALL COSTS ARISING IN CONNECTION THEREWITH, INCLUDING WITHOUT LIMITATION ALL COST AND ATTORNEYS' FEES AS WELL AS ALL COSTS OF CURING SUCH VIOLATION.

17.10 Declarant's Rights. Declarant, its successors and assigns shall have the unrestricted right, without approval or joinder of any other person or entity: (i) to designate the use of, alienate, release, or otherwise assign the easements shown in the Plat of the Property or described herein, (ii) to Plat or replat all or any part of the Property owned by Declarant, and (iii) to widen or extend any right of way shown on any Plat of the Property or convert a Lot to use as a right of way, provided that Declarant owns the lands affected by such change. Owners of Lots subject to easements shown on any Plat of the Property shall acquire no right, title, or interest in any of the cables, conduits, pipes, mains, lines, or other equipment or facilities placed on, over, or under the easement area. The Owners of Lots subject to any easements shall not construct any improvements on the easement areas, alter the flow or drainage, or landscape such areas with hedges, trees, or other landscape items that might interfere with the exercise of the easement rights. Any Owner who constructs any improvements or landscaping on such easement areas shall remove the improvements or landscape items upon written request of Declarant, the Association, or the grantee of the easement.

[SIGNATURES BEGIN ON NEXT PAGE]

EXECUTED as of the date first above written.

Witnesses:

[Signature]  
Printed Name: Lindsey Fedicak  
Address: 247 Elm Creek Dr  
St. Aug, FL 32092

[Signature]  
Printed Name: Mark Iskandar  
Address: 7106 Andalusia  
avenue, Jacksonville, FL 32217

**RICHMOND AMERICAN HOMES OF FLORIDA, L.P.**, a Colorado limited partnership

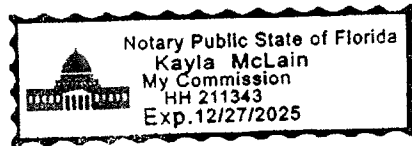
By: RAH of Florida, Inc., a Colorado corporation  
Its: General Partner

[Signature]  
By: Matthew Stark  
Name: MATTHEW STARK  
Title: SVP LAND ACQUISITION

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of January, 2024, by Matthew Stark, as SVP Land Acquisition of RAH of Florida, Inc., a Colorado corporation, General Partner of RICHMOND AMERICAN HOMES OF FLORIDA, L.P., a Colorado limited partnership, on behalf of said partnership. She is personally known to me.

[Signature]  
Name: Kayla McLain  
Notary Public, State of Florida  
Commission No. HH 211243  
My commission expires: 12/27/25



JOINDER AND CONSENT OF LOT OWNER

The undersigned, Rovannia Denise James and Wallace Lamar James, II, a married couple, are the owners of Lot 17 according to the plat of IRONGATE, as recorded in Plat Book 81, Pages 51 through 54, inclusive, of the Public Records of Duval County, Florida. The undersigned hereby joins into consents to the recording of the Declaration of Covenants, Conditions, Restrictions and Easements for Irongate and Notice of Assessments for Irongate Homeowners Association, Inc. and subjects all lots owned by it to the terms and conditions hereof.

In Witness Whereof, the undersigned sets its hand and seal as of this 19<sup>th</sup> day of Jan, 2024.

Witnesses:

[Signature]  
Printed Name: Rovannia Denise James  
Address: 10255 Fortune Pkwy #150  
Jacksonville, FL 32256

[Signature]  
Printed Name: Matthew Stark  
Address: 10255 Fortune Pkwy #150  
Jacksonville FL 32256

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of January, 2024, by Rovannia Denise James, who is personally known to me or produced FD as identification.



MONICA MCQUAY  
Commission # HH 300373  
Expires September 13, 2026

[Signature]  
Notary Public, State and County Aforesaid  
Name: Monica McQuay  
My Commission Expires: 9/13/26  
My Commission Number is: HH300373

In Witness Whereof, the undersigned sets its hand and seal as of this 19<sup>th</sup> day of Jan, 2024.

Witnesses:

[Signature]  
 Printed Name: Wesley Stark Wallace Lamar James, II,  
 Address: 10255 Fortune Row #150  
JACKSONVILLE, FL 32256

[Signature]  
 Printed Name: Matthew Stark  
 Address: 10255 Fortune Row #150  
JACKSONVILLE, FL 32256

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 19<sup>th</sup> day of January, 2024, by Wallace Lamar James, II, who is personally known to me or produced FDL as identification.



MONICA MCQUAY  
Commission # HH 300373  
Expires September 13, 2026

[Signature]  
 Notary Public, State and County Aforesaid  
 Name: Monica McQuay  
 My Commission Expires: 9/13/26  
 My Commission Number is: HH 300373

CONSENT OF MORTGAGEE

The undersigned is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 20173, Page 591, Public Records of Duval County, Florida ("Mortgage"). The undersigned hereby joins and consents to the recording of the Declaration of Covenants, Conditions, Restrictions and Easements for Irongate and Notice of Assessments for Irongate Homeowners Association, Inc. and subjects the lien of its mortgage to the terms and conditions hereof.

In Witness Whereof, the undersigned sets its hand and seal as of this 11<sup>th</sup> day of JAN, 2024.

Witnesses:

**RICHMOND AMERICAN HOMES OF FLORIDA, L.P.**, a Colorado limited partnership

Lindsay Fedicic  
Printed Name: Lindsay Fedicic  
Address: 247 Elm Creek Dr  
St. Aug, FL 32092

By: Matthew Stark  
Name: MATTHEW STARK  
Title: SVP LAND ACQUISITION

Mark Iskandar  
Printed Name: Mark Iskandar  
Address: 7144 Andalusia Ave,  
Jacksonville FL, 32217

STATE OF Florida  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 11 day of January, 2024, by Matthew Stark, as SVP Land Acquisition of RICHMOND AMERICAN HOMES OF FLORIDA, L.P., a Colorado limited partnership, on behalf of the partnership, who is personally known to me or produced personally known as identification.

Kayla McLain  
Notary Public, State and County Aforesaid  
Name: Kayla McLain  
My Commission Expires: 12/27/25  
My Commission Number is: HH 211343

**EXHIBIT "A"**

Legal Description

**CAPTION**

A PORTION OF THOSE LANDS DESCRIBED IN DEED BOOK 422, PAGE 447, DEED BOOK 442, PAGE 451 AND DEED BOOK 406, PAGE 399, ALL AS RECORDED IN THE CURRENT PUBLIC RECORDS, ALSO BEING A PORTION OF THE SEYMOUR PICKETT DONATION, SECTIONS 52 AND 53, TOWNSHIP 2 SOUTH, RANGE 26 EAST, ALL LYING IN DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 130 AS SHOWN IN THE PLAT OF OLD KINGS PLANTATION, UNIT TWO AS RECORDED IN PLAT BOOK 83, PAGES 94 OF SAID CURRENT PUBLIC RECORDS, SAID CORNER ALSO LYING ON THE SOUTHERLY LINE OF SAID SEYMOUR PICKETT DONATION, SECTION 52, THENCE NORTH 57°58'50" EAST, ALONG THE WESTERLY LINE OF SAID PLAT BOOK 83, PAGE 94, A DISTANCE OF 15.30 FEET TO THE POINT OF BEGINNING; THENCE NORTH 58°50'13" EAST, CONTINUING ALONG SAID WESTERLY PLAT LINE 1434.05 FEET TO A POINT LYING ON THE NORTHERLY LINE OF SAID DEED BOOK 406, PAGE 399; THENCE NORTH 29°59'30" WEST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY TERMINUS OF WALTER ROAD, A 50.00 FOOT RIGHT-OF-WAY AND THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7510, PAGE 1397, AS RECORDED IN SAID CURRENT PUBLIC RECORDS, A DISTANCE OF 1037.26 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID LANDS DESCRIBED IN DEED BOOK 721, PAGE 102, AS RECORDED IN SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 57°11'44" WEST, ALONG LAST SAID EASTERLY LINE, 248.59 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF JACKS ROAD, A 50.00 FOOT RIGHT-OF-WAY; THENCE EASTERLY AND SOUTHERLY ALONG THE NORTHERLY AND EASTERLY RIGHT-OF-WAY LINES OF SAID JACKS ROAD THE FOLLOWING 2 COURSES: COURSE 1: SOUTH 30°28'33" EAST, 304.28 FEET; COURSE 2: SOUTH 58°38'38" WEST, ALONG EASTERLY TERMINUS OF SAID JACKS ROAD, 49.77 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID JACKS ROAD, ALSO BEING THE SOUTHERLY LINE OF SAID DEED BOOK 406, PAGE 399; THENCE NORTH 30°28'09" WEST, ALONG LAST SAID LINE, 53.88 FEET TO A POINT LYING ON THE WESTERLY LINE OF AFOREMENTIONED DEED BOOK 442, PAGE 447, ALSO BEING THE EASTERLY LINES OF OFFICIAL RECORDS VOLUME 6043, PAGE 1895, OFFICIAL RECORDS BOOK 14068, PAGE 707 AND OFFICIAL RECORDS BOOK 10514, PAGE 1150 ALL AS RECORDED IN SAID CURRENT PUBLIC RECORDS; THENCE SOUTH 60°20'17" WEST, ALONG LAST SAID LINE, 1137.48 FEET; THENCE SOUTH 29°57'47" EAST, ALONG THE SOUTHERLY LINES OF AFOREMENTIONED DEED BOOK 422, PAGE 447 AND DEED BOOK 442, PAGE 451, A DISTANCE OF 809.37 FEET TO THE POINT OF BEGINNING.

Which Property is subject to the Plat of Irongate recorded in Plat Book 81, Pages 51 through 54, inclusive, Public Records of Duval County, Florida.

**EXHIBIT "B"**

Articles of Incorporation

850-617-6381 7/24/2023 10:36:19 AM PAGE 1/001 Fax Server



July 24, 2023

FLORIDA DEPARTMENT OF STATE  
Division of Corporations

IRONGATE HOMEOWNERS ASSOCIATION, INC.  
461 A1A BEACH BOULEVARD  
ST. AUGUSTINE, FL 32080

The Articles of Incorporation for IRONGATE HOMEOWNERS ASSOCIATION, INC. were filed on July 21, 2023, and assigned document number N23000008821. Please refer to this number whenever corresponding with this office.

This document was electronically received and filed under FAX audit number H23000254909.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the file date or effective date indicated above. It is your responsibility to remember to file your annual report in a timely manner.

A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

<https://sa.www4.irs.gov/modiein/individual/index.jsp>.

Please be aware if the corporate address changes, it is the responsibility of the corporation to notify this office.

Should you have any questions regarding corporations, please contact this office at (850) 245-6052.

Sincerely,  
Genesis R Kersey  
OPS Clerk  
New Filings Section  
Division of Corporations

Letter Number: 223A00016505

7/21/23, 11:34 AM

Division of Corporations

Florida Department of State  
Division of Corporations  
Electronic Filing Cover Sheet

**Note: Please print this page and use it as a cover sheet.** Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H23000254909 3)))



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To:  
Division of Corporations  
Fax Number : (850)617-6381

From:  
Account Name : ROGERS, TOWERS, BAILEY, ET AL  
Account Number :   
Phone : (904)346-5702  
Fax Number : (904)396-0663

**\*\*Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.\*\***

Email Address: eaverysmith@rtlaw.com

**FLORIDA PROFIT/NON PROFIT CORPORATION**  
**Irongate Homeowners Association, Inc.**

Certificate of Status	0
Certified Copy	0
Page Count	08
Estimated Charge	\$70.00

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

In compliance with the requirements of Chapter 617, Florida Statutes, the undersigned, being residents of the State of Florida who are of full age certify:

**ARTICLE I - Corporate Name**

The name of the corporation is Irongate Homeowners Association, Inc., referred to below as the "Association."

**ARTICLE II - Corporation Not-For-Profit**

Association is incorporated as a corporation not-for-profit under the provisions of the laws of the State of Florida.

**ARTICLE III - Principal Place of Business**

The initial mailing address of the Association shall be 461 A1A Beach Boulevard, St. Augustine, Florida 32080. The principal office of Association shall be located at the mailing address or at any other place as may be subsequently designated by the Board of Directors of the Association.

**ARTICLE IV - Registered Agent**

The name and address of the initial registered agent is CT Corporation System, whose address is 1200 South Pine Island Road, Plantation, Florida 33324, and who is appointed the initial registered agent of Association and who is authorized to accept service of process within this State.

**ARTICLE V - Purpose and Powers of the Association**

Section 1. Purpose. The Association is formed for the following purposes:

- (a) To facilitate and or promote the concerns and interests of the Owners of Lots within the Irongate subdivision.
- (b) To own and manage the Common Property of the Irongate subdivision and to maintain, repair and replace the Common Property and all improvements on the Common Property.
- (c) To provide for enforcement of the Declaration of Easements, Covenants, Conditions and Restrictions for Iron Gate (herein referred to as the "Declaration") to implement the provisions of the Declaration and subsequent addenda, and from time to time amend the Declaration to further the purposes

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of the Association.

- (d) To operate without pecuniary gain or profit, direct or indirect, to itself or to its members, directors or officers.
- (e) The Association shall operate, maintain and manage the surface water or stormwater management system(s) in a manner consistent with any applicable St. Johns River Water Management District permit requirements and applicable District rules and shall assist in the enforcement of the Declaration of Covenants and Restrictions which relate to the surface water or stormwater management system.
- (f) The Association shall levy and collect adequate assessments against members of the Association for the costs of maintenance and operation of the surface water or stormwater management system.

Section 2. Powers. The Association shall have the following powers:

- (a) To exercise all of the common law and statutory powers of a corporation not-for-profit organized under the laws of the State of Florida that are not in conflict with the terms of the declaration, these articles or the bylaws of association.
- (b) To exercise all of the powers and privileges and to perform all of the duties and obligations of association as set forth in the Declaration applicable to the property and recorded in the Public Records of Duval County, Florida, and as may be amended from time to time, the Declaration being incorporated by reference as if set forth in its entirety.
- (c) Reimbursement for Delta flight to attend Title Insurance Committee fall meeting/September 21-23 To fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the declaration; to pay all expenses in connection and all other expenses incident to the conduct of the business of the Association, including but not limited to all licenses, taxes or governmental charges levied or imposed against the property of the Association.
- (d) To manage, operate, maintain and repair all of the common facilities of Irongate, including but not limited to an entrance sign, storm water retention easements, and other facilities enjoyed in common by the owners of the individual lots located in Irongate, as well as all other powers as set forth in the Declaration referenced here.
- (e) To purchase insurance on the property of the Association and insurance for the protection of the Association and its members.

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- (f) To reconstruct improvements after casualty and make further improvements on the property.
- (g) To carry out and to enforce by legal means the provisions of the Declaration, and the Articles of Incorporation and Bylaws of association, and the rules and regulations adopted pursuant to it.
- (h) To employ personnel to perform the services required for proper operation of the Association.
- (i) To acquire (by gift, purchase, or otherwise), own, hold, improve, build on, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association.
- (j) To borrow money, and with the assent of a majority of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred.

**ARTICLE VI - Membership**

Membership Generally: No person except an owner of a lot or lots, or the Declarant as referenced in the Declaration, is entitled to membership in the Association. The duration of membership and the rights and obligations associated with membership shall be in accordance with the terms in the Declaration. All Lot Owners and Declarant shall be either Class A Members or Class B Members of the Association, as provided in this Article.

**ARTICLE VII - Voting Rights**

Section 1. Class A Members: All Class A Members shall be entitled to one vote for each Lot owned. If more than one person holds record title to a Lot, there shall be only one vote cast with respect to the Lot, exercised as the Owners determine among themselves.

Section 2. Class B Members: The Class B Member shall be the Declarant. The Class B Member entitled to one vote for each Lot owned by the Class A Members plus one. The Class B membership shall cease when the Declarant has conveyed 90 percent of the Lots or when Declarant, in its sole discretion, elects to terminate its Class B membership, whichever shall first occur. Until such a time as the Class B membership is converted to Class A membership at Turnover, the Class B membership shall have a right of veto on all questions coming before the membership for a vote. Upon termination by the Class B membership, Declarant shall be a Class A Member so long as it owns any Lots.

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**ARTICLE VIII - Board of Directors**

Section 1. Number of Directors: The affairs of the Association shall be managed and governed by a Board of Directors consisting of at least three (3) directors, who need not be members of the Association. The number of Directors may be changed by amendment of the By-Laws of the Association. The members of the Board of Directors shall be elected in accordance with the By-Laws of association. The names and addresses of the persons who are to act in the capacity of directors until the selection of their successors are:

Name	Address
Killian Heth	10255 Fortune Parkway, Ste. 150, Jacksonville, Florida 32256
Alex Allison	10255 Fortune Parkway, Ste. 150, Jacksonville, Florida 32256
Matt Stark	10255 Fortune Parkway, Ste. 150, Jacksonville, Florida 32256

Section 2. Attendance at Meetings: Action By Directors Without a Meeting: Members of the Board of Directors may participate in a meeting of the Board by means of a conference telephone or similar means of communication whereby all persons participating in the meeting may hear one another. Participation by these means shall be considered the equivalent of being present, in person, at the meeting. Action by the Board may be taken without a meeting if consent in writing, setting forth the action to be taken, is signed by all of the Directors and filed in the minutes of the proceedings of the Board. The consent shall have the same effect as a unanimous vote.

**ARTICLE IX - Officers**

The affairs of the Association shall be administered by a President, a Vice President, a Secretary, a Treasurer and any other Officers as may be designated from time to time by the Directors. The Officers shall be elected or designated by the Board of Directors at its initial meeting and at the first meeting following the annual meeting of the Members of the Association.

**ARTICLE X - Indemnification**

Every Director and every Officer of the Association, and every Member of the Association serving the Association at its request, shall be indemnified by the Association against all expenses and liabilities, including attorneys' fees, reasonably incurred by or imposed on the person in connection with any proceeding or any settlement of any

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proceeding to which he or she may be a party or in which he or she may become involved by reason of his or her being or having been a Director or Officer of the Association, or by reason of him or her having served association at its request, whether or not he or she is a Director or Officer or Member serving the Association at the time the expenses or liabilities are incurred, except when the Director, Officer or Member serving the Association is adjudged guilty of willful misfeasance or malfeasance in the performance of his or her duties; provided that in the event of a settlement before entry of judgment, the indemnification shall apply only when the Board of Directors approve the settlement and reimbursement as being in the best interest of the Association. This right of indemnification shall be in addition to and not exclusive of all other rights to which the Director, Officer or Member serving the Association may be entitled.

#### **ARTICLE XI - Dissolution**

Section 1. The Association may be dissolved on written consent signed by Members holding not less than 75% of the total number of votes of each class of Members and in accordance with the terms of the Declaration. On dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that the dedication is refused acceptance, the assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or organization to be devoted to any similar purposes.

Section 2. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the surface water or stormwater management system must be transferred to and accepted by an entity which would comply with Section 62-330.340, F. A. C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation.

#### **ARTICLE XII - Term**

The term of the Association shall be perpetual or until such a time as the not-for-profit corporation is dissolved pursuant to Article XI.

#### **ARTICLE XIII - Amendments**

Amendments to the Amended Articles of Incorporation shall be proposed and adopted in the following manner:

Section 1. Notice: Notice of the subject matter of a proposed amendment shall be included in the notice of any meeting at which a proposed amendment is to be considered.

Section 2. Vote: A resolution for the adoption of an amendment may be proposed by either the Board of Directors or by the Members of the Association. Directors and

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Members not present in person or by proxy at the meeting considering the amendment may express their approval in writing, providing that the approval is delivered to the secretary at or prior to the meeting. Except as elsewhere provided, including without limitation, the Declaration, the resolutions must be adopted by not less than 75% of the votes of the entire membership of the association.

Section 3. Limit on Amendments: No amendment shall make any changes in the qualifications for membership, nor in the voting rights of members, without approval in writing by all Members. Prior to the time that any Class A members exist, Declarant may modify and amend these Articles or the Declaration in its discretion at any time.

Section 4. Certification: A copy of each amendment shall be certified by the Secretary of State.

**ARTICLE XIV – Incorporator and Registered Agent**

The name and address of the incorporator of these articles of incorporation is as follows:

Name	Address
Killian Heth	10255 Fortune Parkway, Ste. 150 Jacksonville, FL 32256

In witness of the above, for the purpose of forming this corporation under the laws of the State of Florida, I have executed these Articles of Incorporation on the 21st day of July, 2023.

Killian Heth  
Name: Killian Heth, Incorporator

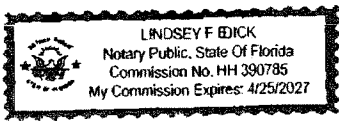
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STATE OF FLORIDA

COUNTY OF Duval

BEFORE ME, the undersigned authority, personally appeared Killian Heth, by means of (check one)  physical presence or  online notarization, who is (check one)  personally known to me or  has produced a valid driver's license as identification, and who executed the foregoing Articles of Incorporation and acknowledged to me that he executed said Articles freely and voluntarily and for the purposes expressed therein.

WITNESS my hand and seal this 21 day of July, 2023.



Lindsey Fedick  
Print Name: Lindsey Fedick  
Notary Public  
My Commission Expires: 4/25/27  
Commission Number: HH 390785

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CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE  
SERVICE OF PROCESS WITHIN THIS STATE, NAMING AGENT  
UPON WHOM PROCESS MAY BE SERVED.

In compliance with the laws of Florida, the following is submitted:

First --That desiring to organize under the laws of the State of Florida with its principal office, as indicated in the foregoing Articles of Incorporation, in the County of Lake, State of Florida, the Association named in the said articles has named CT Corporation System, whose address is 1200 South Pine Island Road, Plantation, Florida 33324 as its statutory registered agent.

Having been named the statutory agent of said Association at the place designated in this certificate, I am familiar with the obligations of that position, and hereby accept the same and agree to act in this capacity, and agree to comply with the provisions of Florida law relative to keeping the registered office open.

C T Corporation System *Theresa Buck*  
Theresa Buck, Assistant Secretary  
Registered Agent

Dated this 20 day of July, 2023.

**EXHIBIT "C"**

By-Laws

**BY-LAWS OF IRONGATE HOMEOWNERS ASSOCIATION, INC.**

**I. DEFINITIONS.**

All defined terms contained herein which are defined in the Declaration of Covenants, Conditions, Restrictions and Easements for Irongate ("Declaration") to be recorded in the Public Records of Duval County, Florida, and in the Articles of Incorporation of the Association, shall have the same meanings as such terms are defined in the Declaration and Articles of Incorporation.

**II. LOCATION OF PRINCIPAL OFFICE.**

The office of the Irongate Homeowners Association, Inc. ("Association") shall be located at 120 Seagrove Main Street, St. Augustine, Florida 32080, or at such other place as may be established by the Board of Directors of the Association from time to time.

**III. VOTING RIGHTS AND ASSESSMENTS.**

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

**B.** Assessments and installments not paid when due shall bear interest from the date when due in accordance with the Declaration and shall result in the suspension of voting privileges during any period of such non-payment.

**IV. BOARD OF DIRECTORS.**

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

**B.** Any vacancy occurring on the Board because of death, resignation, or other termination of services of any Director, shall be filled by the Board, except that the Declarant shall be entitled to fill any vacancy created by the death, resignation, removal or other termination of services of any Director appointed by the Declarant. A Director elected or appointed to fill a vacancy shall be elected or appointed for the unexpired term of his predecessor in office and thereafter until his successor shall have been elected or appointed, and shall have qualified to sit on the Board.

## **V. ELECTION OF DIRECTORS**

**A.** Nominations for the election of Board members (other than Board members appointed by the Declarant) shall be made by the Nominating Committee described below at Article IX, or any Member may nominate himself or herself at any time up to and including at the meeting in which the election is to be held. The Nominating Committee shall have discretion to make as many nominations as it shall determine.

**B.** The Declarant shall, within fourteen (14) days of the date set for the annual meeting of the Association, provide the Secretary of the Association with the names of the Directors that the Declarant is appointing to the Board.

**C.** Nominations and notification of the vacancies being filled by the Declarant shall be placed on the written ballot referenced in Section D of this Article V.

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

**E.** A quorum must be present at a meeting of Members in order for an election of members of the Board to be valid and binding. If the election is conducted by mail, then a sufficient number of ballots to represent a quorum must be received by the Association on or before the date established by the Board for receipt of ballots. If voting is by mail and in person, the number of Members present and those voting via mail must represent a quorum.

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

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

A. The Board of Directors shall have those powers set forth in Chapter 617 , Florida Statutes (2021), including without limitation, the power to :

- i. To call meetings of the Members
- ii. To appoint and remove at its discretion Officers, agents and employees of the Association; and to prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem necessary. Nothing contained in these Bylaws shall be construed to prohibit the employment of any Member, Officer, or Director of the Association in any capacity whatsoever.
- iii. prepare, and submit to the Owners, annual budgets for revenues, expenditures and reserves for the Association as provided in the Declaration.
- iv. To establish, levy and assess, and collect the annual and special assessments necessary to operate the Association and carry on its activities, and to create such reserves as may be deemed appropriate by the Board.
- v. To collect assessments on behalf of any other property owners' association entitled to establish, levy and collect assessments from the Members of the Association.
- vi. To appoint committees, adopt and publish rules and regulations governing use of the Common Areas or any portion thereof and the personal conduct of the Members and their guests thereon, including reasonable admission charges if deemed appropriated.
- vii. To authorize and cause the Association to enter into contracts for the day-to-day operation of the Association and the discharge of its responsibilities and obligations.
- viii. To cause the financial records of the Association to be compiled, reviewed, or audited by an independent certified public accountant at such periodic intervals as the Board may deem appropriate.

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

x. To have and to exercise any and all powers, rights and privileges which a corporation organized under the corporation not-for-profit law of the State of Florida, by law may now or hereafter have to exercise.

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

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

ii. To supervise all Officers, agents and employees of this Association to ensure that their duties are properly performed.

iii. With reference to assessments of the Association:

1. To fix the amount of annual assessments against each Class A Member for each annual assessment period at least (30) day in advance of such date or period;
2. To prepare and maintain, or cause to be prepared and maintained, a roster of the Members and assessments applicable thereto which shall be kept in the office of the Association and shall be open to inspection by any Member; and
3. To send, or cause to be sent, written notice of each assessment to every Member subject thereto.

## **VII. DIRECTORS MEETINGS.**

A. Regular meetings of the Board shall be held quarterly, the date and time for Board Meetings shall be determined by the Board. Notice of such meetings is hereby waived.

B. Special meetings of the Board shall be held when called by the President or Vice President of the Association or by any two (2) Directors, upon three (3) days prior notice to each Director.

C. Meetings of the Board of Directors shall be open to the Members. Notices of meetings shall be posted in a conspicuous place within the Property at least forty-eight (48) hours in advance, or mailed to the Membership in accordance with the statute, except in an emergency.

Notice of any meeting of the Board of Directors during which assessments are to be established, shall especially contain a statement that the assessments shall be considered, and a statement of the nature of such assessments.

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

### **VIII. OFFICERS.**

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

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

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

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

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

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

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

**H.** The Treasurer shall establish bank accounts for the Association and shall receive and deposit in the Association bank accounts all of the monies of the Association, and shall disburse such funds as directed by resolution of the Board, provided however, that a resolution of the

Board shall not be necessary for disbursement made in the ordinary course of business conducted within the limits of a budget adopted by the Board. The Treasurer may, but need not, be a required signatory on checks and notes of the Association.

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

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

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

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

**B.** The Board shall have the power and authority to appoint such other committees as it deems advisable. Any committee appointed by the Board shall consist of a Chairman and two (2) or more other Members and shall include a member of the Board. Committee members shall service at the pleasure of the Board, and shall perform such duties and functions as the Board may direct.

#### **X. BOOKS AND RECORDS.**

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Association shall at all times maintain the Declaration, Articles of Incorporation, these Bylaws, and any architectural criteria or rules and the minutes of all meetings of the Members and the Board of Directors and all of its budgets and financial records and reports for not less than seven (7) years.

#### **XI. MEETINGS OF MEMBERS.**

**A.** The annual meeting of the Members shall be held prior to April 30<sup>th</sup> of each year, at such time as the Board may designate, or at such other date and time as may be selected by the Board.

**B.** Special meetings of the Members for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer, by any two or more members of the

Board or upon the written request of Members holding a majority of all the votes allocated to the entire Membership.

**C.** Notice of all meetings of the Members shall be given to the Members by the Secretary. Notice may be given to the Member either personally, by sending a copy of the notice through the mail, postage fully prepaid, to his address appearing on the books of the Association or via e-mail at the e-mail address appearing on the books of the Association. Each Member shall be responsible for registering his mailing address, email address and telephone number with the Secretary and notice of the meeting shall be mailed to him at such address. Notice of the annual meeting of the Members shall be delivered at least forty-five (45) days in advance. Notice of any other meeting, regular or special, shall be mailed at least thirty (30) days in advance of the meeting and shall set forth in general the nature of the business to be transacted; provided however, that if the business of any meeting shall involve any action as governed by the Articles of Incorporation or the Declaration in which other notice provisions are provided for, notice shall be given or sent as therein provided.

**D.** The presence, in person or by proxy, of the Members holding not less than thirty percent (30%) of the total votes in the Association as established by the Articles of Incorporation, shall constitute a quorum of the Membership for any action governed by the Declaration, the Articles of Incorporation, or these Bylaws.

## **XII. PROXIES.**

**A.** Except for elections of the Board of Directors, at all meetings of the Members, each Member may vote in person or by limited or general proxy.

**B.** All proxies shall be in writing and shall state the date of the proxy and the date, time and place of the meeting for which the proxy is given, and must be signed by the authorized Member giving the proxy. A proxy shall be effective only for the specific meeting for which it is given, as such meeting may be lawfully adjourned and reconvened from time to time. No proxy shall extend beyond a period of ninety (90) days from the date of the meeting for which it was original given, and every proxy shall automatically cease upon the sale by the Member of his interest in the Property. All proxies shall be revocable at any time at the pleasure of the Member who executes same, and may include powers of substitution.

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

## **XIII. SEAL.**

The Association shall have a seal in circular form having within its circumference the words: IRONGATE HOMEOWNERS ASSOCIATION, INC., not-for-profit, 2022.

**XIV. AMENDMENTS.**

These Bylaws may be amended, altered, or rescinded by majority vote of the Board of Directors at a duly constituted meeting of the Board. Amendments shall be effective on the date of passage by the Board and no amendment need be recorded in the Public Records of Duval County, Florida. For so long as the Class B Membership shall exist, HUD and VA shall have the right to veto amendments to these Bylaws.

**XV. INCONSISTENCIES.**

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

Adopted by the Board of Directors of Irongate Homeowners Association, Inc., a Florida corporation, not-for-profit effective the \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
[Name] \_\_\_\_\_  
Secretary

**EXHIBIT “D”**

District



**St. Johns River**  
Water Management District

Ann B. Shortelle, Ph.D., Executive Director

4049 Reid Street • P.O. Box 1429 • Palatka, FL 32178-1429 • 386-329-4500 • www.sjrwmd.com

July 02, 2021

Lee F Arsenault – Sent via email: [favre.nfes@gmail.com](mailto:favre.nfes@gmail.com)  
5700 Jacks Road, LLC  
4348 Southpoint Blvd Ste 210  
Jacksonville, FL 32216-0933

SUBJECT: Permit Number: 160262-2  
Project Name: Tomahawk Lake

Dear Mr. Arsenault:

Enclosed is your individual permit issued by the St. Johns River Water Management District on July 02, 2021. This permit is a legal document and should be kept with your other important documents. Permit issuance does not relieve you from the responsibility of obtaining any necessary permits from any federal, state, or local agencies for your project.

**Technical Staff Report:**

If you wish to review a copy of the Technical Staff Report (TSR) that provides the District’s staff analysis of your permit application, you may view the TSR by going to the Permitting section of the District’s website at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting). Using the “search applications and permits” feature, you can use your permit number or project name to find information about the permit. When you see the results of your search, click on the permit number and then on the TSR folder.

**Noticing Your Permit:**

For noticing instructions, please refer to the noticing materials in this package regarding closing the point of entry for someone to challenge the issuance of your permit. Please note that if a timely petition for administrative hearing is filed, your permit will become non-final and any activities that you choose to undertake pursuant to your permit will be at your own risk. Please refer to the attached Notice of Rights to determine any legal rights you may have concerning the District’s agency action.

**Compliance with Permit Conditions:**

To submit your required permit compliance information, go to the District’s website at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting). Under the “Apply for a permit or submit compliance data” section, click to sign-in to your existing account or to create a new account. Select the “Compliance Submittal” tab, enter your permit number, and select “No Specific Date” for the Compliance Due Date Range. You will then be able to view all the compliance submittal requirements for your project. Select the compliance item that you are ready to submit and then attach the appropriate information or form. The forms to comply with your permit conditions are available at [www.sjrwmd.com/permitting](http://www.sjrwmd.com/permitting) under the section “Handbooks, forms, fees, final orders”. Click on forms to view all permit compliance forms, then scroll to the ERP application forms section and select the applicable compliance forms. Alternatively, if you have difficulty finding forms or need

**GOVERNING BOARD**

Douglas Burnett, CHAIRMAN  
ST AUGUSTINE

Rob Bradley, VICE CHAIRMAN  
FLEMING ISLAND

Susan Dolan, SECRETARY  
SANFORD

Ron Howse, TREASURER  
COCOA

Ryan Atwood  
MOUNT DORA

Doug Boumique  
VERO BEACH

Cole Oliver  
MERRITT ISLAND

J Chris Peterson  
WINTER PARK

Janet Price  
FERNANDINA BEACH

Permit

District Permit

copies of the appropriate forms, please contact the Bureau of Regulatory Support at (386) 329-4570.

**Transferring Your Permit:**

Your permit requires you to notify the District within 30 days of any change in ownership or control of the project or activity covered by the permit, or within 30 days of any change in ownership or control of the real property on which the permitted project or activity is located or occurs. You will need to provide the District with the information specified in rule 62-330.340, Florida Administrative Code (F.A.C.). Generally, this will require you to complete and submit Form 62-330.340(1), "Request to Transfer Permit," available at <http://www.sjrwmd.com/permitting/permitforms.html>.

Please note that a permittee is liable for compliance with the permit before the permit is transferred. The District, therefore, recommends that you request a permit transfer in advance in accordance with the applicable rules. You are encouraged to contact District staff for assistance with this process.

Thank you and please let us know if you have additional questions. For general questions contact [e-permit@sjrwmd.com](mailto:e-permit@sjrwmd.com) or (386) 329-4570.

Sincerely,



Michelle Reiber, Bureau Chief  
Division of Regulatory Services  
St. Johns River Water Management District  
525 Community College Parkway, S.E.  
Palm Bay, FL 32909  
(321) 409-2129

Enclosures: Permit  
Notice of Rights  
List of Newspapers for Publication

cc: District Permit File  
Environmental Consultant: Byron Peacock  
Peacock Consulting Group, LLC  
*Sent via email: [peacockconsultinggroup@yahoo.com](mailto:peacockconsultinggroup@yahoo.com)*  
Land Owners: John A Pitman and Margaret Pitman  
8156 Old Kings Rd  
Jacksonville, FL 32254-1109  
Registered Professional Consultant: Chris Favre – *Sent via email: [favre.nfes@gmail.com](mailto:favre.nfes@gmail.com)*  
North Florida Engineering Services, Inc.  
DEP Contact: Lauren Brogley – *Sent via email: [Lauren.Brogley@FloridaDEP.gov](mailto:Lauren.Brogley@FloridaDEP.gov)*

**ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**  
Post Office Box 1429  
Palatka, Florida 32178-1429

**PERMIT NO:** 160262-2                      **DATE ISSUED:** July 02, 2021

**PROJECT NAME:** Tomahawk Lake

**A PERMIT AUTHORIZING:**

Construction and operation of a Stormwater Management System for a 27.38-acre project known as Tomahawk Lake as per plans received by the District on June 18, 2021.

**LOCATION:**

Section(s): 52                      Township(s): 2S                      Range(s): 26E  
Duval County

**Receiving Water Body:**

Name	Class
Little Sixmile Creek	III Fresh, IW

**ISSUED TO:**

5700 Jacks Road, LLC  
4348 Southpoint Blvd Ste 210  
Jacksonville, FL 32216-0933

The permittee agrees to hold and save the St. Johns River Water Management District and its successors harmless from any and all damages, claims, or liabilities which may arise from permit issuance. Said application, including all plans and specifications attached thereto, is by reference made a part hereof.

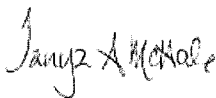
This permit does not convey to the permittee any property rights nor any rights or privileges other than those specified herein, nor relieve the permittee from complying with any law, regulation or requirement affecting the rights of other bodies or agencies. All structures and works installed by permittee hereunder shall remain the property of the permittee.

This permit may be revoked, modified or transferred at any time pursuant to the appropriate provisions of Chapter 373, Florida Statutes.

**PERMIT IS CONDITIONED UPON:**

See conditions on attached "Exhibit A", dated July 02, 2021

**AUTHORIZED BY:** St. Johns River Water Management District  
Division of Regulatory Services

By:   
\_\_\_\_\_  
Tanya McHale  
Supervising Regulatory Scientist

**"EXHIBIT A"**  
**CONDITIONS FOR ISSUANCE OF PERMIT NUMBER 160262-2**  
**Tomahawk Lake**  
**DATED: July 02, 2021**

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.
2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the District staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.
3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5, F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.
4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the District a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013) (<http://www.flrules.org/Gateway/reference.asp?No=Ref-02505>), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the District, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.
5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.
6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
  - a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex — "Construction Completion and Inspection Certification for Activities Associated with a Private Single-Family Dwelling Unit" [Form 62-330.310(3)]; or
  - b. For all other activities — "As-Built Certification and Request for Conversion to

Operation Phase" [Form 62-330.310(1)].

c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
  - a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
  - b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.
8. The permittee shall notify the District in writing of changes required by any other regulatory District that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.
9. This permit does not:
  - a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
  - b. Convey to the permittee or create in the permittee any interest in real property;
  - c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
  - d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.
10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.
11. The permittee shall hold and save the District harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.
12. The permittee shall notify the District in writing:
  - a. Immediately if any previously submitted information is discovered to be inaccurate; and

b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, District staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.
14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850) 245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.
15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.
16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.
17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the District will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.
18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.
19. This permit for construction will expire five years from the date of issuance.
20. At a minimum, all retention and detention storage areas must be excavated to rough grade prior to building construction or placement of impervious surface within the area to be served by those facilities. To prevent reduction in storage volume and percolation rates, all accumulated sediment must be removed from the storage area prior to final grading and stabilization.

21. All wetland areas or water bodies that are outside the specific limits of construction authorized by this permit must be protected from erosion, siltation, scouring or excess turbidity, and dewatering.
22. The permittee has documented its real property interest over the land upon which the activities subject to the application will be conducted as evidenced by a contract to purchase the real property included in the application. In accordance with Section 4.2.3.(d), ERP Applicant's Handbook, Volume I, work cannot begin until proof of ownership is provided to the Agency.
23. The operation and maintenance entity shall inspect the stormwater or surface water management system once within two years after the completion of construction and every two years thereafter to determine if the system is functioning as designed and permitted. The operation and maintenance entity must maintain a record of each required inspection, including the date of the inspection, the name and contact information of the inspector, and whether the system was functioning as designed and permitted, and make such record available for inspection upon request by the District during normal business hours. If at any time the system is not functioning as designed and permitted, then within 30 days the entity shall submit a report electronically or in writing to the District using Form 62-330.311(1), "Operation and Maintenance Inspection Certification," describing the remedial actions taken to resolve the failure or deviation.
24. This permit does not authorize the permittee to cause any adverse impact to or "take" of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of "take" and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a "take" permit cannot be issued. Requests for further information or review can be sent to [FWCConservationPlanningServices@MyFWC.com](mailto:FWCConservationPlanningServices@MyFWC.com).
25. The surface water management system shall be constructed and operated in accordance with plans and calculations received by the District on June 18, 2021.
26. The proposed wetland impacts must be performed as indicated on plan sheet 3 (Horizontal Control Plan) received by the District on June 18, 2021.
27. Before the start of any construction, the permittee must provide the District with documentation demonstrating that 0.2 freshwater forested UMAM mitigation credits have been debited from the St. Johns Mitigation Bank ledger.
28. In the event that the permittee does not successfully complete the transaction to obtain 0.2 freshwater forested UMAM mitigation credits from St. Johns Mitigation Bank, the permittee must obtain a permit modification to provide alternative mitigation.

### Notice of Rights

1. A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code, the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P. O. Box 1429, Palatka Florida 32178-1429 (4049 Reid St., Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-six (26) days of the District depositing the notice of District decision in the mail (for those persons to whom the District mails actual notice), within twenty-one (21) days of the District emailing the notice of District decision (for those persons to whom the District emails actual notice), or within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Chapter 28-106, Florida Administrative Code. The District will not accept a petition sent by facsimile (fax), as explained in paragraph no. 4 below.
2. Please be advised that if you wish to dispute this District decision, mediation may be available and that choosing mediation does not affect your right to an administrative hearing. If you wish to request mediation, you must do so in a timely-filed petition. If all parties, including the District, agree to the details of the mediation procedure, in writing, within 10 days after the time period stated in the announcement for election of an administrative remedy under Sections 120.569 and 120.57, Florida Statutes, the time limitations imposed by Sections 120.569 and 120.57, Florida Statutes, shall be tolled to allow mediation of the disputed District decision. The mediation must be concluded within 60 days of the date of the parties' written agreement, or such other timeframe agreed to by the parties in writing. Any mediation agreement must include provisions for selecting a mediator, a statement that each party shall be responsible for paying its pro-rata share of the costs and fees associated with mediation, and the mediating parties' understanding regarding the confidentiality of discussions and documents introduced during mediation. If mediation results in settlement of the administrative dispute, the District will enter a final order consistent with the settlement agreement. If mediation terminates without settlement of the dispute, the District will notify all the parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Florida Statutes, is resumed. Even if a party chooses not to engage in formal mediation, or if formal mediation does not result in a settlement agreement, the District will remain willing to engage in informal settlement discussions.
3. A person whose substantial interests are or may be affected has the right to an informal administrative hearing pursuant to Sections 120.569 and 120.57(2), Florida Statutes, where no material facts are in dispute. A petition for an informal hearing must also comply with the requirements set forth in Rule 28-106.301, Florida Administrative Code.

#### Notice of Rights

4. A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8:00 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [sjrvmd.com](http://sjrvmd.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile is prohibited and shall not constitute filing.
5. Failure to file a petition for an administrative hearing within the requisite timeframe shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, Florida Administrative Code).
6. The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. A person whose substantial interests are or may be affected by the District's final action has the right to become a party to the proceeding, in accordance with the requirements set forth above.
7. Pursuant to Section 120.68, Florida Statutes, a party to the proceeding before the District who is adversely affected by final District action may seek review of the action in the District Court of Appeal by filing a notice of appeal pursuant to Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, within 30 days of the rendering of the final District action.
8. A District action is considered rendered, as referred to in paragraph no. 7 above, after it is signed on behalf of the District and filed by the District Clerk.
9. Failure to observe the relevant timeframes for filing a petition for judicial review as described in paragraph no. 7 above will result in waiver of that right to review.

### NOTICING INFORMATION

Please be advised that the St. Johns River Water Management District will not publish a notice in the newspaper advising the public that it has issued a permit for this project.

Newspaper publication, using the District's notice form, notifies members of the public of their right to challenge the issuance of the permit. If proper notice is given by newspaper publication, then there is a 21-day time limit for someone to file a petition for an administrative hearing to challenge the issuance of the permit.

To close the point of entry for filing a petition, you may publish (at your own expense) a one-time notice of the District's decision in a newspaper of general circulation within the affected area as defined in Section 50.011 of the Florida Statutes. If you do not publish a newspaper notice to close the point of entry, the time to challenge the issuance of your permit will not expire and someone could file a petition even after your project is constructed.

A copy of the notice form and a partial list of newspapers of general circulation are attached for your convenience. However, you are not limited to those listed newspapers. If you choose to close the point of entry and the notice is published, the newspaper will return to you an affidavit of publication. In that event, it is important that you either submit a scanned copy of the affidavit by emailing it to [compliancesupport@sjrwmd.com](mailto:compliancesupport@sjrwmd.com) (preferred method) or send a copy of the original affidavit to:

Office of Business and Administrative Services  
4049 Reid Street  
Palatka, FL 32177

If you have any questions, please contact the Office of Business and Administrative Services at (386) 329-4570.

NOTICE OF AGENCY ACTION TAKEN BY THE  
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT

Notice is given that the following permit was issued on \_\_\_\_\_:

(Name and address of applicant) \_\_\_\_\_  
permit# \_\_\_\_\_. The project is located in \_\_\_\_\_ County, Section  
\_\_\_\_\_, Township \_\_\_\_\_ South, Range \_\_\_\_\_ East. The permit authorizes a surface  
water management system on \_\_\_\_\_ acres for \_\_\_\_\_ known as  
\_\_\_\_\_. The receiving water body is \_\_\_\_\_.

A person whose substantial interests are or may be affected has the right to request an administrative hearing by filing a written petition with the St. Johns River Water Management District (District). Pursuant to Chapter 28-106 and Rule 40C-1.1007, Florida Administrative Code (F.A.C.), the petition must be filed (received) either by delivery at the office of the District Clerk at District Headquarters, P.O. Box 1429, Palatka FL 32178-1429 (4049 Reid St, Palatka, FL 32177) or by e-mail with the District Clerk at [Clerk@sjrwmd.com](mailto:Clerk@sjrwmd.com), within twenty-one (21) days of newspaper publication of the notice of District decision (for those persons to whom the District does not mail or email actual notice). A petition must comply with Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes (F.S.), and Chapter 28-106, F.A.C. The District will not accept a petition sent by facsimile (fax). Mediation pursuant to Section 120.573, F.S., may be available and choosing mediation does not affect your right to an administrative hearing.

A petition for an administrative hearing is deemed filed upon receipt of the complete petition by the District Clerk at the District Headquarters in Palatka, Florida during the District's regular business hours. The District's regular business hours are 8 a.m. – 5 p.m., excluding weekends and District holidays. Petitions received by the District Clerk after the District's regular business hours shall be deemed filed as of 8 a.m. on the District's next regular business day. The District's acceptance of petitions filed by e-mail is subject to certain conditions set forth in the District's Statement of Agency Organization and Operation (issued pursuant to Rule 28-101.001, Florida Administrative Code), which is available for viewing at [www.sjrwmd.com](http://www.sjrwmd.com). These conditions include, but are not limited to, the petition being in the form of a PDF or TIFF file and being capable of being stored and printed by the District. Further, pursuant to the District's Statement of Agency Organization and Operation, attempting to file a petition by facsimile (fax) is prohibited and shall not constitute filing.

The right to an administrative hearing and the relevant procedures to be followed are governed by Chapter 120, Florida Statutes, Chapter 28-106, Florida Administrative Code, and Rule 40C-1.1007, Florida Administrative Code. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means the District's final action may be different from the position taken by it in this notice. **Failure to file a petition for an administrative hearing within the requisite time frame shall constitute a waiver of the right to an administrative hearing. (Rule 28-106.111, F.A.C.).**

If you wish to do so, please visit [http://www.sjrwmd.com/nor\\_dec/](http://www.sjrwmd.com/nor_dec/) to read the complete Notice of Rights to determine any legal rights you may have concerning the District's decision(s) on the permit application(s) described above. You can also request the Notice of Rights by contacting the Director of Business and Administrative Services, 4049 Reid St., Palatka, FL 32177-2529, tele. no. (386)329-4570.

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