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REVIVED
DECLARATION OF COVENANTS AND RESTRICTIONS FOR
MAYPORT LANDING

THIS REVIVED DECLARATION of covenants and restrictions for Mayport Landing is made effective by MAYPORT LANDING OWNERS ASSOCIATION, INC. (the "Association"), a Florida not for profit corporation, this 2nd day of January, 2019.

RECITALS

A. The original Developer for MAYPORT LANDING recorded that certain Declaration of Covenants and Restrictions for Mayport, which is recorded in Official Records Book 5612, page 318, *et seq.* of the public records of Duval County, Florida (hereinafter together referred to as the "Previous Declaration").

B. All of the land encumbered by the Previous Declaration is depicted on the following plats:

Mayport Landing Unit One, as recorded in Plat Book 38, Pages 49, 49A, 49B, and 49C, of the public records of Duval County, Florida;

Mayport Landing Unit Two, as recorded in Plat Book 40, Pages 54 and 54A, of the public records of Duval County, Florida;

Mayport Landing Unit Three, as recorded in Plat Book 39, Pages 41, 41A, 41B, and 41C, of the public records of Duval County, Florida; and,

as more particularly described in the exhibits attached hereto.

C. The covenants and restrictions contained in the Previous Declaration expired pursuant to Chapter 712, Florida Statutes, also known as the Marketable Record Title Act.

D. The organizing committee for MAYPORT LANDING OWNERS ASSOCIATION, INC. consists of the following:

Diana Richardson 1179 Bayshore Dr. Atlantic Beach, Florida 32233 904-563-2977	Tom Eckard 2929 Songbird Drive Atlantic Beach, Florida 32233 904-524-5719	Yvette Pimentel-Llanos 1126 Mayport Landing Dr. Atlantic Beach, Florida 32233 904-249-8088
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E. The organizing committee for MAYPORT LANDING OWNERS ASSOCIATION, INC. does hereby submit the following Revived Declaration of Covenants and Restrictions for Mayport Landing, pursuant to 720.403, Florida Statutes, as the "Revived Declaration".

F. The Revived Declaration governs only the lots which were originally encumbered by the Previous Declaration and does not contain covenants that are more restrictive on the parcel owners than the covenants contained in the Previous Declaration and the amendments thereto.

G. The voting interests of each parcel owner under this Revived Declaration are the same as the voting interests of the parcel owners under the Previous Declaration. The proportional assessment obligations of each parcel owner under this Revived Declaration shall be the same as the proportional assessment obligations of the parcel owners under the Previous Declaration.

NOW, THEREFORE, the Association hereby revives all terms and provisions of the Previous Declaration for Mayport Landing as follows:

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ARTICLE I

INTRODUCTION, DEFINITIONS AND CONSTRUCTION

Developer is the owner of the real property located in Duval County, Florida, more particularly described on Exhibit A attached hereto and by this reference incorporated herein (the "Property") in fee simple absolute subject to those matters described on Exhibit A. Developer has caused the Property to be surveyed and platted as Mayport Landing Unit One, Mayport Landing Unit Two, and Mayport Landing Unit Three, according to the plats thereof recorded in Plat Book 38, pages 49, 49A, 49B, and 49C; Plat Book 40, pages 54 and 54A, and Plat Book 39, pages 41, 41A, 41B, and 41C, each of the Official Public Records of Duval County, Florida. Developer hereby restricts the use of the property as hereinafter provided, and declares that the Property as portions thereof (except to the extent specifically exempted herein) and all additions hereto made in accordance with this Declaration, shall be held, sold and transferred subject to the easements, restrictions and covenants of this Declaration, which Developer is imposing for the benefit of all owners of the Property or portions thereof for the purpose of preserving the value and maintain the desirability of the Property. This Declaration shall run with the title to the Property or any portion thereof and the grantee of any deed conveying the Property or any portion thereof shall be deemed, by the acceptance of such deed, to have agreed to observe, comply with and be bound by the provisions of this Declaration.

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

1.1 "Association" means Mayport Landing Owners Association, Inc., a corporation not-for-profit organized pursuant to Chapter 617, Florida Statutes, its successors and assigns.

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

1.3 "Common Property" means all personal property from time to time owned by the Association for the common use and enjoyment of all Owners, together with all improvements, fixtures, and tangible personal property now or hereafter situated thereon and all appurtenant easements. There is no Common Area provided as part of the plats for Mayport Landing Unit One, Mayport Landing Unit Two, and Mayport Landing Unit Three identified herein.

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

1.5 "Law" includes, without limitation, any statute, ordinance, rule, regulation, or order validly created, promulgated, adopted, or enforced by the United States of America, or any agency, officer or instrumentality thereof, or by the State of Florida, or any agency, officer, municipality, or political subdivision thereof, or by any officer, agency, or instrumentality of any such municipality or subdivision, and from time to time applicable to the Property or to any and all

activities on or about the Property. As the context may admit, such term also includes the general principles of decisional law. This Declaration and all Legal Documentation are subject to Chapter 720, Florida Statutes, as may be amended from time to time.

1.6 “Legal Documentation” means the legal documentation for Mayport Landing consisting of this Declaration, the Association’s Articles of Incorporation, the Association’s Bylaws, and all amendments to any of the foregoing now or hereafter made. The foregoing are individually and collectively called the Legal Documents in this Declaration. Unless the context expressly requires otherwise, the words defined below whenever used in any of the foregoing, in any corporate resolutions and other instruments of the Association, and in any deeds, mortgages, assignments, and other instruments relating to all or any portion of the Property shall have the following meanings:

(a) “Declaration” means this Revived Declaration of Covenants and Restrictions for Mayport Landing and any supplemental declarations made in accordance herewith, as amended from time to time.

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

(c) “Bylaws” means the Bylaws of the Association, as amended from time to time.

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

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

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

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

1.11 “Plat” means that subdivision plat of Mayport Landing Unit One recorded in Plat Book 38, pages 49, 49A, 49B & 49C of the Official Records of Duval County, Florida, the plat of Mayport Landing Unit Two recorded in Plat Book 40, page 54 and 54A of the Official Records of Duval County, Florida, and the plat of Mayport Landing Unit Three recorded in Plat Book 39, page 41, 41A, 41B, and 41C of the Official Records of Duval County, Florida, and the recorded plat of any lands made subject to the provisions of this Declaration pursuant to the provisions hereof, and any amendments thereto.

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

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

1.14“Property” means the lands in Duval County, Florida, described on Exhibit “A” attached to this Declaration together with all additions that hereafter may be made subject to the provisions of this Declaration in the manner provided in Article IX, below.

1.15“Recorded” means filed for record in the Public Records of Duval County, Florida.

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

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

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

1.19“Unplatted Lands” means the land in Duval County, Florida, described on Exhibit “B” attached to this Declaration and herein incorporated by reference.

1.20Interpretation. Unless the context expressly requires otherwise, the use of the singular includes the plural, and vice versa; the use of one gender includes all genders; the use of the terms “including” or “include” is without limitation; and the use of the terms “will,” “must,” and “should” has the same effect as the use of the term “shall.” Wherever any time period is measured in days, “days” means consecutive calendar days, and, if any such time period expires on a Saturday, Sunday, or legal holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday, or legal holiday. Unless the context expressly requires otherwise, the terms “Lot” and “Property” mean all or any portion applicable to the context and include any and all improvements, fixtures, trees, vegetation and other property from time to time situated thereon, and the benefit of all appurtenant easements. This Declaration shall be construed liberally in favor of the party seeking to enforce its provisions to effectuate its purpose of protecting and enhancing the value, marketability, and desirability of the Property by providing a common plan for the development and enjoyment thereof. Headings and other textual divisions are for indexing purposes only and are not to be used to interpret, construe, apply, or enforce any substantive provisions. The provisions of this subparagraph apply to the interpretation, construction, application, and enforcement of all the Legal Documents.

ARTICLE II

PROPERTY RIGHTS AND USE RESTRICTIONS

2.1 Reciprocal Easements. There are reciprocal appurtenant easements between adjacent Lot for:

- (a) the maintenance, repair, and reconstruction of any roofs, exterior walls or party walls, as provided in this Declaration for the benefit of those Persons, including the Association, responsible for or permitted to perform such maintenance, repair and reconstruction;
- (b) lateral and subjacent support;
- (c) overhanging roofs, eaves, pull-off parking spaces and sidewalks (and the use thereof for permitted parking purposes and pedestrian access respectively), and for maintenance thereof and trees, if any, installed by Developer as part of the Work, and their replacements;
- (d) encroachments caused by the unwilful placement, settling, or shifting of any improvements constructed, reconstructed, or altered thereon in accordance with provisions of this Declaration;
- (e) common sewer lines providing sewage collection facilities to adjacent Lots and for maintenance and repair of shared sewage lines; and
- (f) the drainage of ground and surface waters in the manner established by Developer as part of the Work.

To the extent not inconsistent with this Declaration, the general rules of Law apply to the foregoing easements. The extent of such easements for maintenance, drainage, support, and overhangs is that reasonably necessary to effectuate their respective purposes; and such easements for encroachment extend to a distance of not more than three feet, as measured from any point on the common boundary along a line perpendicular to such boundary at such point. There is no easement for overhangs or encroachments caused by the willful or intentional misconduct of any Owner or the Association. There are also reciprocal appurtenant easements between Lots for the installation, maintenance, repair, and replacement of any utility installations (including any television, radio cables or utility metering devices and appurtenances) servicing more than one Lot; but such easements must be exercised in a reasonable manner so as not to cause any permanent, material injury to any Lot, and entry into any improvement upon a Lot is authorized only with the consent of its Owner and occupant, which consent may not be unreasonably withheld so long as such entry is at a reasonable time, in a reasonable manner, and upon reasonable prior notice whenever circumstances permit.

2.2 Side and Rear Lot Line Easements. As the nature of the townhouse development necessitates the entry onto adjacent lots for the purpose of maintaining residences and landscaping improvements, each Owner, by acceptance of his deed, grants to the adjacent abutting Lot Owner, as to the side of each Lot and rear of interior Lots, and the Association an easement for ingress and egress over his Lot where necessary or desirable to permit the maintenance and repair of the Unit upon such adjacent Lot to the landscaping improvements upon the adjacent Lot.

2.3 All Rights and Easements Appurtenant. The benefit of all rights and easements granted by this Article constitute a permanent appurtenance to, and pass with, the title to every Lot enjoying such benefit. Whenever any such right or easement is described as nonexclusive by this Article, its benefit nevertheless is exclusive to all Lots granted such benefit by this Article, unless this

Article expressly grants such benefit to additional Persons. In no event does the benefit of any such easement extend to the general public.

2.4 Utility and Drainage Easements. The Developer reserves certain rights as provided herein for the benefit of itself and utility companies designated by Developer to service the Property, an easement over, upon and under the Property and the specific easement areas shown on the Plat. The Developer shall have the unrestricted right, without the approval or joinder of any other person or entity, to designate the use and to alienate, release or otherwise assign the easements, except to the extent such easements have been dedicated to governmental authorities or public utility companies. The easements may be used to construct, maintain and operate water mains, drainage ditches, sewer lines and other suitable installations for drainage and sewer disposal, or for the installation, maintenance, transmission and use of electricity, gas, telephone, water and other utilities, provided such use of the easements shall not reasonably interfere with continued use and occupancy of any Unit by an Owner. The Owners of the Lots shall acquire no right, title or interest in any of the cables, conduits, pipes, mains, lines or other equipment or facilities placed on, over or under the Property subject to the easements. The Owner of any Lot subject to any easement or easements shall not construct any improvements or structures including fences and walls, so as to encroach upon the areas upon which utility improvements have been constructed or within the easement areas designated on the Plat, nor shall they landscape such areas with hedges, trees or other large landscape items that might interfere with the exercise of the easement rights. If any Owner constructs any improvements or structures within such easement areas or landscapes such areas as aforesaid, the Owner of the Lot shall remove the improvements or structures or landscape items upon written request of Developer, the Association or the grantee of the easement.

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

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

modifications shall be made to the landscaping plan established by the Association or architectural control committee thereof.

2.7 Antennas. The installation of all aerials, antennae or satellite dishes shall be subject to the approval by the Association and be in accordance with all applicable rules and regulations of the Federal Communications Commission or other governmental authorities having jurisdiction.

2.8 Use of Lots.

(a) General. Each Lot shall be improved and used for single family residential purposes. It is permitted that an owner may let, rent, or lease their Unit for transient residential occupancy where allowed by city, county or state ordinances or laws. It is also permitted that an owner may operate an in-home business in their owner-occupied Unit where all business is conducted inside the Unit with no employees other than the resident(s), no signs for the business can be displayed, no soliciting is conducted within the community, and all local and state rules and regulations for in-home businesses are observed. Registration of all in-home businesses shall be filed with the Board of Directors in advance of conducting any in-home business, and the Board of Directors shall be contemporaneously provided any applicable license, approval by the city, county, and or state authority affirming or authorizing the business to be conducted in the residence, and proof of payment of any city, county, or state business taxes.

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

(i) No fence, walls, storage areas, or structures of any type may be erected in the Front Yard, except a garbage and waste enclosure, the size, location, design and type of which have been approved by the Architectural Control Committee as provided in Article VII herein.

(ii) As part of the Work, Developer has constructed paved parking spaces in the Front Yards of most Lots. Parking is permitted only in these unpaved pull-off parking spaces and the paved driveways on each Lot. No additional parking spaces shall be constructed nor any other area used as a parking space within a Front Yard.

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

(i) An Owner may erect a fence in the Rear Yard, as to Lots which have a rear boundary forming a boundary of the Plat only, parallel to and not more than five (5) feet from the rear lot line boundary, and as to Lots which have a side Lot boundary forming a boundary of the Plat only, parallel to and not more than five (5) feet from the side Lot line boundary. The location, quality, style, color and

design of any fence must be approved in writing by the Association and such fencing must be in full compliance with this subparagraph (c).

(ii) The Association shall have the authority to enter into a contract for construction, maintenance and repair of fencing and any costs incurred shall constitute a special Lot assessment as defined in paragraph 5.4(b) of Article V.

(iii) No fence, wall or hedge may exceed six (6) feet in height. No chain link, barbed wire or other forms of wire or steel fences are permitted. All fences must be constructed and painted or stained in a manner compatible with the Work, as determined in the sole discretion of the Association, and must be maintained to preserve harmony with the Work and an attractive appearance from the exterior of each Lot. It is the intention of the Association to select one or more fence type(s) compatible with the Work and to require uniform use of these fence type(s).

(iv) Outdoor drying of laundry is permitted in the Rear Yard if the drying areas are completely screened from view from adjacent Lots and any street, however if the Rear Yard does not allow for effective use of outdoor drying, the drying area may be located in a Side Yard as permitted by Section 163.04, Florida Statutes. Clothes lines or drying racks must be of the Umbrella type, no more than six (6) feet in height from ground level unless otherwise approved in writing by the Association.

(d) Side Yards. The area of each Lot, if any, between the side lot line and the exterior side wall of the building in which the Unit is located and bounded by the extensions of the front and rear walls of the Unit (the "Side Yard") is subject in all respects to the same restrictions as the Front Yard except as provided in subparagraph (c) above.

(e) Unit Size. The minimum interior square footage of any unit constructed upon a Lot shall be 950 square feet if containing two bedrooms and 1300 square feet if containing three bedrooms.

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

2.10 Sewage, Disposal and Water Service. The Jacksonville Electric Authority, ("Utilities Company"), or its successors or assigns, has the sole and exclusive right to provide all water and sewage facilities and service to the Property. No well of any kind shall be dug or drilled on the Property to provide potable water for use within any structures to be built, and no potable water

shall be used within said structures except potable water which is obtained from the Utilities Company.

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

(a) Signs. No sign of any kind shall be displayed to public view within the Property except customary name and address signs approved by the Association.

(b) Window Covering. Window covering visible from the front of any Lot shall be white backed or of white fabric to provide a uniform appearance within the Units. No windows may be covered with aluminum foil nor may windows be used for any display purposes.

(c) Improvements. No overhead wires, picnic areas, detached outbuilding sheds, shacks or trailers or other temporary structures shall be permitted to be placed or maintained on any Lot.

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

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

2.14 Setbacks. No improvements shall be constructed upon any portion of a Lot unless the same shall be in compliance with the applicable construction setback lines established by the zoning regulations of the City of Jacksonville and as approved by the Association as elsewhere provided herein.

ARTICLE III

MEMERSHIP AND VOTING RIGHTS

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

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

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

(b) Class B. The Class B member(s) is Developer and is entitled to two votes for each Class A vote. The Class B membership will cease and be converted to Class A membership upon the happening of either of the following events, whichever occurs first:

(i) when there are less than five (5) Lots within the Property or

(ii) less than five (5) planned Lots according to Developers preliminary plat or unplatted Property, whichever occurs last; or

(iii) five (5) years from the date this Declaration is Recorded; or

(iv) when the Developer waives in writing the Class B votes and membership.

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

3.4 Extraordinary Action. The Association's Articles of Incorporation provide that certain actions of the Association as described in the Articles require the approval of a supermajority of the members.

3.5 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. It is intended that the provisions of this Declaration, on the one hand, and the Articles and Bylaws on the other, be interpreted, construed, applied, and enforced to avoid inconsistencies or conflicting results. If any such conflict necessarily results, however, it is intended that the provisions of this Declaration control anything in the Articles or Bylaws to the contrary.

ARTICLE IV

RIGHTS AND OBLIGATIONS OF THE ASSOCIATION

4.1 Landscaping and Yard Maintenance. The Association shall provide routine landscaping maintenance for each Lot in a manner and with such frequency as is consistent with good property management which shall be charged to each Owner as a special assessment provided in Article V hereof. Such maintenance shall include: maintenance and care (but not replacement) of trees, shrubs, grass, and other similar green areas, lying within the Lot. Such routine maintenance shall not include any items not specifically mentioned herein, including, without limitation, glass surfaces on doors, screens and screen doors, exterior door and window fixtures, terraces, (including patio and deck improvements within the Limited Private Areas) or downspouts, or repair or replacement of fencing. Nothing contained herein shall require the Association to perform any maintenance, repair or restoration due to fire or other casualty to the Lot.

4.2 Insurance. The Association shall carry public liability insurance in amounts and with coverage as determined by the Board of Directors. To the extent from time to time available, the Association's insurance must provide for waiver of subrogation by the Association's insurer against any Owner because of unintentional acts or omissions.

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

4.4 Services. The Association may obtain and pay for the services of any Person to manage its affairs to the extent it deems advisable and may contract for such other personnel as the Association determines are necessary, convenient, or desirable for the proper operation of the Property or the performance of the Association's responsibilities hereunder, whether such personnel are furnished or employed directly by the Association or by any Person with whom it

contracts. Without limitation, the Association may obtain and pay for legal and accounting services necessary, convenient, or desirable in connection with the operation of the Property or the enforcement of the Legal Documents or the Association's rules and regulations. The Association may contract with others to furnish trash collection, insurance coverage, building maintenance, or other services or materials, to all Lots or to any group of Lots; provided, however,

(a) only those Lots whose Owners have requested such service shall be assessed for their cost; and

(b) each such Owner's prior written consent is obtained. Nothing herein shall be deemed to require the Association to provide such services.

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

4.6 Rules and Regulations. The Association from time to time may adopt, alter, amend, rescind, and enforce reasonable rules and regulations governing the use of the Lots and any Common Area, or any combination, so long as such rules and regulations are consistent with the rights and duties established by the Legal Documents as they from time to time may be amended. The validity of the Association's rules and regulations and their enforcement, shall be determined by a standard of reasonableness for the purpose of protecting the value and desirability of the Property as a residential community. The rules and regulations initially shall be promulgated by the Board of Directors, or may be amended by a majority vote of the Board of Directors, or may be amended or rescinded by a majority of members present and voting at any regular or special meeting convened for such purpose. The Association's procedures for enforcing its rules and regulations at all times shall provide the affected Owner with reasonable prior notice and a reasonable opportunity to be heard, in person or through representative of such Owner's choosing.

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

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

maintenance if such entry is upon reasonable notice, at a reasonable time, and in a peaceful and reasonable manner. The Association's right of entry may be exercised by its agents, employees, contractors, and managers, and by the agents or employees of any such contractor or manager.

4.9 Termite and Pest Protection. The Association shall annually cause the Unit to be inspected by a certified pest control operator for termites and other wood destroying insects, and shall maintain a termite and wood destroying insect bond with respect of each Unit. The Association shall provide each Owner with a copy of each annual inspection and evidence that the bond is in full force and effect. The Association shall cause periodic extermination service to be provided to the Units, not less than monthly, by a certified pest control operator.

ARTICLE V

COVENANTS FOR ASSESSMENTS

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

- (a) An Annual Assessment, as defined in paragraph 2 of this Article;
- (b) Special Assessment, as defined in paragraph 5.4(a) of this Article;
- (c) Special lot assessments are provided in paragraph 5.4(b) of this Article;
- (d) Specific assessments against any particular Lot that is established pursuant to any provisions of the Legal Documents, as provided in paragraph 5.5 of this Article; and
- (e) All excise taxes, if any, that from time to time may be imposed upon all or any portion of assessments established by this Article.

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

5.2 Purpose of Assessments. The annual assessments levied by the Association must be used exclusively to promote the recreation, health, safety, and welfare of the residents and occupants within the Property and for the operation, management, maintenance, and repair of the landscaping improvements as described herein attributable to all Lots. To effectuate the foregoing, the Association shall levy an Annual Assessment and shall maintain adequate reserves to provide and be used for:

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

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

5.3 Amount.

(a) Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual maintenance assessment shall be Thirty- Five Dollars and No Cents (\$35.00) for each fully assessable Lot. The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

(b) Commencing with the fiscal year beginning January 1 of the year immediately following the conveyance of the first Lot to an Owner and each year thereafter, the Board of Directors, at its annual meeting next preceding such date, and each respective January 1 thereafter, may set the amount of the maximum annual assessment for the following year for each Lot, provided that the maximum annual assessment may not be increased more than 10 percent (10%) above the maximum assessment for the previous year unless otherwise approved by two-thirds (2/3) of each class of those members present in person or by proxy and voting at a meeting duly convened as provided hereunder.

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

(d) As of the date of recording of this Revived Declaration, the amount of the Annual Assessment is fixed at \$504.00 per year, payable in equal monthly installments.

5.4 Special Assessments for Capital Improvements.

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

(b) In addition to the assessments authorized above, the Association shall levy in any assessment year, a special assessment against a particular Lot ("special lot assessment") for the purpose of defraying the cost of routine landscape and yard maintenance provided to each Lot by

the Association, the cost of termite bond protection and extermination service provided to the Unit (and fence construction or repair if contracted by the Association). These costs shall be assessed based on the costs incurred as to each Lot and Unit for the services provided and need not be uniform as to each Lot. A special lot assessment shall be due and payable to the Association

(i) within ten days from the date of notice of payment due from the Association or

(ii) in accordance with the due date established for an Annual Assessment if assessed by the Board in conjunction with the Annual Assessment.

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

5.6 Uniformity of Assessments. The Annual Assessment must be uniform throughout the Property; provided however, the Annual Assessment against any Lot in which Developer owns any interest and which is not being occupied as a resident may be fixed by the Board of Directors for so long as there is a Class B membership in the Association in an amount not less than twenty-five percent (25%) nor more than one hundred percent (100%), of the amount of the applicable Annual Assessment against Lots owned by the Class A members of the Association then in effect; provided that Developer funds the deficits, if any, between the aggregated amount assessed Class A members and Developer, and the total expenses of the Association during the applicable period of control. Upon transfer of title of a Developer-owned Lot other than for purposes of completing the Work, such Lot shall be assessed in the applicable amount established against Lots owned by the Class A members of the Association, prorated as of, and commencing with, the month following the date of transfer of title.

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

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

5.9 Remedies of the Association. Any assessment not paid within thirty (30) days after its due date bears interest at the rate of eighteen (18%) per annum, not to exceed the maximum rate from time to time permitted under the laws of the State of Florida. The Association may bring an action at law against any Owner personally obligated to pay such assessment, or foreclose its lien against such Owner's Lot. No Owner may waive or otherwise escape liability for the Association's assessments by non-use of the Common Area, or common services provided by the Association or by abandonment of such Owner's Lot. A suit to recover a money judgment for unpaid assessments may be maintained without foreclosing, waiving, or otherwise impairing the security of the Association's lien, or its priority.

5.10 Foreclosure. The liens for sums assessed pursuant to this Article may be enforced by judicial foreclosure by the Association in the same manner in which mortgages on real property from time to time may be foreclosed in the State of Florida. In any such foreclosure, the Owner is required to pay all costs and expenses of foreclosure, including reasonable attorneys' fees. All such costs and expenses are secured by the lien foreclosed. Such Owner also is required to pay to the Association any assessments against the Lot that become due during the period of foreclosure, which also are secured by the lien foreclosed and shall be accounted and paid as of the date the Owner's title is divested for foreclosure. The Association has the right and power to bid at the foreclosure or other legal sale to acquire the Lot foreclosed, or to acquire such Lot by deed or other proceeding or conveyance in lieu of foreclosure, and thereafter to hold, convey, lease, rent, encumber, use, and otherwise deal with such Lot as an Owner, but for purposes of resale only. If any foreclosure sale results in a deficiency, the court having jurisdiction of the foreclosure may enter a personal judgment against the Owner or such deficiency, in its sound judicial discretion.

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

5.12 Subordination of Lien. The lien for the assessments provided in this Article is subordinate to the lien of any First Mortgage. Sale or transfer of any Lot does not affect the assessment lien, except that the sale or transfer pursuant to a mortgage foreclosure or any

proceeding or conveyance in lieu thereof, extinguishes the assessment lien as to payment that becomes due before such sale or transfer. No such sale or transfer relieves such Lot from liability for assessment thereafter becoming due, or from the Association's lien. The Association shall report to any First Mortgage of a Lot any assessments remaining unpaid for more than 30 days and shall give such First Mortgage thirty (30) days in which to cure such delinquency before instituting foreclosure proceedings against such Lot, provided such First Mortgage had given the Association written notice of its mortgage, designating the Lot encumbered by a proper legal description and stating the address to which notices shall be given.

ARTICLE VI

OBLIGATIONS OF OWNERS

6.1 Exterior Unit Maintenance.

(a) Owner Responsibility. Subject to the provisions of Section 4.1 of this Declaration, each Owner shall, at his expense, maintain, repair and replace all portions of the exterior of his Unit, including without limitation the roof, gutters, downspouts and exterior building surfaces and their replacements, all glass surfaces and screening, doors, electric and plumbing equipment, air conditioner and heating units, parking areas and any other equipment, structures, improvements, additions, or attachments, located on the Lot by Owner or installed by Developer as part of the Work. The foregoing obligation includes any maintenance, repair, or replacement required because of the occurrence of any fire, wind, vandalism, theft, or other casualty. All maintenance and repair shall be performed by each Owner at regular intervals as shall be necessary to keep his Lot and Unit in an attractive condition and in substantially the same condition and appearance as existed at the time of completion of the Work, subject to normal wear and tear that cannot be avoided by normal maintenance. As to maintenance items requiring normal periodic maintenance, such as painting and staining, all Owners within a building shall perform such maintenance at substantially the same time, except to the extent more frequent maintenance or portions of a building may be required due to exposure to the sun or other conditions causing accelerated weathering. Each Owner shall promptly perform any maintenance or repair requested to prevent any damage or loss to other Lots or Units and shall be liable to all loss or damage sustained by other Owners or the Association caused by reason of his failure to promptly perform such maintenance and repair following written notice to such Owner specifying the items of maintenance or repair.

(b) Association Authority. If

(i) any Owner refuses or fails to timely maintain, repair, or replace, as the case may be, any exterior portion of his Lot or Unit after reasonable notice from the Association specifying the maintenance or repair items and

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

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

Such policies shall provide that insurance proceeds payable on account of loss of, or damage to a Unit shall be payable solely to the Owner's mortgagee, if any, and the Owner except in the case of damage to more than one (1) contiguous unit(s) in which case the damage shall be adjusted with the carrier by the Association and the proceeds shall be payable to the Association, as trustee for the Owner(s) of the Units damaged and the Owner's mortgagee, if any. Such insurance proceeds shall be applied to repair or restoration of the Property as hereinafter provided. All such insurance policies shall provide that coverage may not be cancelled by the carrier without first giving the Association, and Unit mortgagee, if any, ten (10) days written notice of cancellation. All such policies shall contain, if obtainable, a waiver of the right of subrogation against any Lot Owner, members of the Lot Owners family, the Association, its officers, agents and employees, as well as a waiver of the "pro rata" clause and "no other insurance" clause.

In the event of damage or destruction by fire or other casualty to any Property covered by insurance payable to the Association as trustee for the home owners, the Board of Directors shall, with the concurrence of mortgagees, if any, upon receipt of the insurance proceeds, contract to rebuild or repair such damaged or destroyed portions of the Property to as good condition as formerly. All such insurance proceeds shall be deposited in a bank or other financial institution, the accounts of which bank or other institution are insured by a Federal governmental agency, with the provisions agreed to by said bank or institution that such funds may be withdrawn only by signature of at least one-third (1/3) of the members of the Board of Directors, or by an agent duly authorized by the Board of Directors. The Board of Directors shall obtain bids from at least two reputable contractors, and then may negotiate with any such contractor, who may be required to provide a full performance and payment bond for the repair, reconstruction or rebuilding of such building or buildings. In the event that insurance proceeds are insufficient to pay all costs of repairing and/or rebuilding to as good condition as formerly, the Board of Directors shall levy a special assessment, as provided in Article V, against all owners of the damaged residences in such proportions as the Board of Directors deem fair and equitable in the light of the damage sustained by such residences to make up any deficiency. In the event such insurance proceeds exceed the cost of repair and reconstruction, such excess shall

be paid over to the respective mortgagees and owners in such proportion as the Board of Directors deem fair and equitable in the light of the damage sustained by such residences. Such payments shall be made to all such owners and their mortgagees as their interests may appear.

In the event of damage or destruction to a Unit by fire or other casualty, the proceeds of which are payable to the Unit Owner and applicable mortgagee with the concurrence of the mortgagee, the damaged Unit shall be repaired or restored to its pre-existing condition as soon as reasonably practical. The Lot shall be restored to a clean and slightly condition subsequent to any such damage or destruction.

6.3 Sanitary Sewage Line. The Association shall be responsible for maintenance of and repair to any portion of the sanitary sewer system lying within a property Owner's Lot boundary from the Lot boundary to and including the double-y branch connection of such line. The cost of maintenance and repairs of the line from the Unit to the 6 inch double-y connection shall be the responsibility of the Unit Owner connecting to such line. In the event the damage or stoppage of any portion of the line which is the responsibility of the Association shall be the result of negligence of a property owner, the Association shall be entitled to charge the cost of such maintenance and repair against the negligent unit owner and such charge shall constitute a lien against the property owned by such Lot owner and be collected as provided in Article V. The Association shall indemnify Utilities Company from any loss, claims, damage or expense incurred by Utilities Company as a result of the Association's failure to perform its obligations under this paragraph.

ARTICLE VII

ARCHITECTURAL CONTROL

7.1 Architectural Control Committee. The Board shall appoint as a standing committee an Architectural Control Committee, (the "Committee") composed of three or more persons who need not be Owners. Any references in the Legal Documents to architectural control approval by the Association shall be deemed to require the approval of the Committee. No member of the Committee shall be entitled to compensation for services performed but the Board may employ independent professional advisors to the Committee and allow reasonable compensation to such advisors from Association funds.

7.2 Committee Authority. The Committee has full authority to regulate the use and appearance of the exterior of the Property to:

- (a) assure harmony of external design and location in relation to surrounding buildings and topography;
- (b) protect and conserve the value and desirability of the Property as a residential community;
- (c) maintain, to the extent reasonably practical, the exterior design and appearance and condition as existed at the completion of the Work; and

(d) maintain uniformity of external appearance among the improvements located on the Property, including the power to prohibit those exterior uses or activities inconsistent with the provisions of this Declaration, or contrary to the best interests of other Owners in maintaining the value and desirability of the Property as a residential community.

The Committee may adopt, promulgate, rescind, amend, and revise reasonable rules and regulations in connection with the foregoing; provided, however such rules and regulations are:

(a) consistent with the provisions of this Declaration; and

(b) if the Board has not constituted itself as the committee, approved by the Board before taking effect. Violations of the Committee's rules and regulations shall be enforced by the Board in the name of the Association.

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

7.4 Applications. All applications to the Committee must be accompanied by reasonably detailed plans and specifications. If the Committee does not approve or disapprove any application within thirty (30) days after receipt, the Committee's approval will be deemed given. If no suit to enjoin or remove any structure, activity, use, change, alteration, or addition in violation of any provisions contained in this Declaration is commenced within six (6) months following its completion, and a lis pendens or other notice of the pendency of such action is not Recorded, the Committee's approval also will be deemed given as to all Persons without knowledge of such violation, except the Owner creating such violation. In all other events, the Association's procedures for review and enforcement of the provisions of this Article at all times must provide any affected Owner with reasonable prior notice and a reasonable opportunity to be heard in person and by representatives of such Owners' choosing.

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

ARTICLE VIII

PARTY WALLS

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

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

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

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

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

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

8.4 Exposure to Elements or Infestation. Notwithstanding any other provision of this Article, an Owner who by his negligent, willful, or intentional act causes any other Unit or party wall to be exposed to the elements, or to infestation by termites or other injurious agencies, shall bear the whole cost of furnishing the necessary protection against such elements or agencies and of repairing all resulting damage.

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

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

ARTICLE IX

OPERATION AND EXTENSION

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

9.2 Effect Upon Unplatted Lands. This section has been deleted.

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

ARTICLE X

ENFORCEMENT, AMENDMENT, NOTICE AND QUORUM

10.1 Enforcement. The Association, or any Owner, has the right to enforce, by any appropriate proceeding, all restrictions, conditions, covenants, easements, reservations, liens, charges, rules, and regulations now or hereafter imposed by, or pursuant to, the provisions of the Legal Documents. If the Association is the prevailing party in any litigation involving the Legal Documents or any of the Association's rules or regulations, or if any Owner obtains the enforcement of any provision of the Legal Documents or of any such rules or regulations against any other Owner, then such party may recover all costs and expenses, including reasonable

attorneys' fees incurred in negotiation, trial and appellate proceedings. In no event may such costs and expenses be recovered by an Owner against the Association, unless otherwise provided by Law. If the Association is such a prevailing party against any Owner, such costs and expenses, including reasonable attorneys' fees, may be assessed against the Owner's Lot, as provided in the Article entitled "Covenant for Assessments". If any Owner or class of Owners is a prevailing party against any other Owner or class of Owners, such Owner or Owners may be reimbursed by the Association for all or any part of the costs and expenses incurred, including reasonable attorneys' fees, in the discretion of the Board of Directors. Failure by the Association or by any Owner to enforce any covenant, restriction, rule or regulation will not constitute a waiver of the right to do so at any time.

10.2 Term and Renewal. The provisions of this Declaration shall run with and bind the Property, and all other lands to which it may hereafter be extended as provided herein above, and shall inure to the benefit of and be enforceable by the Association or any Owner, their respective heirs, successors, and assigns, until forty (40) years from the date this Declaration is Recorded, whereupon they automatically shall be extended for successive renewal period of ten (10) years each, unless seventy-five percent (75%) of the then Owners elect not to reimpose them as evidence by an instrument executed and Recorded during the six months immediately preceding the beginning of any renewal period.

10.3 Amendment.

(a) Developer. The Developer reserves and shall have the sole right without the joinder or consent of any Owner, the Association, the holder of any mortgage, lien or other encumbrance affecting the Property, or any other Person (i) to amend this Declaration to comply with any requirements of a governmental agency or institutional First Mortgage willing to make, insure or purchase mortgage loans secured by a Lot, and, (ii) to amend this Declaration to cure any ambiguity in or any inconsistency between these provisions.

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

10.4 Notice and Quorum. Whenever any provision of this Declaration requires any action to be approved by the membership at a meeting duly convened for such purposes, written notice of such meeting must be given to all members no less than fifteen (15) days, nor more than sixty (60) days in advance of such meeting, setting forth its purpose. The presence in person or by proxy, of members entitled to cast at least one-half (1/2) of the votes of each class of membership constitutes a quorum, if the action must be approved by both classes of membership, or of the Class A members, if there is no Class B membership. If the required quorum is not present or represented, the members entitled to vote shall have the power to adjourn the meeting,

from time to time without notice other than announcement at the meeting, until the required quorum shall be presented or represented. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting. Proxies must be registered with the Secretary of the Association prior to members meetings.

10.5 Other Approvals. Notwithstanding any provision of the Legal Documents to the contrary, all of the following actions require the prior approval of the Declarant (for so long as Developer owns any Lots for sale in the ordinary course of business) and the holders of fifty percent (50%) of the First Mortgages within the Property:

(a) amendment of this Declaration, except as expressly provided in the Article entitled "Operation and Extension" and Article X, Section 10.3(a); and,

(b) amendment of Articles of Incorporation of the Association; and

(c) the merger, consolidation, or dissolution of the Association.

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

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

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

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

(d) Notices. By written notice to the Secretary of the Association, and upon payment to the Association of any reasonable, uniform annual fee that the Association from time to time may establish for the purpose of defraying its costs, any First Mortgage shall be entitled to receive any notice that is required to be given to the Class A members of this Association under any provision of the Legal Documents. Additionally, any such First Mortgagee giving notice to the Association shall be entitled to written notice of

(i) any condemnation or casualty loss affecting a material portion of the Property or any Unit encumbered by its First Mortgage,

(ii) lapse, cancellation or material modification of insurance coverage or fidelity bond maintained by the Association; and

(iii) any proposed action requiring the consent of a specified percentage of mortgage holders.

maintained by the Association; and

(iii) any proposed action requiring the consent of a specified percentage of mortgage holders.

10.7 Provisions Inoperative as to Initial Construction. This section has been deleted.

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

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

Signed, sealed and delivered in the presence of:

MAYPORT LANDING OWNERS ASSOCIATION, INC., a Florida corporation not for profit,

[Signature]
Steffani Chemineys
Print Name

[Signature]
By: Thomas Eckard
Its: President


[Signature]
Joine Bronaugh
Print Name

[Signature]
Attest By: Martin Hamm
Its: Secretary

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 2nd day of Jan., 2019 by Thomas Eckard, as President for Mayport Landing Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me and who did take an oath.

[Signature]
(Print Name Steffani Chemineys)
NOTARY PUBLIC, State of Florida
At Large.
Commission No. GG 266195
My Commission Expires: 4/12/2021

 **Steffani Chamings**
State of Florida
My Commission Expires 04/12/2021
Commission No. GG 266195

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 2nd day of Jan, 2019, by Martin Hamm, as Secretary for Mayport Landing Owners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me and who did take an oath.

(Print Name Steffani Chamings)

NOTARY PUBLIC, State of Florida

At Large.

Commission No. GG 246195

My Commission Expires: 4/12/2021



Steffani Chamings
State of Florida
My Commission Expires 04/12/2021
Commission No. GG 266195

EXHIBIT "A"

Mayport Landing Unit One, as recorded in Plat Book 38, Pages 49, 49A, 49B, and 49C, of the public records of Duval County, Florida;

Mayport Landing Unit Two, as recorded in Plat Book 40, Pages 54 and 54A, of the public records of Duval County, Florida;

Mayport Landing Unit Three, as recorded in Plat Book 39, Pages 41, 41A, 41B, and 41C, of the public records of Duval County, Florida.

As further described as follows:

Unit One:

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, ACCORDING TO A MAP RECORDED IN DEED BOOK "AG", PAGES 212 AND 213, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A.1.A. (AS NOW ESTABLISHED) WITH THE SOUTH LINE OF SAID LOT 2 OF PABLO DIVISION: THENCE NORTH 49degs. 06 mins. 00 secs. WEST, AND ALONG THE SAID WESTERLY RIGHT OF WAY LINE, 200.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 49. degs. 06 mins. 00 secs. WEST, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, 1087.70 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 22.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70 degs. 00 mins. 26 secs. WEST, 17.84 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79 degs. 41 mins. 40 secs. WEST, AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF WONDERWOOD DRIVE 474.50 FEET, TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.0 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 36.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38 degs. 26 mins. 25 secs. WEST, 32.97 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 2 degs. 48 mins. 00 secs. EAST AND ALONG THE EASTERLY RIGHT OF WAY LINE OF CEMETERY ROAD (FORMERLY COUNTY ROAD #151) AS NOW ESTABLISHED, 750.36 FEET TO A POINT IN THE SOUTH LINE OF SAID LOT 2, PABLO DIVISION, SAID SOUTH LINE ALSO BEING THE NORTH LINE OF OAK HARBOR SUBDIVISION; THENCE NORTH 89 degs. 33 mins. 10 secs. EAST, AND ALONG SAID SOUTH LINE OF LOT 2, PABLO DIVISION, 1178.05 FEET; THENCE NORTH 40 degs. 54 mins. 00 secs. EAST, 176.0 FEET TO THE POINT OF BEGINNING. CONTAINING 18.30 ACRES.

Unit Two:

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, ACCORDING TO MAP RECORDED IN DEED BOOK "AG", PAGES 212 AND 213 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF OAK HARBOR SUBDIVISION AS RECORDED IN PLAT BOOK 31, PAGES 10, 10A AND 10B OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 08 DEGREES 51 MINUTES 10 SECONDS WEST, 545.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF WONDERWOOD DRIVE (AS NOW ESTABLISHED); THENCE NORTH 79 DEGREES 41 MINUTES 40 SECONDS EAST, AND ALONG SAID RIGHT OF WAY LINE, 546.60 FEET TO THE POINT OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 25.0 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 42.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 33 MINUTES 35 SECONDS EAST, 37.59 FEET); THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS EAST, ALONG THE WESTERLY LINE OF COUNTY ROAD NO. 151 (AS NOW ESTABLISHED), 425.01 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 10 SECONDS WEST 137.00 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS EAST 74.00 FEET; THENCE SOUTH 87 DEGREES 11 MINUTES 10 SECONDS WEST 84.20 FEET; THENCE SOUTH 02 DEGREES 48 MINUTES 50 SECONDS EAST 225.19 FEET TO THE SOUTHWESTERLY LINE OF LOT 2, PABLO DIVISION OF DEWEES GRANT; THENCE NORTH 67 DEGREES 55 MINUTES 10 SECONDS WEST 321.48 FEET TO THE POINT OF BEGINNING AND TO CLOSE. CONTAINING 7.2 ACRES MORE OR LESS.

Unit Three:

A part of Lot 2 Pablo Division of the Andrew Dewees Grant, Section 37, Township 2 South, Range 29 East, according to a map as recorded in Deed Book "AG", Pages 212 and 213 of the former public records of Duval county, Florida. Being more particularly described as follows:

Begin at a point where the East line of said Section 37 intersects the Northerly Right-of-way line of State Road South 101 also known as Wonderwood Drive (a 100 foot Right-of-way as now established); thence North 22 degs. 07 mins. 40 secs. West, 156.57 feet; thence North 0 degs. 37 mins. 10 secs. East, 553.25 feet to the South line of the U.S. Navy boundary; thence South 87 degs. 02 mins. 50 secs. West, 1464.34 feet to the Easterly Right-of-way line of State Road A-1-A (a 100 foot Right-of-way as now established); thence South 49 degs. 06 mins. 00 secs. East, along said Right-of-way 1038.21 feet to the point of a curve to the left, said curve being concave to the Northeast and having a radius of 200.0 feet; thence Southeasterly along and around said curve an arc distance of 178.78 feet said arc being subtended by a chord bearing and distance of South 74 degs. 42 mins. 30 secs. East, 172.89 feet to the point of tangency; thence North 79 degs. 41 mins. 40 secs. East, 573.15 feet to the point of beginning. Containing 18.12 acres.

EXHIBIT "B"

A part of Lot 2, Pablo Division of the Andrew Dewees Grant, Section 37, Township 2 South, Range 29 East, Duval County, Florida, and being more particularly described as follows: For a POINT OF BEGINNING commence at the Northwest corner of Oak Harbor Subdivision, as recorded in Plat Book 31, pages 10, 10A, and 10B, of the current public records of said county; Thence run North 8 degs. 51 mins. 10 secs. West along the westerly line of said Lot 2, Pablo Division, a distance of 545.41 feet; Thence run North 79 degs. 41 mins. 40 secs. East along the Southeasterly right of way line of Wonderwood Drive, as now established as a 100 foot right of way (county Road No. 1760), a distance of 575.10 feet; Thence run South 2 degs. 48 mins. 50 secs. East along the Westerly right of way line of County Road No. 151, as now established as a 60 foot right of way, 527.51 feet; Thence run South 87 degs. 11 mins. 10 secs. West along the Northerly line of these lands as recorded in Deed Book 1230, pages 45 and 46 of the aforesaid public records, a distance of 221.20 feet; Thence run South 2 degs. 40 mins. 50 secs. East along the West line of said lands recorded in Deed Book 1230, pages 45 and 46, a distance of 225.19 feet; Thence run North 67 degs. 55 mins. 10 secs. West along the Northeasterly line of Lots 22 and 23, Block A of the aforementioned Oak Harbor Subdivision, the same being the Southwestery line of aforementioned Lot 2, Pablo Division, a distance of 321.48 feet to the point of beginning. Containing 7.22 acres, more or less.

A part of Lot 2 Pablo Division of the Andrew Dewees Grant, Section 37, Township 2 South, Range 29 East, according to a map as recorded in Deed Book "40", pages 212 and 213, of the former public records of Duval county, Florida. Being more particularly described as follows:
 Begin at a point where the East line of said Section 37 intersects the Northerly Right-of-way line of State Road South 101 also known as Wonderwood Drive (a 100 foot Right-of-way as now established); thence North 22 degs. 07 mins. 40 secs. West, 156.57 feet; thence North 0 degs. 37 mins. 10 secs. East, 553.25 feet to the South line of the U.S. Navy boundary; thence South 87 degs. 02 mins. 50 secs. West, 1464.34 feet to the Easterly Right-of-way line of State Road A-1-A (a 100 foot Right-of-way as now established); thence South 49 degs. 06 mins. 00 secs. East, along said Right-of-way 1038.21 feet to the point of a curve to the left, said curve being concave to the Northeast and having a radius of 260 feet; thence Southeasterly along and around said curve an arc distance of 176.25 feet said arc being subtended by a chord bearing and distance of South 74 degs. 42 mins. 30 secs. East, 172.89 feet to the point of tangency; thence North 79 degs. 41 mins. 40 secs. East, 573.15 feet to the point of beginning. Containing 18.12 acres.

MAYPORT LANDING UNIT ONE

A PART OF LOT 2, E340 DIVISION OF THE ANDREW DEKANS GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA.

PLAT BOOK 38 PAGE 49A
SHEET 2 OF 4 SHEETS

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT MULTITECH CORPORATION, A FLORIDA CORPORATION UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LANDOWNER OF THE LOTS DESCRIBED IN THE CAPTION HEREON, KNOWN AS THE LANDS UNIT ONE, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. CITY MORTGAGE SERVICES, INC., A FLORIDA CORPORATION, AND CITY FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERAL SAVINGS AND LOAN ASSOCIATION, ARE HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS AND THAT ALL DEEDS, AGREEMENTS, CONTRACTS AND INSTRUMENTS RELATING TO SAID LANDS AND LOT 2-22229 ARE HEREBY ADOPTED AS THE CITY OF JACKSONVILLE AND ITS SUCCESSORS. JACKSONVILLE ELECTRIC AUTHORITY EMPLOYEES ARE DEDICATED TO THE JACKSONVILLE ELECTRIC AUTHORITY AND ITS SUCCESSORS FOR USE IN ITS UNDERGROUND DISTRIBUTION SYSTEM. IN WITNESS WHEREOF, MULTITECH CORPORATION HAS CAUSED THESE PRESIDENTS TO BE SIGNED BY ITS PRESIDENT THIS 15th DAY OF NOVEMBER, A.D. 1982.

WITNESSES: Richard M. Conroy MULTITECH CORPORATION
Michael E. ... V. E. ...



STATE OF FLORIDA

COURT OF PUBLIC ACCOUNTS
COUNTY OF DUVAL
I, ... COUNTY CLERK, DO HEREBY CERTIFY THAT ON THIS DAY BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AND COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, A FLORIDA APPEARER ... DISCLOSED TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING ADOPTION AND DEDICATION OF PLAT AS AND BEING THE PRESIDENT OF SAID CORPORATION NAMED THEREIN, AND ACKNOWLEDGED THE SIGNATURE SEAL AS THE ACT AND DEED OF SAID CORPORATION.

WITNESSES MY SIGNATURE AND OFFICIAL SEAL AT JACKSONVILLE, DUVAL COUNTY, FLORIDA THIS 15th DAY OF NOVEMBER, 1982.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
BY COMMISSION EXPIRES April 28, 1986



APPROVED FOR RECORD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE CITY OF JACKSONVILLE, FLORIDA, PURSUANT TO ORDINANCE NO. ... OF SAID CITY, ADOPTED BY ITS COUNCIL AND APPROVED BY ITS MAYOR THIS 10th DAY OF November, A.D. 1982.
MAYOR OF THE CITY OF JACKSONVILLE
SECRETARY OF THE COUNCIL OF THE CITY OF JACKSONVILLE

CLERK'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE CITY OF JACKSONVILLE AND SUBMITTED TO ME FOR RECORDING AND IS RECORDED IN PLAT BOOK 38 PAGES 48-49-50-51-52 OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THIS DAY OF January, A.D. 1983.

CLERK OF THE CITY OF JACKSONVILLE
BY ...
DEPUTY CLERK



SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPILED WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177, THAT THE SURVEY AND LEGAL DESCRIPTION ARE ACCURATE AND THAT THE PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND PERMANENT CONTROL POINTS WILL BE PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA AND THE CITY OF JACKSONVILLE, FLORIDA.
SIGNED AND SEALED THIS 9th DAY OF NOVEMBER, A.D. 1982.

ALL STATE-LAND SURVEYORS, INC.
FLORIDA REGISTERED LAND SURVEYOR NO. 1913

...

MAYPORT LANDING UNIT ONE

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DENWES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUAL COUNTY, FLORIDA.

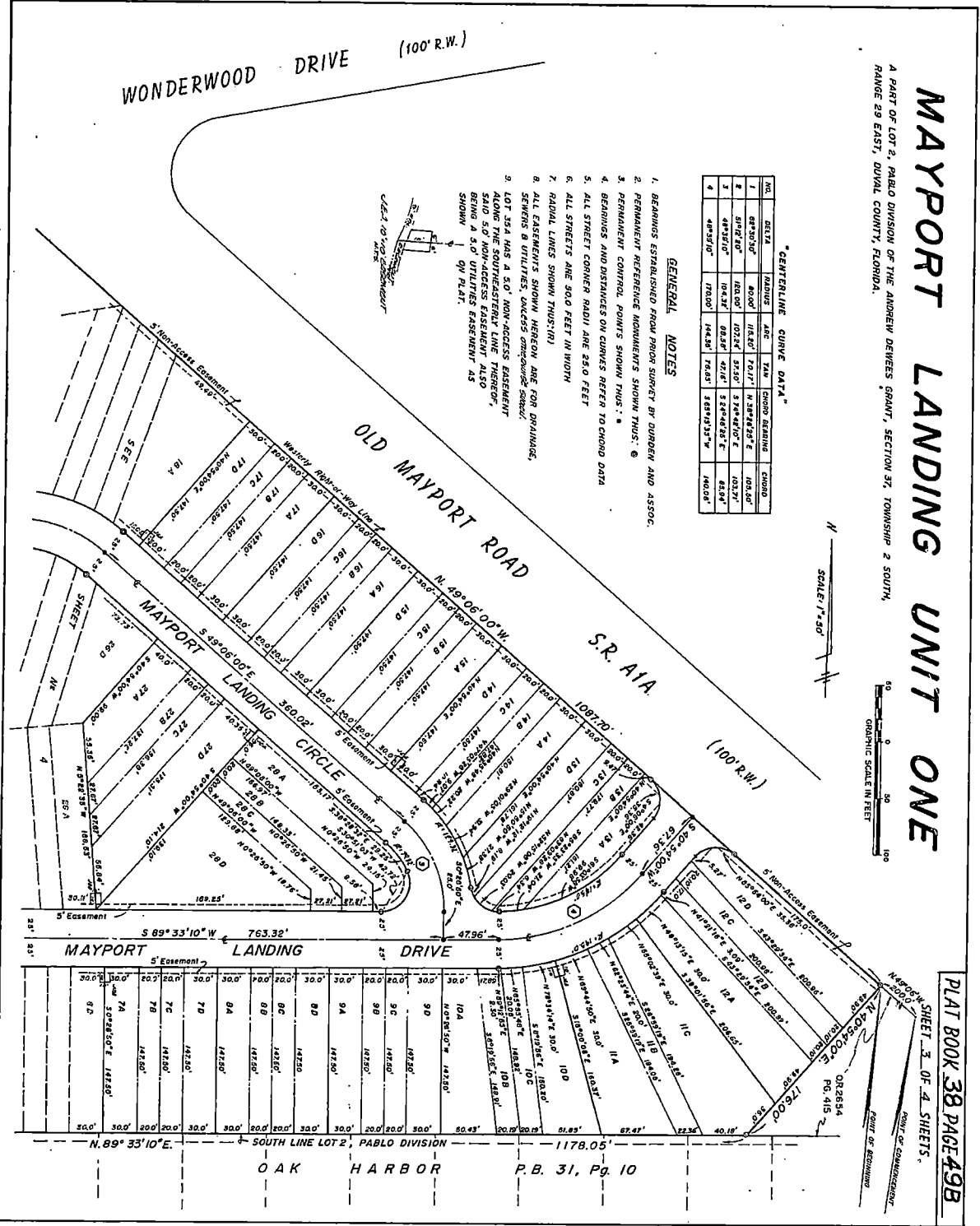
PLAT BOOK 38 PAGE 49B
SHEET 3 OF 4 SHEETS

GENERAL NOTE DATA

NO.	DATA	BEARING	ARC	TAN	CORD	BEARING	CORD
1	08°20'30"	80.00'	118.80'	79.17'	N 38°48'32" E	103.86'	
2	31°17'30"	125.00'	102.74'	37.50'	S 74°48'10" E	103.71'	
3	48°37'10"	104.33'	68.33'	47.61'	S 24°48'32" E	85.84'	
4	48°37'10"	176.00'	144.33'	79.83'	S 69°10'32" W	146.08'	

GENERAL NOTES

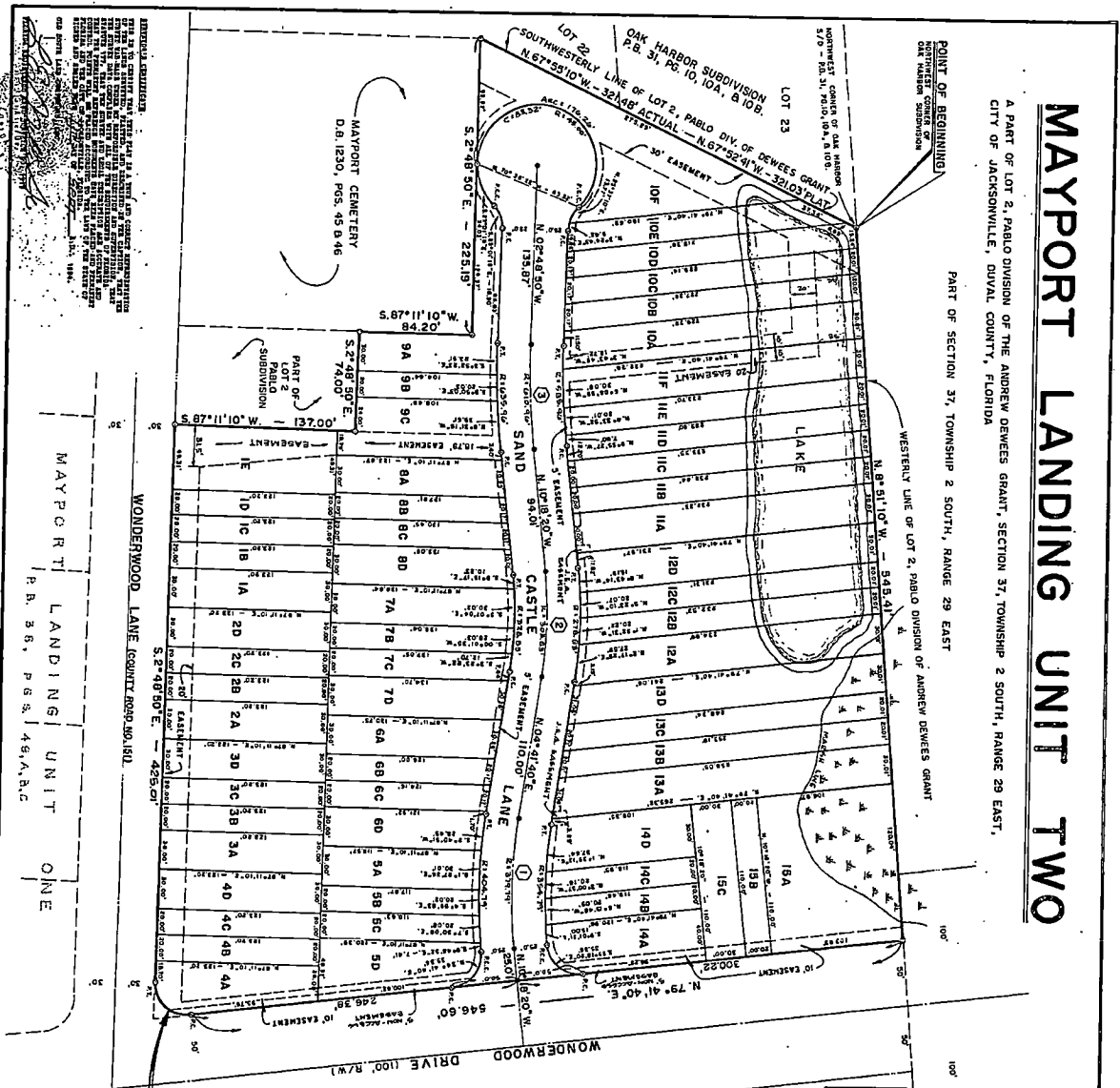
1. BEARINGS ESTABLISHED FROM PRIOR SURVEY BY DUNDEY AND ASSOC.
2. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ⊙
3. PERMANENT CONTROL POINTS SHOWN THUS: *
4. BEARINGS AND DISTANCES ON CURVES REFER TO CHORD DATA
5. ALL STREET CORNER RADII ARE 35.0 FEET
6. ALL STREETS ARE 90.0 FEET IN WIDTH
7. RADIAL LINES SHOWN THUS: (R)
8. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWERS & UTILITIES UNLESS OTHERWISE SHOWN.
9. LOT 35A HAS A 5.0' NON-ACCESS EASEMENT ALONG THE SOUTHEASTERNLY LINE THEREOF, SAID 5.0' NON-ACCESS EASEMENT ALSO BEING A 5.0' UTILITIES EASEMENT AS SHOWN ON PLAT.



MAYPORT LANDING UNIT TWO

A PART OF LOT 2, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST



RECORDS CONTAINED HEREIN:
 THIS IS TO CERTIFY THAT THIS PART IS A TRUE AND CORRECT REPRESENTATION OF THE RECORDS CONTAINED IN THE OFFICE OF THE COUNTY CLERK OF DUVAL COUNTY, FLORIDA, AND THAT THE SAME ARE TRUE AND CORRECT. THE ORIGINAL RECORDS ARE KEPT IN THE OFFICE OF THE COUNTY CLERK OF DUVAL COUNTY, FLORIDA, AND ARE AVAILABLE FOR INSPECTION BY THE PUBLIC AT ALL TIMES. THE ORIGINAL RECORDS ARE KEPT IN THE OFFICE OF THE COUNTY CLERK OF DUVAL COUNTY, FLORIDA, AND ARE AVAILABLE FOR INSPECTION BY THE PUBLIC AT ALL TIMES.

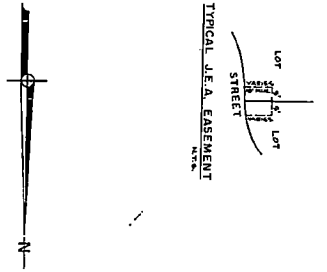
MAYPORT LANDING UNIT ONE
 P.B. 36, P.G.S. 14 & 15, R.C.

OLD SOUTH LAND SURVEYORS & LAND PLANNERS
 8014 UNIVERSITY BLVD. W.
 JACKSONVILLE, FLORIDA 32217
 757-8111

CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN	CHORD BEARING	CHORD
1	15° 00' 00"	378.78'	98.43'	3000'	S 02° 48' 20" E	98.14'
2	15° 00' 00"	303.81'	75.54'	4000'	S 02° 48' 20" E	75.32'
3	7° 29' 30"	610.95'	73.89'	4000'	S 05° 33' 35" E	73.03'

- GENERAL NOTES**
1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: (Symbol)
 2. PERMANENT CONTROL POINTS SHOWN THUS: (Symbol)
 3. BEARING AND DISTANCES ON CURVES REFER TO CHORD DATA.
 4. ALL STREET CORNER RADIUS ARE 25.0 FEET.
 5. ALL STREETS ARE 50.0 FEET IN WIDTH.
 6. ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE, SEWERS AND UTILITIES, UNLESS OTHERWISE NOTED.
 7. BEARING ESTABLISHED FROM SOUTHERLY RIGHT OF WAY LINE OF WONDERWOOD DRIVE AND MAYPORT LANDING UNIT ONE.



CH BRG. - S. 51° 33' 35" E.
 DIST. - 37.59'
 RAD. = 25.00'
 TAN. = 28.50'
 ARC. = 42.54'



PLAT BOOK 40 PAGE 54A
 SHEET 2 OF 2 SHEETS

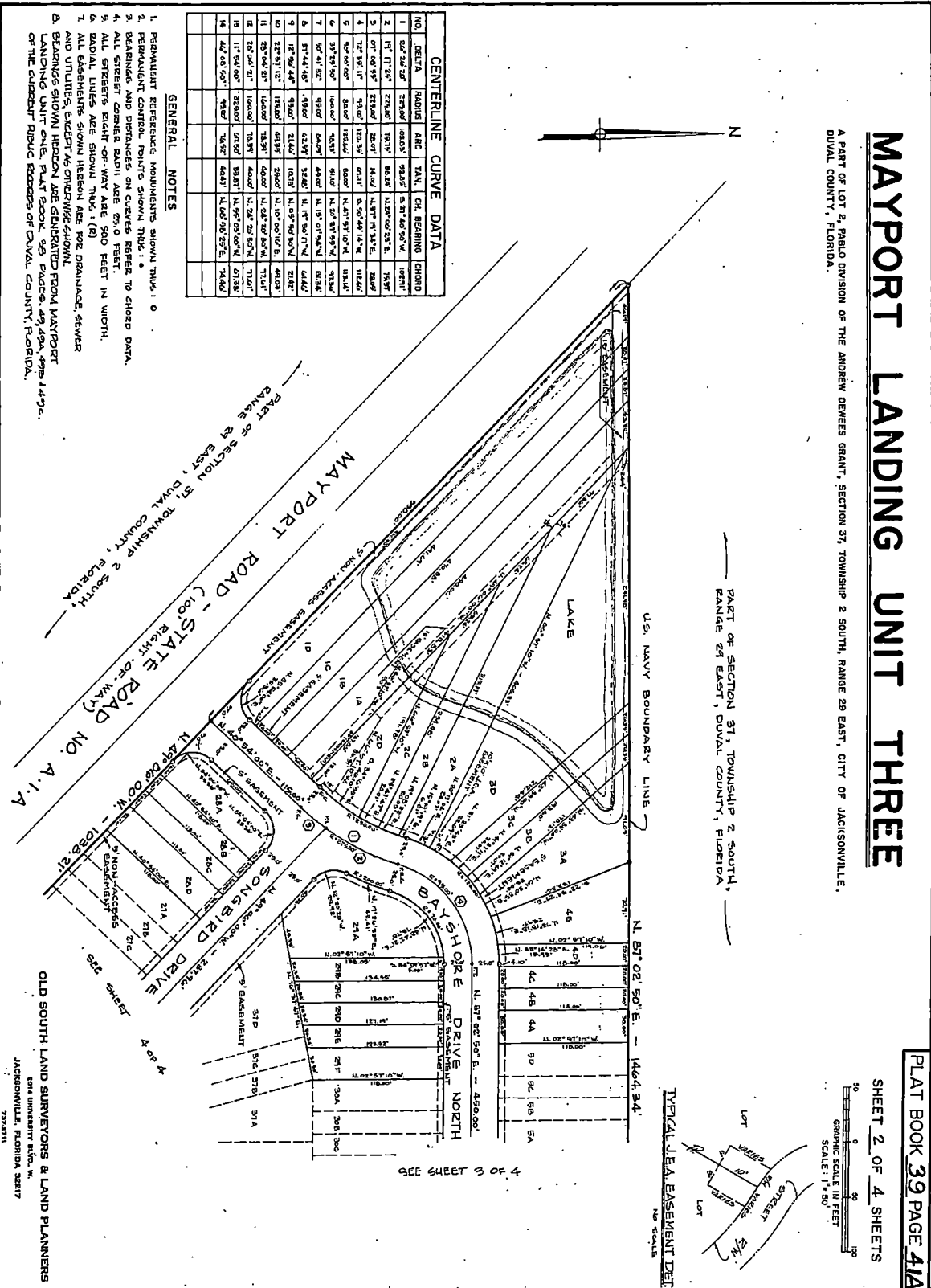
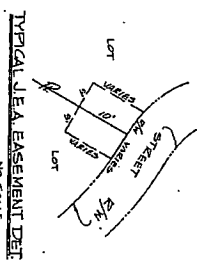
MAYPORT LANDING UNIT THREE

A PART OF LOT 5, PABLO DIVISION OF THE ANDREW DEWEES GRANT, SECTION 27, TOWNSHIP 2 SOUTH, RANGE 29 EAST, CITY OF JACKSONVILLE, DUAL COUNTY, FLORIDA.

PLAT BOOK 39 PAGE 41A

SHEET 2 OF 4 SHEETS

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'



CENTERLINE CURVE DATA

NO.	DELTA	RADIUS	ARC	TAN.	CH.	BEARING	CHORD
1	52° 24' 00"	275.00'	103.00'	79.28'	121.42'	S 71° 44' 46" W	103.00'
2	11° 17' 25"	275.00'	19.19'	80.34'	121.42'	S 71° 44' 46" W	19.19'
3	07° 00' 35"	275.00'	25.00'	14.00'	121.42'	S 71° 44' 46" W	25.00'
4	72° 59' 11"	95.00'	100.50'	61.11'	6.50'	N 42° 59' 12" W	118.46'
5	90° 00' 00"	100.00'	100.00'	0.00'	0.00'	N 42° 59' 12" W	100.00'
6	37° 29' 52"	100.00'	64.96'	61.00'	11.00'	N 42° 59' 12" W	64.96'
7	50° 41' 52"	100.00'	64.96'	49.60'	11.00'	N 42° 59' 12" W	64.96'
8	51° 44' 46"	100.00'	64.96'	49.60'	11.00'	N 42° 59' 12" W	64.96'
9	12° 56' 44"	100.00'	21.42'	10.10'	11.00'	N 42° 59' 12" W	21.42'
10	22° 51' 12"	100.00'	40.39'	29.00'	11.00'	N 42° 59' 12" W	40.39'
11	25° 04' 51"	100.00'	44.39'	32.00'	11.00'	N 42° 59' 12" W	44.39'
12	27° 04' 51"	100.00'	48.39'	35.00'	11.00'	N 42° 59' 12" W	48.39'
13	11° 54' 00"	100.00'	18.19'	13.00'	11.00'	N 42° 59' 12" W	18.19'
14	44° 05' 00"	100.00'	70.00'	44.00'	11.00'	N 42° 59' 12" W	70.00'

GENERAL NOTES

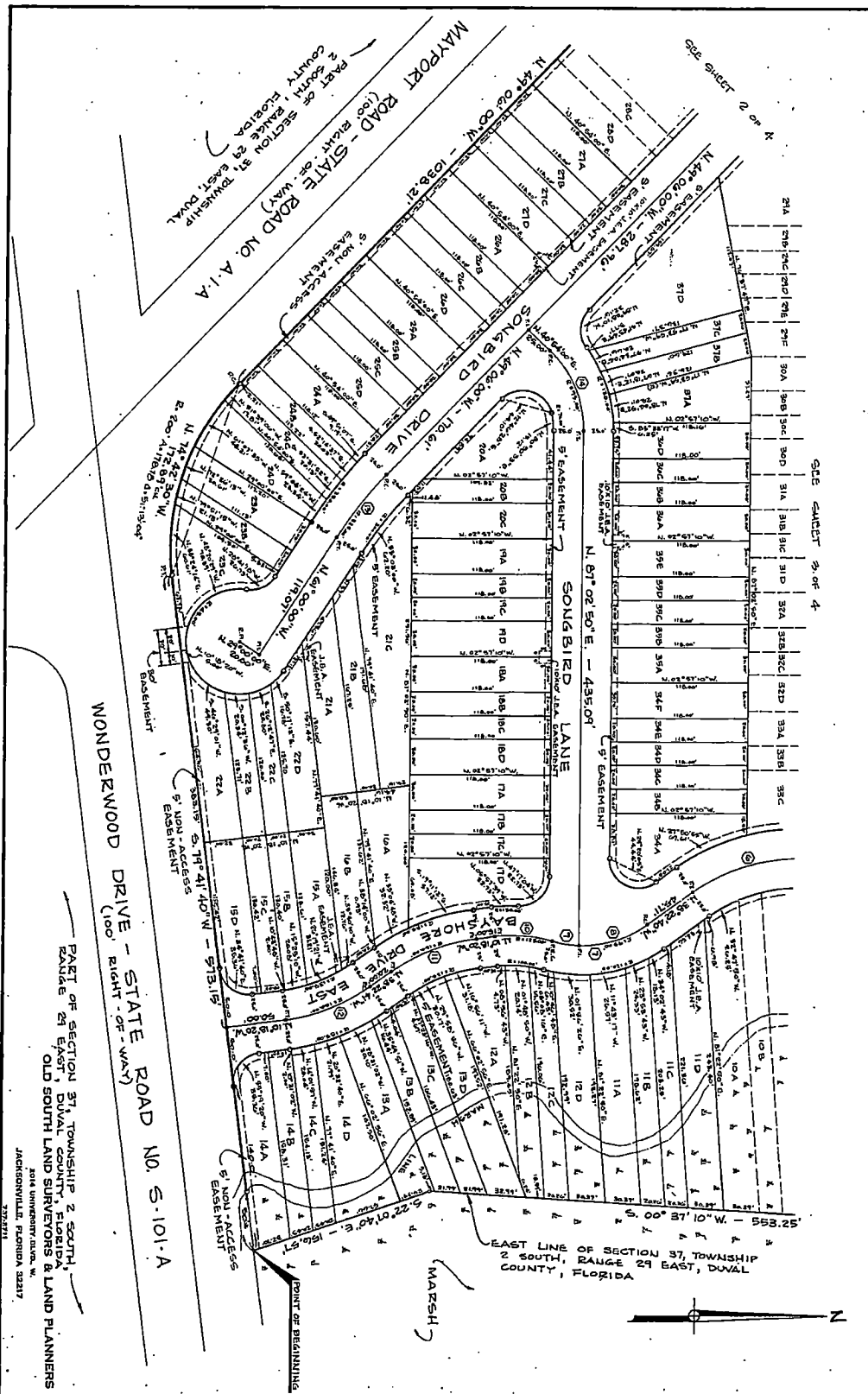
1. PERMANENT REFERENCE MONUMENTS SHOWN THUS: ○
2. PERMANENT CONTROL POINTS SHOWN THUS: ●
3. BEARINGS AND DISTANCES ON CURVES REFER TO CHORD DATA.
4. ALL STREET CORNER RADIUS ARE 25.0 FEET.
5. ALL STREETS RIGHT-OF-WAY ARE 50.0 FEET IN WIDTH.
6. ALL LINES ARE SHOWN THUS: (S)
7. ALL LINES ARE SHOWN THUS: (R)
8. ALL LINES ARE SHOWN THUS: (D)
9. ALL LINES ARE SHOWN THUS: (E)
10. ALL LINES ARE SHOWN THUS: (F)
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12. ALL LINES ARE SHOWN THUS: (H)
13. ALL LINES ARE SHOWN THUS: (I)
14. ALL LINES ARE SHOWN THUS: (J)
15. ALL LINES ARE SHOWN THUS: (K)
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30. ALL LINES ARE SHOWN THUS: (Z)
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47. ALL LINES ARE SHOWN THUS: (Q)
48. ALL LINES ARE SHOWN THUS: (R)
49. ALL LINES ARE SHOWN THUS: (S)
50. ALL LINES ARE SHOWN THUS: (T)
51. ALL LINES ARE SHOWN THUS: (U)

OLD SOUTH LAND SURVEYORS & LAND PLANNERS
514 UNIVERSITY BLVD., W.
JACKSONVILLE, FLORIDA 32217
724-2111

SEE SHEET 3 OF 4

MAYPORT LANDING UNIT THREE

PLAT BOOK 39 PAGE 41C
 SHEET 4 OF 4 SHEETS
 GRAPHIC SCALE IN FEET
 SCALE 1" = 50'



PART OF SECTION 37, TOWNSHIP 2 SOUTH, RANGE 29 EAST, DUVAL COUNTY, FLORIDA, AS SHOWN ON OLD SOUTH LAND SURVEYORS & LAND PLANNERS JACSONVILLE, FLORIDA 32317

RE Number	Owner	Street	Lot	Plat
168441-0104	SHOWERS L NORMAN	1296 MAYPORT LANDING	DR 1A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0106	SHOWERS L NORMAN	1292 MAYPORT LANDING	DR 1B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0108	ALBRECHT JOERGE	1288 MAYPORT LANDING	DR 1C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0110	ALBRECHT JOERGE	1284 MAYPORT LANDING	DR 1D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0112	BARRIER ISLAND RENTALS III LLC	1280 MAYPORT LANDING	DR 2A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0114	BARRIER ISLAND RENTALS III LLC	1276 MAYPORT LANDING	DR 2B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0116	WAGNER CHARLES III	1272 MAYPORT LANDING	DR 2C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0118	FRANZONI MARK	1268 MAYPORT LANDING	DR 2D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0120	HCMC PROPERTIES INC	1264 MAYPORT LANDING	DR 3A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0122	HCMC PROPERTIES INC	1260 MAYPORT LANDING	DR 3B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0124	HCMC PROPERTIES INC	1256 MAYPORT LANDING	DR 3C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0126	HCMC PROPERTIES INC	1252 MAYPORT LANDING	DR 3D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0128	KLIPSTEIN MICHELLE	1248 MAYPORT LANDING	DR 4A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0130	KELLY MICHAEL A	1244 MAYPORT LANDING	DR 4B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0132	MCKENZIE ASHLEY C	1240 MAYPORT LANDING	DR 4C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0134	MCKENZIE ASHLEY C	1236 MAYPORT LANDING	DR 4D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0136	BELEW JAMES T JR	1232 MAYPORT LANDING	DR 5A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0138	BOATE BRENT M	1228 MAYPORT LANDING	DR 5B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0140	KELLY MICHAEL A	1224 MAYPORT LANDING	DR 5C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0142	AYRS ROBERT D	1220 MAYPORT LANDING	DR 5D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0144	315 REAL ESTATE CAPITAL LLC	1216 MAYPORT LANDING	DR 6A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0146	MCGOVERN CLAIRE S FAMILY TRUST	1212 MAYPORT LANDING	DR 6B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0148	WILLIAMS TRENTON CORNEILUS	1208 MAYPORT LANDING	DR 6C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0150	THIBODEAU MICHAEL P	1204 MAYPORT LANDING	DR 6D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0152	DROZDZOWSKI MARIUSZ	1192 MAYPORT LANDING	DR 7A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0154	ATLANTIC RESTORATION COUNCIL LLC	1188 MAYPORT LANDING	DR 7B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0156	ALBRECHT EVE	1184 MAYPORT LANDING	DR 7C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0158	DUNN LENORE A	1178 MAYPORT LANDING	DR 7D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0160	MANN L CHARLES	1174 MAYPORT LANDING	DR 8A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0162	MANN L CHARLES	1170 MAYPORT LANDING	DR 8B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0164	MANN L CHARLES	1166 MAYPORT LANDING	DR 8C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C

168441-0166	CAPELLINI VERONICA L ET AL	1162 MAYPORT LANDING	DR	8D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0168	MANN L CHARLES	1158 MAYPORT LANDING	DR	9A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0170	ROWE CONRAD	1154 MAYPORT LANDING	DR	9B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0172	MANN L CHARLES	1150 MAYPORT LANDING	DR	9C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0174	MANN L CHARLES	1146 MAYPORT LANDING	DR	9D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0176	HCMC PROPERTIES INC	1142 MAYPORT LANDING	DR	10A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0178	CLARK ROBERT WALLACE	1138 MAYPORT LANDING	DR	10B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0180	TRANG PATRICK	1134 MAYPORT LANDING	DR	10C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0182	GRIFFIN STARLIN TRUST	1130 MAYPORT LANDING	DR	10D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0184	LLANOS JUAN	1126 MAYPORT LANDING	DR	11A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0186	WILLIAMS TRENTON CORNELIUS	1122 MAYPORT LANDING	DR	11B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0188	CALLAHAN PATRICIA A	1118 MAYPORT LANDING	DR	11C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0190	H C M C PROPERTIES INC	1114 MAYPORT LANDING	DR	12A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0192	H C M C PROPERTIES INC	1110 MAYPORT LANDING	DR	12B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0194	H C M C PROPERTIES INC	1106 MAYPORT LANDING	DR	12C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0196	H C M C PROPERTIES INC	1102 MAYPORT LANDING	DR	12D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0198	WOOD BARRY ET AL	1103 MAYPORT LANDING	CIR	13A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0200	WOOD BARRY ET AL	1107 MAYPORT LANDING	CIR	13B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0202	WOOD BARRY ET AL	1111 MAYPORT LANDING	CIR	13C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0204	WOOD BARRY JAMES ET AL	1115 MAYPORT LANDING	CIR	13D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0206	FELMET MARION W	1119 MAYPORT LANDING	CIR	14A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0208	PELLICER DONALD J	1123 MAYPORT LANDING	CIR	14B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0210	STROBRIDGE JEROME MICHAEL	1127 MAYPORT LANDING	CIR	14C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0212	ONNEA INVESTMENT LLC	1131 MAYPORT LANDING	CIR	14D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0214	HOOSE 4 LLC	1135 MAYPORT LANDING	CIR	15A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0216	GILLETTE JON C	1139 MAYPORT LANDING	CIR	15B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0218	SCHMIDT GARY C	1143 MAYPORT LANDING	CIR	15C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0220	MCKENZIE JAMES TODD	1147 MAYPORT LANDING	CIR	15D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0222	MANN L CHARLES	1151 MAYPORT LANDING	CIR	16A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0224	MANN L CHARLES	1155 MAYPORT LANDING	CIR	16B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0226	BALGOS MYRA A	1159 MAYPORT LANDING	CIR	16C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0228	TYRON JACK WHITMAN LIVING TRUST	1163 MAYPORT LANDING	CIR	16D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C

168441-0230	JENNIE DUNLOP REVOCABLE TRUST	1167 MAYPORT LANDING	CIR	17A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0232	OLIVER LEE PROPERTIES LLC	1171 MAYPORT LANDING	CIR	17B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0234	HOWARD EMMA R	1175 MAYPORT LANDING	CIR	17C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0236	GOODMAN JOSHUA P	1179 MAYPORT LANDING	CIR	17D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0238	WITTEN CAROLE D TRUST	1201 MAYPORT LANDING	CIR	18A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0240	WITTEN CAROLE D TRUST	1205 MAYPORT LANDING	CIR	18B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0242	WITTEN CAROLE D TRUST	1209 MAYPORT LANDING	CIR	18C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0244	MCGOVERN CLAIRE S FAMILY TRUST	1213 MAYPORT LANDING	CIR	18D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0246	MCGOVERN CLAIRE S FAMILY TRUST	1217 MAYPORT LANDING	CIR	18E	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0248	MAYPORT CIRCLE LLC	1221 MAYPORT LANDING	CIR	18F	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0250	MAYPORT CIRCLE LLC	1225 MAYPORT LANDING	CIR	19A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0252	MAYPORT CIRCLE LLC	1229 MAYPORT LANDING	CIR	19B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0254	FREY JUDY B LIFE ESTATE	1233 MAYPORT LANDING	CIR	19C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0256	MCGOVERN CLAIRE S FAMILY TRUST	1237 MAYPORT LANDING	CIR	19D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0258	MANN L CHARLES	1241 MAYPORT LANDING	CIR	20A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0260	MANN L CHARLES	1245 MAYPORT LANDING	CIR	20B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0262	MANN L CHARLES	1249 MAYPORT LANDING	CIR	20C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0264	MANN L CHARLES	1253 MAYPORT LANDING	CIR	20D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0266	WILLIAMSON ANN MARIE	1257 MAYPORT LANDING	CIR	21A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0268	MC MURRAY MARIXA	1261 MAYPORT LANDING	CIR	22B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0270	WILLIAMSON ANN MARIE	1265 MAYPORT LANDING	CIR	22C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0272	WILLIAMSON ANN MARIE	1269 MAYPORT LANDING	CIR	22D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0274	KNAUSS ROBERT J TRUST	1273 MAYPORT LANDING	CIR	22A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0276	UNCOMMON PROPERTIES LLC	1277 MAYPORT LANDING	CIR	22B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0278	HAMM JAMES MARTIN	1281 MAYPORT LANDING	CIR	22C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0280	GANT CAMILLA K	1285 MAYPORT LANDING	CIR	22D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0282	PELLICER DONALD J	1266 MAYPORT LANDING	CIR	23A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0284	NABER DONALD JR	1262 MAYPORT LANDING	CIR	23B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0286	ROCKWITZ DANIEL ET AL	1254 MAYPORT LANDING	CIR	23C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0288	CHUCK BARNES TAX RECEIVABLES LLC	1250 MAYPORT LANDING	CIR	23D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0290	KELLY CANDACE L	1246 MAYPORT LANDING	CIR	24A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0292	RADEV IVAN	1242 MAYPORT LANDING	CIR	24B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C

168441-0294	TC PROPERTIES LLC	1238 MAYPORT LANDING	CIR	24C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0296	MANN HELEN P ET AL	1234 MAYPORT LANDING	CIR	24D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0298	MENNER PAUL J	1230 MAYPORT LANDING	CIR	25A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0300	JONES JACK ROBERT III ET AL	1226 MAYPORT LANDING	CIR	25B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0302	COOK ROBERT B	1222 MAYPORT LANDING	CIR	25C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0304	LUIGLA RENE	1218 MAYPORT LANDING	CIR	25D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0306	STOODLEY MARIA LIGAYA R D	1214 MAYPORT LANDING	CIR	26A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0308	BLANTON EUGENE B	1206 MAYPORT LANDING	CIR	26B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0310	ROGERS COLEMAN	1202 MAYPORT LANDING	CIR	26C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0312	MCKENZIE JAMES T	1200 MAYPORT LANDING	CIR	26D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0314	ATLANTIC RESTORATION COUNCIL LLC	1168 MAYPORT LANDING	CIR	27A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0316	AYRS ROBERT D	1164 MAYPORT LANDING	CIR	27B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0318	HAMM JAMES M	1160 MAYPORT LANDING	CIR	27C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0320	GRIMES DAVID LEON	1156 MAYPORT LANDING	CIR	27D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0322	BURNETTE VERGIE T	1149 MAYPORT LANDING	DR	28A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0324	LAMB RICHARD T	1153 MAYPORT LANDING	DR	28B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0326	MANN L CHARLES	1157 MAYPORT LANDING	DR	28C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0328	MANN L CHARLES	1161 MAYPORT LANDING	DR	28D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0330	HAMM JAMES M	1207 MAYPORT LANDING	DR	29A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0332	HAMM JAMES M	1211 MAYPORT LANDING	DR	29B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0334	WAIT BENJAMIN W	1215 MAYPORT LANDING	DR	29C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0336	MCKENZIE JAMES T	1219 MAYPORT LANDING	DR	29D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0338	LUIGLA JENNA	1223 MAYPORT LANDING	DR	30A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0340	BURKE JOHN CHARLES	1227 MAYPORT LANDING	DR	30B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0342	MANN HELEN P ET AL	1231 MAYPORT LANDING	DR	30C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0344	JENNIE DUNLOP REVOCABLE TRUST	1235 MAYPORT LANDING	DR	30D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0346	HAMM JAMES MARTIN	1239 MAYPORT LANDING	DR	31A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0348	HAMM JAMES MARTIN	1243 MAYPORT LANDING	DR	31B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0350	HAMM JAMES MARTIN	1247 MAYPORT LANDING	DR	31C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0352	HAMM JAMES MARTIN	1251 MAYPORT LANDING	DR	31D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0354	HAMM JAMES M	1255 MAYPORT LANDING	DR	32A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0356	HAMM JAMES M	1259 MAYPORT LANDING	DR	32B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C

168441-0358	HAMM JAMES M	1263 MAYPORT LANDING	DR	32C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0360	HAMM JAMES M	1267 MAYPORT LANDING	DR	32D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0362	JENNIE DUNLOP REVOCABLE TRUST	1321 MAYPORT LANDING	CIR	33A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0364	JENNIE DUNLOP REVOCABLE TRUST	1325 MAYPORT LANDING	CIR	33B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0366	MCGOVERN CLAIRE S FAMILY TRUST	1329 MAYPORT LANDING	CIR	33C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0368	MCGOVERN CLAIRE S FAMILY TRUST	1333 MAYPORT LANDING	CIR	33D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0370	DRISCOLL JEAN	1307 MAYPORT LANDING	CIR	34A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0372	HAIRE JEANNE D ET AL	1311 MAYPORT LANDING	CIR	34B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0374	BYRNE DANIEL L	1313 MAYPORT LANDING	CIR	34C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0376	FRAZIER JAMES R	1317 MAYPORT LANDING	CIR	34D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0378	COLLINS DEBRA A	2853 WONDERWOOD	LN	35A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0380	DIMITRAKOPOULOS NIKOS	2857 WONDERWOOD	LN	35B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0382	MANN BRIAN D	2861 WONDERWOOD	LN	35C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0384	LYON FRANCES PARKS	2865 WONDERWOOD	LN	35D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0386	BARRIER ISLAND RENTALS I LLC	2869 WONDERWOOD	LN	36A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0388	BARRIER ISLAND RENTALS I LLC	2873 WONDERWOOD	LN	36B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0390	BARRIER ISLAND RENTALS II LLC	2877 WONDERWOOD	LN	36C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0392	BARRIER ISLAND RENTALS II LLC	2881 WONDERWOOD	LN	36D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0395	OLIVER LEE PROPERTIES LLC	1290 WONDERWOOD	DR	37A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0396	HAMM JAMES M	1286 WONDERWOOD	DR	37B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0398	BECKERLEG SCOTT R	1282 WONDERWOOD	DR	37C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0400	HAMM JAMES M	1278 WONDERWOOD	DR	37D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0402	BLOOM JAIME A	1274 WONDERWOOD	DR	38A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0404	MANN HELEN P ET AL	1270 WONDERWOOD	DR	38B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0405	RIGHTSTEIG ALAINA M	1248 WONDERWOOD	DR	39A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0406	SLJ MAYPORT LANDING LAND TRUST I	1254 WONDERWOOD	DR	38C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0409	SLJ MAYPORT LANDING TRUST II	1252 WONDERWOOD	DR	38D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0413	FENDIG NICHOLAS	1244 WONDERWOOD	DR	39B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0414	SLJ MAYPORT LANDING LAND TRUST I	1240 WONDERWOOD	DR	39C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0416	SLJ MAYPORT LANDING TRUST II	1236 WONDERWOOD	DR	39D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0418	SHAW BYRON HARVEY LIFE ESTATE R/S	1232 WONDERWOOD	DR	40A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0420	HAMM JAMES M	1228 WONDERWOOD	DR	40B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C

168441-0422	LIANG ZHIMEL	1226 WONDERWOOD	DR	40C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0424	MCCORMICK PATRICK D	1224 WONDERWOOD	DR	40D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0426	CASSIDY BRIAN P	1218 WONDERWOOD	DR	41A	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0428	FRANZONI MARK IRA	1214 WONDERWOOD	DR	42B	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0430	MAYPORT CIRCLE LLC	1210 WONDERWOOD	DR	42C	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0432	MAYPORT CIRCLE LLC	1206 WONDERWOOD	DR	42D	MAYPORT LANDING UNIT 01; BK 38 PG 49-49C
168441-0502	SCHUDER MICHAEL O & LI HSIANG S	2862 WONDERWOOD	LN	1A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0504	KENDRICK LARRY D	2860 WONDERWOOD	LN	1B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0506	ATLANTIC RESTORATION COUNCIL LLC	2858 WONDERWOOD	LN	1C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0508	MANNS HELEN P ET AL	2856 WONDERWOOD	LN	1D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0510	DAVIS MARK R	2854 WONDERWOOD	LN	1E	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0512	FRANZONI MARK	2870 WONDERWOOD	LN	2A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0514	NIEVES ANIBAL	2868 WONDERWOOD	LN	2B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0516	ROBERTSON RONALD J	2866 WONDERWOOD	LN	2C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0518	GREEN SARA	2864 WONDERWOOD	LN	2D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0520	HOWELL JOHN DRAYDEN	2878 WONDERWOOD	LN	3A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0522	KAHLER BARBARA	2876 WONDERWOOD	LN	3B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0524	WOOD GEDDES P	2874 WONDERWOOD	LN	3C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0526	SHEWY SCOTT	2872 WONDERWOOD	LN	3D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0528	FRANCO DORIS M	2888 WONDERWOOD	LN	4A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0530	ROWE CONRAD	2886 WONDERWOOD	LN	4B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0532	SCHALL YAN L	2884 WONDERWOOD	LN	4C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0534	SCHALL YAN	2880 WONDERWOOD	LN	4D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0536	CHATHAM JASON E	2881 SAND CASTLE	LN	5A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0538	GRIECO JAMES F	2883 SAND CASTLE	LN	5B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0540	ROSSIGNOL TERRI	2885 SAND CASTLE	LN	5C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0542	BLAIR CHARLES A	2887 SAND CASTLE	LN	5D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0544	SAMMEL JAMES W	2873 SAND CASTLE	LN	6A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0546	LOPEZ JOSE G	2875 SAND CASTLE	LN	6B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0548	DAVIS MARK R	2877 SAND CASTLE	LN	6C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0550	2879 SAND CASTLE LN LAND TRUST	2879 SAND CASTLE	LN	6D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0552	HAMM JAMES M JR	2865 SAND CASTLE	LN	7A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A

168441-0554	WELLER JOHN	2867 SAND CASTLE	LN	7B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0556	BERDINE DONNA	2869 SAND CASTLE	LN	7C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0558	HAMM JAMES M JR	2871 SAND CASTLE	LN	7D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0560	FAULKNER JOSEPHINE F	2857 SAND CASTLE	LN	8A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0562	ELDER HOLLY E	2859 SAND CASTLE	LN	8B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0564	MCGOVERN CLAIRE S FAMILY TRUST	2861 SAND CASTLE	LN	8C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0566	STEVENSON WILLIAM T	2863 SAND CASTLE	LN	8D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0568	HOUGHTON KEITH A	2851 SAND CASTLE	LN	9A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0570	HUNTER LAURA A	2853 SAND CASTLE	LN	9B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0572	GREEN SARA	2855 SAND CASTLE	LN	9C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0574	BIES SHIRLEY A	2854 SAND CASTLE	LN	10A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0576	JUDD SHARON P	2852 SAND CASTLE	LN	10B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0578	JEFFREY L WERCH REVOCABLE LIVING TRUST	2850 SAND CASTLE	LN	10C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0580	SAMPAYO ERIK A	2848 SAND CASTLE	LN	10D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0582	SHOWERS L NORMAN	2846 SAND CASTLE	LN	10E	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0584	VETTER ROBERT W	2844 SAND CASTLE	LN	10F	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0586	NAZFI SHIVA	2866 SAND CASTLE	LN	11A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0588	ACE WALKER LLC	2864 SAND CASTLE	LN	11B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0590	MUTTA MARY F	2862 SAND CASTLE	LN	11C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0592	MCGOVERN CLAIRE S FAMILY TRUST	2860 SAND CASTLE	LN	11D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0594	BECKERLEG WILLIAM H III	2858 SAND CASTLE	LN	11E	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0596	NISSEN HEATHER E	2856 SAND CASTLE	LN	11F	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0598	BARKER THERESA A	2874 SAND CASTLE	LN	12A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0600	LAIRD PAULA	2872 SAND CASTLE	LN	12B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0602	CHUCK BARNES TAX RECEIVABLES LLC	2870 SAND CASTLE	LN	12C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0604	PINEDA CINTHIA	2868 SAND CASTLE	LN	12D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0606	MANDARIN MANAGEMENT SYSTEMS INC	2882 SAND CASTLE	LN	13A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0608	DUNLOP LENORE F	2880 SAND CASTLE	LN	13B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0610	WELLS CHRISTOPHER R	2878 SAND CASTLE	LN	13C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0612	BECKERLEG WILLIAM H III	2876 SAND CASTLE	LN	13D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A

168441-0614	STRAUS EDWARD F	2890 SAND CASTLE	LN	14A	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0616	STRAUS EDWARD F	2888 SAND CASTLE	LN	14B	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0618	BANNON JAMES L	2886 SAND CASTLE	LN	14C	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-0620	HAYECK ROBERT	2884 SAND CASTLE	LN	14D	MAYPORT LANDING UNIT 02; BK 40 PG 54-54A
168441-1002	BANNON JAMES L	1291 BAYSHORE	DR	1A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1004	MCGOVERN CLAIRE S FAMILY TRUST	1293 BAYSHORE	DR	1B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1006	NORRIS BEVERLY JOANN	1295 BAYSHORE	DR	1C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1008	MANN L CHARLES	1299 BAYSHORE	DR	1D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1010	BANNON JAMES L	1275 BAYSHORE	DR	2A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1012	HALL GEORGE W JR	1279 BAYSHORE	DR	2B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1014	LAMBERT ALICE L	1283 BAYSHORE	DR	2C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1016	STROHECKER LARRY G	1287 BAYSHORE	DR	2D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1018	RTG RENTALS LLC	1259 BAYSHORE	DR	3A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1020	HAMM JAMES M JR	1263 BAYSHORE	DR	3B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1022	WOLK MARY E	1267 BAYSHORE	DR	3C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1024	TRITON HOMES INC	1271 BAYSHORE	DR	3D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1026	HAMM JAMES M	1239 BAYSHORE	DR	4A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1028	MURRAY JOHN ET AL	1243 BAYSHORE	DR	4B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1030	MURRAY JOHN ET AL	1247 BAYSHORE	DR	4C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1032	STONE JOHN CANNON III	1251 BAYSHORE	DR	4D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1034	KABASTA RONALD A	1255 BAYSHORE	DR	4E	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1036	BANNON JAMES	1225 BAYSHORE	DR	5A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1038	BURT ROBERT	1229 BAYSHORE	DR	5B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1040	OLIVER LEE PROPERTIES LLC	1231 BAYSHORE	DR	5C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1042	RODRIGUEZ PERFECTA	1235 BAYSHORE	DR	5D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1044	RAMEAU ARY	1209 BAYSHORE	DR	6A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1046	MCKENZIE JAY	1213 BAYSHORE	DR	6B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1048	MARCELLA ERNESTO	1217 BAYSHORE	DR	6C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1050	THOMPSON NANCY LEE	1221 BAYSHORE	DR	6D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1052	LUIGLA RENE	1183 BAYSHORE	DR	7A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1054	MCKENZIE JAMES ET AL	1187 BAYSHORE	DR	7B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1056	JENNIE DUNLOP REVOCABLE TRUST	1191 BAYSHORE	DR	7C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C

168441-1058	ONNEA INVESTMENT LLC	1195 BAYSHORE	DR	7D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1060	LIANG ZHI MEI	1159 BAYSHORE	DR	8A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1062	REVEN HOUSING FLORIDA LLC	1163 BAYSHORE	DR	8B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1064	NAGEL RAYMOND E JR	1167 BAYSHORE	DR	8C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1066	MCGOVERN CLAIRE S FAMILY TRUST	1171 BAYSHORE	DR	8D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1068	COLINDRES DAVID	1175 BAYSHORE	DR	8E	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1070	RICHARDSON DIANA	1179 BAYSHORE	DR	8F	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1072	H C M C PROPERTIES INC	2983 BAYSHORE	DR	9A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1074	HCMC PROPERTIES INC	2987 BAYSHORE	DR	9B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1076	HCMC PROPERTIES INC	2991 BAYSHORE	DR	9C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1078	H C M C PROPERTIES INC	2995 BAYSHORE	DR	9D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1080	BANNON JAMES L	2967 BAYSHORE	DR	10A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1082	MCGOVERN-CLAIRE S FAMILY TRUST	2971 BAYSHORE	DR	10B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1084	MAYPORT CIRCLE LLC	2975 BAYSHORE	DR	10C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1086	KRITSKY ERIC M	2979 BAYSHORE	DR	10D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1088	MCGOVERN CLAIRE S FAMILY TRUST	2951 BAYSHORE	DR	11A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1090	MCGOVERN CLAIRE S FAMILY TRUST	2955 BAYSHORE	DR	11B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1092	BANNON JAMES L	2959 BAYSHORE	DR	11C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1094	EDDINS DOROTHY JOAN	2963 BAYSHORE	DR	11D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1096	HAMM JAMES M JR	2935 BAYSHORE	DR	12A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1098	BOOTH THOMAS	2939 BAYSHORE	DR	12B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1100	THOMAS JOHN	2943 BAYSHORE	DR	12C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1102	HAMM JAMES M JR	2947 BAYSHORE	DR	12D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1104	WHITACRE BEVERLY L	2919 BAYSHORE	DR	13A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1106	POPE EUNICE	2923 BAYSHORE	DR	13B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1108	RILEY JANAY	2927 BAYSHORE	DR	13C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1110	CREWS JUANITA C	2931 BAYSHORE	DR	13D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1112	HCMC PROPERTIES	2901 BAYSHORE	DR	14A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1114	THATCHER MERCEDES B/E	2905 BAYSHORE	DR	14B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1116	DUNLOP LENORE F	2909 BAYSHORE	DR	14C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1118	HARGRAVES SUSAN F	2915 BAYSHORE	DR	14D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1120	TESKE ELIZABETH A	2916 BAYSHORE	DR	15A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C

168441-1122	SLJ MAYPORT LANDING LAND TRUST I	2912 BAYSHORE	DR	15B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1124	HAMM JAMES M JR	2908 BAYSHORE	DR	15C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1126	LEVESQUE THOMAS	2904 BAYSHORE	DR	15D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1127	REVEN HOUSING FLORIDA LLC	2924 BAYSHORE	DR	16A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1129	REVEN HOUSING FLORIDA LLC	2920 BAYSHORE	DR	16B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1132	MCGOVERN CLAIRE S FAMILY TRUST	1168 SONGBIRD	LN	17A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1134	WATSON TIMOTHY J	1162 SONGBIRD	LN	17B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1136	HAMM JAMES MARTIN	1158 SONGBIRD	LN	17C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1138	STARZACHER BRENT	1154 SONGBIRD	LN	17D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1139	MCGOVERN CLAIRE S FAMILY TRUST	1184 SONGBIRD	LN	18A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1140	MCGOVERN CLAIRE S FAMILY TRUST	1180 SONGBIRD	LN	18B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1142	MCGOVERN CLAIRE S FAMILY TRUST	1176 SONGBIRD	LN	18C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1144	MCGOVERN CLAIRE S FAMILY TRUST	1172 SONGBIRD	LN	18D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1146	MANN L CHARLES	1198 SONGBIRD	LN	19A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1148	MANN L CHARLES	1196 SONGBIRD	LN	19B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1150	MANN L CHARLES	1192 SONGBIRD	LN	19C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1152	HAMM JAMES M	1188 SONGBIRD	LN	19D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1154	ROWE CONRAD	1216 SONGBIRD	LN	20A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1156	ROWE CONRAD	1212 SONGBIRD	LN	20B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1158	BRENT ANNE G TRUST	1208 SONGBIRD	LN	20C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1160	ANDERSON MICHAEL JOHN	2921 SONGBIRD	DR	21A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1162	SCHUDER MICHAEL D	2925 SONGBIRD	DR	21B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1164	ECKARD THOMAS S	2929 SONGBIRD	DR	21C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1166	BARRIER ISLAND RENTALS III LLC	2905 SONGBIRD	DR	22A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1168	GOL JOHN A JR	2909 SONGBIRD	DR	22B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1170	ABRAHAM MARI ET AL	2913 SONGBIRD	DR	22C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1172	KEKM PROPERTIES LLC	2917 SONGBIRD	DR	22D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1174	OLIVER LEE PROPERTIES LLC	2910 SONGBIRD	DR	23A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1176	OLIVER LEE PROPERTIES LLC	2906 SONGBIRD	DR	23B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1178	OLIVER LEE PROPERTIES LLC	2902 SONGBIRD	DR	23C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1180	GARNER DENNIS FRANK	2926 SONGBIRD	DR	24A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1182	MCKENZIE JAMES T	2922 SONGBIRD	DR	24B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C

168441-1184	HAVINGA DENISE J	2918 SONGBIRD	DR	24C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1186	THOMPSON TRACY G	2914 SONGBIRD	DR	24D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1188	DONOVAN KARLA M	2942 SONGBIRD	DR	25A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1190	OLIVER LEE PROPERTIES LLC	2938 SONGBIRD	DR	25B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1192	FONTANEZ OLGA LYDIA	2934 SONGBIRD	DR	25C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1194	BEAUDOIN ROGER G	2930 SONGBIRD	DR	25D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1196	SCOBBA FAMILY TRUST	2960 SONGBIRD	DR	26A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1198	CARLISLE CHARLOTTE F	2956 SONGBIRD	DR	26B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1200	SLJ MAYPORT LANDING LAND TRUST I	2950 SONGBIRD	DR	26C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1202	HCMC PROPERTIES INC	2946 SONGBIRD	DR	26D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1204	MCGOVERN CLAIRE S FAMILY TRUST	2976 SONGBIRD	DR	27A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1206	SORENSEN BRUCE T	2972 SONGBIRD	DR	27B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1208	LAIRD PAULA	2968 SONGBIRD	DR	27C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1210	DUNLOP LENORE F	2964 SONGBIRD	DR	27D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1212	RESTREPO SHELIA	2992 SONGBIRD	DR	28A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1214	YATES JOEL RONALD TRUST	2988 SONGBIRD	DR	28B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1216	HCMC PROPERTIES INC	2984 SONGBIRD	DR	28C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1218	SUN LISA C	2980 SONGBIRD	DR	28D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1220	HARDWICK WILLIAM E	1254 BAYSHORE	DR	29A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1222	FLETCHER CATHERINE L	1250 BAYSHORE	DR	29B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1224	VAN PELT ANTHONY	1246 BAYSHORE	DR	29C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1226	JENNIE DUNLOP REVOCABLE TRUST	1242 BAYSHORE	DR	29D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1228	SEAHORSE ONE LLC	1238 BAYSHORE	DR	29E	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1230	MANN L CHARLES	1234 BAYSHORE	DR	29F	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1232	MULLIS LISA C	1230 BAYSHORE	DR	30A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1234	REVEN HOUSING FLORIDA LLC	1226 BAYSHORE	DR	30B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1236	TERIAK RAMY F	1224 BAYSHORE	DR	30C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1238	TC PROPERTIES LLC	1220 BAYSHORE	DR	30D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1240	MCKENZIE JAMES T	1216 BAYSHORE	DR	31A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1242	MANN L CHARLES	1212 BAYSHORE	DR	32B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1244	RICHARD CHRISTOPHER A	1208 BAYSHORE	DR	32C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1246	SHUTTLEWORTH RICHARD A	1204 BAYSHORE	DR	32D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C

168441-1248	FOX SIDNEY S		1190 BAYSHORE	DR	32A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1250	DAVIS KYLE ARTHUR		1186 BAYSHORE	DR	32B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1252	ATLANTIC RESTORATION COUNCIL LLC		1182 BAYSHORE	DR	32C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1254	MCGOVERN CLAIRE S FAMILY TRUST		1178 BAYSHORE	DR	32D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1256	MCGOVERN CLAIRE S FAMILY TRUST		1174 BAYSHORE	DR	33A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1258	MCGOVERN CLAIRE S FAMILY TRUST		1170 BAYSHORE	DR	33B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1260	MCGOVERN CLAIRE S FAMILY TRUST		1166 BAYSHORE	DR	33C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1262	HAMM JAMES M		1157 SONGBIRD	LN	34A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1264	HAMM JAMES M		1161 SONGBIRD	LN	34B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1266	HAMM JAMES M		1165 SONGBIRD	LN	34C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1268	HAMM JAMES M		1169 SONGBIRD	LN	34D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1270	HAMM JAMES M JR		1173 SONGBIRD	LN	34E	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1272	HAMM JAMES M JR		1177 SONGBIRD	LN	34F	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1274	JENNIE DUNLOP REVOCABLE TRUST		1181 SONGBIRD	LN	35A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1276	HCMC PROPERTIES INC		1185 SONGBIRD	LN	35B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1278	IAN BLACKNIGHT LLC		1189 SONGBIRD	LN	35C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1280	IAN BLACKNIGHT LLC		1193 SONGBIRD	LN	35D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1282	BACHER WILLIAM C JR		1197 SONGBIRD	LN	35E	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1284	MCGOVERN CLAIRE S FAMILY TRUST		1205 SONGBIRD	LN	36A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1286	MCGOVERN CLAIRE S FAMILY TRUST		1209 SONGBIRD	LN	36B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1288	MCGOVERN CLAIRE S FAMILY TRUST		1213 SONGBIRD	LN	36C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1290	MCGOVERN CLAIRE S FAMILY TRUST		1217 SONGBIRD	LN	36D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1292	JOHNSON MARTHA M		1221 SONGBIRD	LN	37A	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1294	VARN ROBERT B		1225 SONGBIRD	LN	37B	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1296	GERKEN CARY S		1229 SONGBIRD	LN	37C	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C
168441-1298	RODNEY HORACE M		1233 SONGBIRD	LN	37D	MAYPORT LANDING UNIT 03 BK 39 PG 41-41C

State of Florida



Department of State

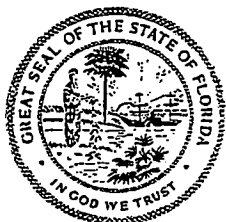
*I certify that the attached is a true and correct copy of the Articles
of Incorporation of*

MAYPORT LANDING OWNERS ASSOCIATION, INC.

*a corporation organized under the Laws of the State of Florida,
filed on December 3, 1982.*

The charter number for this corporation is 765957.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capital, this the
3rd day of December 1982.



CER 101

George Firestone
Secretary of State

ARTICLES OF INCORPORATION
OF

MAYPORT LANDING OWNERS ASSOCIATION, INC.

(A corporation not-for-profit)

FILED
DEC 3 11 44 AM '02
S. J. HALL (Clerk)
TALLAHASSEE, FLORIDA

ARTICLE I

NAME

The name of this corporation shall be MAYPORT LANDING OWNERS ASSOCIATION, INC. (the "Association").

ARTICLE II

PURPOSES

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

(a) To promote the health, safety and social welfare of the owners of property within that area described in Article IV hereof, which area will be hereinafter referred to as the "Property."

(b) To provide for termite inspection, exterminating service, liability insurance, as provided in the Declaration of Covenants of Mayport Landing recorded or to be recorded in the public records of Duval County, Florida (the "Declaration"), and such other services the responsibility for which has been accepted by the Association, and the capital improvements and equipment related thereto as to the Property.

(c) To provide, purchase, acquire, replace, improve, maintain and/or repair such buildings, structures, landscaping, paving and equipment, both real and personal, related to the health, safety, and social welfare of the members of the Association, as the Board of Directors in its discretion determines necessary, appropriate, and/or convenient.

(d) To operate without profit for the sole and exclusive benefit of its Members.

ARTICLE III

GENERAL POWERS

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

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

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

(c) To delegate power or powers where such is deemed in the interest of the Association.

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

(e) To fix assessments to be levied against the Property to defray expenses and costs of effectuating the objects and purposes of the Association and to create reasonable reserves for such expenditures, and to authorize its Board of Directors to enter into agreements with other property owners associations for the collection of such assessments.

(f) To charge recipients for services rendered by the Association and the user for use of Association property where such is deemed appropriate by the Board of Directors of the Association.

(g) To pay taxes and other charges, if any, on or against property owned or accepted by the Association.

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

(i) In general, to have all powers conferred upon a corporation by the laws of the State of Florida, except as prohibited herein.

ARTICLE IV

MEMBERS

The Members shall consist of Multitech Corporation, its successors and assigns as Developer, and Owners of the Property, as such terms are defined in the Declaration. All terms as used herein shall have those meanings as defined in the Declaration. There shall be two classes of Members as follows:

(a) Class A Members. Class A Members shall be all owners of Lots within the Property, other than the Developer. Owners of Lots shall automatically become Class A Members upon the purchase of such Lots.

(d) Class B Members. The Class B Member shall be Multitech Corporation, its successors, assigns or designees, as the Developer of Mayport Landing.

ARTICLE V

VOTING AND ASSESSMENTS

(a) Class A Members shall be entitled to one (1) vote for each Lot which such Class A Member owns.

(b) The Class B Member shall be the Developer who shall be entitled to a total number of votes equal to two (2) votes for each Class A vote. The Class B membership shall cease and terminate and be converted to Class A membership upon the happening of either of the following events whichever first occurs: (i) when there are less than five (5) Lots within the Property or less than five (5) planned Lots according to Developers preliminary plat of unplatted Property whichever last occurs, or (ii) five (5) years from the date the Declaration is recorded. Thereafter, the Class B Member shall be deemed to be a Class A Member entitled to the voting privileges attributable to such membership. The Class B Member shall have the right to appoint a majority of the Board of Directors of the Association until the annual election of directors following the termination of the Class B membership.

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

(d) The Association shall obtain funds with which to operate by assessment of its Members and additional contributions in accordance with the provisions of the Declaration.

ARTICLE VI

BOARD OF DIRECTORS

(a) The affairs of the Association shall be managed by a Board of Directors consisting of not less than three (3) nor more than five (5) directors. The Directors may, but need not, be members of the Association and need not be residents of the state of Florida.

(b) At the first annual election of the Board of Directors the term of office of the Director elected by Class A Members shall be established at one year. Prior to the first annual election at which the Class A membership shall elect a Director, the Class B Member shall appoint that Director. In addition, the Class B Member shall appoint two Directors to serve for terms of two years. Thereafter, as many Directors shall be elected and appointed, as the case may be, as are required to fill all vacancies created by the expiration of the regular terms of office of Directors elected or appointed at the first annual meeting. The term of office of the Directors so elected and appointed shall run until the second annual election following their election, and thereafter until their successors are duly elected and qualified, unless sooner removed from office with or without cause by the affirmative vote of a majority of the Members of the Class or Classes which elected or appointed them. In no event can a Director appointed by the Class B Member be removed except by action of the Class B Member; nor can a Director elected by Class A Members be removed except by action of the Class A Members.

(c) Election of each Director shall be by plurality vote of the Class or Classes of Members electing such Director or by plurality vote of the Membership at large as to Directors to be elected by the Membership at large.

(d) The names and addresses of the members of the first Board of Directors who shall hold office until their successors are elected or appointed and have qualified, are as follows:

William Driscoll
9951 Atlantic Boulevard, Suite 412
Jacksonville, Florida 32211

Elliott Sheffield
9951 Atlantic Boulevard, Suite 412
Jacksonville, Florida 32211

Stanly W. Donogh, Jr.
12040 98th Avenue N.E.
Kirkland, Washington 98033

ARTICLE VII

OFFICERS

(a) The officers of the Association shall be a President, a Vice President, a Secretary and a Treasurer, and such other officers as the Board may from time to time by resolution create. Any two or more offices may be held by the same person except the offices of President and Secretary. Officers shall be elected for one (1) year terms in accordance with the procedure set forth in the Bylaws.

(b) The names of the officers who are to manage the affairs of the Association until the first annual meeting of the Board of Directors and until their successors are duly elected and qualified are:

President	William Driscoll
Vice President	Elliott Sheffield
Secretary/Treasurer	Elliott Sheffield

ARTICLE VIII

CORPORATE EXISTENCE

The Association shall have perpetual existence.

ARTICLE IX

BYLAWS

The Board of Director shall adopt Bylaws consistent with these Articles. Such Bylaws may be amended in the same manner as provided for an amendment to these Articles of Incorporation.

ARTICLE X

AMENDMENT TO ARTICLES OF INCORPORATION

These Articles may be altered, amended or repealed by an amendment adopted by seventy-five percent (75%) of each class of membership and mortgage lenders holding in excess of five (5) First Mortgages encumbering the Property. No amendment affecting Multitech Corporation, the Developer of Mayport Landing, shall be effective without the prior written consent of the Developer.

ARTICLE XI

SUBSCRIBERS

The names and addresses of the subscribers are as follows:

William Driscoll	9951 Atlantic Boulevard, Suite 412 Jacksonville, Florida 32211
M. Lynn Pappas	1901 Independent Square Jacksonville, Florida 32202
Lori T. Moorhouse	1901 Independent Square Jacksonville, Florida 32202

ARTICLE XII

INDEMNIFICATION OF OFFICERS AND DIRECTORS

(a) The Association hereby indemnifies any Director or officer made a party or threatened to be made a party to any threatened, pending or completed action, suit or proceeding:

(1) Whether civil, criminal, administrative, or investigative, other than one by or in the right of the Association to procure a judgment in its favor, brought to impose a liability or penalty on such person for an act alleged to have been committed by such person in his capacity of Director or officer of the Association, or in his capacity as Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against judgments, fines, amounts paid in settlement and reasonable expenses, including attorneys fees, actually and necessarily incurred as a result of such action, suit or proceeding or any appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interests of the Association, and in criminal actions or proceedings, without reasonable ground for belief that such action was unlawful. The termination of any such action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not in itself create a presumption that any such Director or officer did not act in good faith in the reasonable belief that such action was in the best interests of the Association or that he had reasonable grounds for belief that such action was unlawful.

(2) By or in the right of the Association to procure a judgment in its favor by reason of his being or having been a Director or officer of the Association, or by reason of his being or having been a Director, officer, employee or agent of any other corporation, partnership, joint venture, trust or other enterprise which he served at the request of the Association, against the reasonable expenses, including attorneys fees, actually and necessarily incurred by him in connection with the defense or settlement of such action, or in connection with an appeal therein, if such person acted in good faith in the reasonable belief that such action was in the best interest of the Association. Such person shall not be entitled to indemnification in relation to matters as to which such person has been adjudged to have been guilty of negligence or misconduct in the performance of his duty to the Association unless and only to the extent that the court, administrative agency, or investigative body before which such action, suit or proceeding is held shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expenses which such tribunal shall deem proper.

(b) The Board of Directors shall determine whether amounts for which a Director or officer seeks indemnification were properly incurred and whether such Director or officer acted in good faith and in a manner he reasonably believed to be in the best interests of the Association, and whether, with respect to any criminal action or proceeding, he had no reasonable ground for belief that such action was unlawful. Such determination shall be made by the Board of Directors by a majority vote of a quorum consisting of Directors who were not parties to such action, suit or proceeding.

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

ARTICLE XIII

TRANSACTION IN WHICH DIRECTORS OR OFFICERS ARE INTERESTED

(a) No contract or transaction between the Association and one or more of its Directors or officers, or between the Association and any other corporation, partnership, association, or other organization in which one or more of its Directors or officers are Directors or officers, or have a financial interest, shall be invalid, void or voidable solely for this reason, or solely because the Director or officer is present at or participates in the meeting of the Board or committee thereof which authorized the contract or transaction, or solely because his or their votes are counted for such purpose. No Director or officer of the Association shall incur liability by reason of the fact that he is or may be interested in any such contract or transaction.

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

ARTICLE XIV

DISSOLUTION OF THE ASSOCIATION

(a) Upon dissolution of the Association, all of its assets remaining after provision for creditors and payment of all cost and expenses of such dissolution shall be distributed in the following manner:

(1) Real property contributed to the Association without the receipt of other than nominal consideration by or on behalf of the Developer and Class B Member (or its predecessor in interest) shall be returned to the Class B Member or the contributor (whether or not the Developer or Class B Member at the time of such dissolution), unless it refuses to accept the conveyance (in whole or in part).

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

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

(b) The Association may be dissolved upon a resolution to that effect being approved by two-thirds (2/3) of the members of the Board of Directors, and, if such decree be necessary at the time of dissolution, after receipt of an appropriate decree as set forth in Fla. Stat. Ann. 617.05 or statute of similar import. In the event of incorporation by annexation or otherwise of all or part of the Property by a political subdivision of the State of Florida, the Association may be dissolved in the manner set forth above.

ARTICLE XV

MERGERS AND CONSOLIDATION

Subject to the provisions of the Declaration applicable to the Property and to the extent permitted by law, the Association

may participate in mergers and consolidations with other nonprofit corporations organized for the same purposes, provided that any such merger or consolidation shall have the assent of two-thirds of the total votes of the membership who are voting in person or by proxy at a meeting duly called for this purpose, written notice of which shall be mailed to all members at least thirty (30) days in advance and shall set forth the purpose of the meeting.

IN WITNESS WHEREOF, the said subscribers have hereunto set their hands and seals this 2nd day of December 1982

William Driscoll (SEAL)
William Driscoll

M. Lynn Pappas (SEAL)
M. Lynn Pappas

Lori T. Moorhouse (SEAL)
Lori T. Moorhouse

STATE OF FLORIDA)
)ss
COUNTY OF ST. JOHNS)

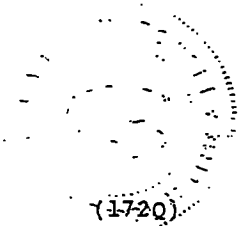
I HEREBY CERTIFY that on this 2nd day of December, 1982, before me, the undersigned authority, personally appeared William Driscoll, M. Lynn Pappas, and Lori T. Moorhouse, to me known to be the persons who executed the foregoing Articles of Incorporation, and acknowledged the execution of such instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal at Jacksonville, said County and State the date aforesaid.

Laura M. Powell
Notary Public, State of Florida
at Large.

My Commission Expires:

Notary Public, State of Florida at Large
My commission expires Feb. 2, 1984



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

FILED

IN COMPLIANCE WITH SECTION 48.091, FLORIDA STATUTES,
THE FOLLOWING IS SUBMITTED:

Dec 3 11 45 AM '82
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

MAYPORT LANDING OWNERS ASSOCIATION, INC., DESIRING TO
ORGANIZE OR QUALIFY UNDER THE LAWS OF THE STATE OF FLORIDA WITH
ITS PRINCIPAL PLACE OF BUSINESS AT CITY OF JACKSONVILLE, STATE
OF FLORIDA, HAS NAMED WILLIAM DRISCOLL, LOCATED AT 9951 ATLANTIC
BOULEVARD, SUITE 412, JACKSONVILLE, FLORIDA 32211, AS ITS AGENT
TO ACCEPT SERVICE OF PROCESS WITHIN FLORIDA.

MAYPORT LANDING OWNERS
ASSOCIATION, INC

BY: William E. Driscoll

DATED: December 2, 1982

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

William E. Driscoll
WILLIAM DRISCOLL

DATED: December 2, 1982

BYLAWS
OF

MAYPORT LANDING OWNERS ASSOCIATION, INC.

ARTICLE I

DEFINITIONS

All terms used herein which are defined in the Declaration of Covenants for Mayport Landing (the "Declaration") recorded or to be recorded in the public records of Duval County, Florida, shall be used herein with the same meanings as therein defined.

ARTICLE II

LOCATION OF PRINCIPAL OFFICE

The principal office of the Association shall be located at 9951 Atlantic Boulevard, Suite 412, Jacksonville, Florida 32211, or at such other place as may be established by resolution of the Board of Directors of the Association.

ARTICLE III

VOTING RIGHTS AND ASSESSMENTS

1. The voting rights of each Class of membership of the Association shall be as set forth in the Articles of Incorporation of the Association. The number of votes to which each Class of membership shall be entitled for each year shall be determined no later than fifteen (15) days prior to the date of the annual meeting of the Board of Directors.

2. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the rate set forth in the Declaration and shall result in the suspension of voting privileges during the period of such nonpayment.

ARTICLE IV

BOARD OF DIRECTORS

1. A majority of the Board of Directors shall constitute a quorum to transact business at any meeting of the Board, and the action of a majority present at a meeting at which a quorum is present shall constitute the action of the Board of Directors.

2. Any vacancy occurring on the Board of Directors because of death, resignation or other termination of services of any Director, shall be filled by the Board of Directors after consulting with the Nominating Committee; except that the Class B Member shall in all event have the right to elect or appoint a majority of the members of the Board of Directors as provided in the Articles of Incorporation, and the Class B Member, to the exclusion of other members and/or the Board itself, shall fill any vacancy created by the death, resignation, removal or other termination of services of any Director appointed by the Class B Member. A director appointed to fill a vacancy shall be appointed for the unexpired term of his predecessor in office and until his successor shall have been elected and/or appointed and qualified.

ARTICLE V

ELECTION OF DIRECTORS: NOMINATING AND ELECTION COMMITTEES

1. Commencing with the year of the first annual meeting of the members and each year thereafter, nominations for election of Board members shall be made by the Nominating Committee.
2. The Developer or the Class B member shall, within sixty (60) days prior to the annual meeting of the Board of Directors, notify the Secretary and the Nominating Committee of the names of the Directors that the Developer or the Class B member is appointing to the Board of Directors. Within forty-five (45) days prior to the date of the annual meeting of the Board of Directors, the Nominating Committee shall notify the Secretary of the names of the candidates nominated for election to the Board of Directors. The Secretary shall, within seven (7) days of receiving such notification from the Nominating Committees, prepare and mail election ballots to the Members or representatives.
3. The Nominating Committees shall make as many nominations for election to the Board of Directors as it shall in its discretion determine. Such nominations may be made by or from Members or non-members, as the Committee in its discretion shall determine. Nominations and notification of the vacancies being filled by the Developer or the Class B member shall be placed on a written ballot as provided in Section 4 of this Article and shall be made in advance of the time fixed therein for the mailing of such ballots to Members.
4. All elections to the Board of Directors shall be made on written ballots which shall (a) describe the vacancies to be filled and (b) set forth the names of those nominated by the Nominating Committee for such vacancies and the names of those appointed to the Board by the Class B member. Such ballots shall be prepared and mailed by the Secretary to the Class A Members at least fourteen (14) days in advance of the date set forth therein for a return. Upon receipt of such ballots such Members may, in respect to each vacancy, cast as many votes for the persons nominated by the Nominating Committee as they are entitled to exercise under the provisions of the Articles of Incorporation and these Bylaws.
5. Each Class A Member shall receive a ballot designating the name of the Member and number of votes to which such Member is entitled, and space for execution of the ballot by the Member. Each Member may cast his vote for each vacancy shown on the ballot. Cumulative voting shall not be permitted. The completed ballots shall be returned to the Secretary at the principal office of the Association, or at such other address as designated upon each ballot.
6. Upon receipt of each ballot the Secretary shall immediately place it in a safe or other locked place until the date set for the counting of such ballots. On that day the ballots shall be turned over to an Election Committee which shall consist of five members appointed by the Board of Directors. The Election Committee shall then adopt a procedure which shall establish that the number of votes cast by the Member corresponds to the number of votes allowed to each Member.
7. The members of the Board of Directors elected or appointed in accordance with the procedures set forth in this Article shall be deemed elected or appointed as of the date of the annual meeting of the Board of Directors, which shall be held on or before the second Monday in March of each year.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

1. The Board of Directors shall have power:

(a) To call meetings of the Members.

(b) To appoint and remove at pleasure all officers, agents and employees of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may deem expedient. Noting contained in these Bylaws shall be construed to prohibit the employment of any Member, officer or Director of the Association in any capacity whatsoever.

(c) To establish, levy and assess, and collect the assessments necessary to operate the Association and carry on its activities, and to create such reserves for extraordinary expenditures as may be deemed appropriate by the Board of Directors.

(d) To adopt and publish rules and regulations governing the use of the Property and the personal conduct of the members and their guests thereon, including reasonable admission charges if deemed appropriate.

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

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

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

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

(b) To supervise all officers, agents and employees of this Association, and to see that their duties are properly performed.

(c) With reference to assessments of the Association:

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

(ii) To prepare 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

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

(d) To issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether any assessment has been paid. Such certificate shall be prima facie evidence of any assessment therein stated to have been paid.

ARTICLE VII

DIRECTORS AND MEETINGS

1. The annual meeting of the Board of Directors shall be held at a date, time and place as designated annually by the Board of Directors. Regular meetings of the Board of Directors shall be held at such time and place as provided by appropriate resolution of the Board of Directors.

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

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

ARTICLE VIII

OFFICERS

1. The officers shall be a President, a Vice President, a Secretary, and a Treasurer, and such other officers as may be elected in accordance with the Articles of Incorporation. The President shall be a member of the Board of Directors, elected from among the Board at the annual meeting of the Board of Directors.

2. The officers of the Association shall be elected by the Board of Directors at the annual meeting of the Board of Directors. If the election of such officers shall not be held at such meeting, such election shall be held as soon thereafter as convenient. New officers may be created and filled at any meeting of the Board of Directors. Each officer shall hold office until his successor shall have been duly elected and qualified.

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

4. All officers shall hold office at the pleasure of the Board of Directors; except that if an officer is removed by the Board, such removal shall be without prejudice to the contract rights, if any, of the officer so removed.

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

6. The Vice President, or the Vice President so designated by the Board of Directors 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 of Directors.

7. The Secretary shall be ex officio Secretary of the Board of Directors, shall record the votes and keep the minutes of all proceedings in a book to be kept for that purpose. He

shall sign all certificates of membership. He shall keep the records of the Association. He shall record in a book kept for that purpose all the names of the Members of the Association together with their addresses as registered by such Member.

8. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors, provided, however, that a resolution of the Board of Directors shall not be necessary for disbursements 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 required signatory on checks and notes of the Association.

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

10. The salaries, if any, of the officers and assistant officers of the Association shall be set by the Board of Directors.

ARTICLE IX

COMMITTEES

1. The Standing Committee of the Association shall be:

- The Nominating Committee(s)
- The Maintenance Committee
- The Architectural Control Committee

Unless otherwise provided herein, each committee (other than the Architectural Control Committee) shall consist of a Chairman and two or more Members and shall include a member of the Board of Directors and shall be appointed by the Board of Directors within thirty (30) days after each annual meeting of the Board of Directors, to serve until the succeeding committee members have been appointed. The Board of Directors may appoint such other committees as it deems desirable.

2. The Nominating Committee(s) shall have the duties and functions described in these Bylaws.

3. The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance of landscaping and repair or improvement of the buildings within the Property by Owners and shall perform or see to the performance of such other functions as the Board, in its discretion, determines.

4. The Mayport Landing Architectural Control Committee ("ACC") shall be appointed by the Class B member until termination thereof and thereafter by the Board of Directors and shall have the duties and functions described in the Declaration. The ACC shall consist of not less than three (3) nor more than five (5) members who need not be members of the Association.

5. The ACC shall have the powers and duties established in the Declaration.

6. The Maintenance Committee and other committees appointed and so empowered by the Board of Directors (but not the Nominating Committee or the Architectural Control Committee) shall have power to appoint sub-committees from among their membership and may delegate to any such sub-committees any powers, duties and functions.

7. It shall be the the duty of each committee to receive complaints from members on any matter involving Association functions, duties, and activities within its field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to such other committee, Director or officer of the Association which is further concerned with the matter presented.

ARTICLE X

MEETINGS OF MEMBERS

1. The first regular annual meeting of the Members or authorized representatives shall be held in the year 1985 at such date and at such time as designated by the Board of Directors. The place of the annual meeting shall be determined by the Board of Directors. If the election of Directors is the only business of the Association to be conducted by the membership, the regular annual meeting may be dispensed with by a vote of a majority of the Board of Directors.

2. Special meetings of the Members or authorized representatives for any purpose may be called at any time by the President, the Vice President, the Secretary or Treasurer or by any two or more members of the Board of Directors or upon written request of the Members who have a right to vote one-fourth of all the votes of the entire membership.

3. Notice of a special meeting or the annual meeting may be given to Members or their authorized representatives either personally or by sending a copy of the notice through the mail postage thereon fully prepaid to his address appearing on the books of the corporation. Each Member or authorized representative shall register his address with the secretary and notices of such meetings shall be mailed to him at such address. Notice of any special meeting shall be mailed at least fifteen (15) days but not more than sixty (60) days in advance of the meeting and shall set forth in general the nature of the business to be transacted unless otherwise provided in these Bylaws, the Articles of the Declaration. Notice of any meeting shall be given to the qualified representatives of the Class A and B Members which notice shall constitute notice to all Class A and B Members.

4. At all corporate meetings of Members, each Member of the qualified representative of such Members may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. No proxies shall extend beyond a period of eleven (11) months and every proxy shall automatically cease upon sale by the Member or qualified representative of his interest in the Property.

ARTICLE XI

BOOKS AND PAPERS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to the inspection of any Members.

ARTICLE XII

SEAL

The Association shall have a seal in circular form having within its circumference the words: Mayport Landing Owners Association, Inc., corporation not for profit, 1982, Florida.

ARTICLE XIII

FISCAL YEAR

The fiscal year of the Association shall be the calendar year.

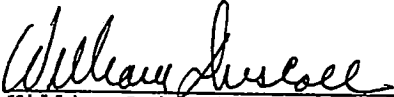
ARTICLE XIV

AMENDMENTS

These Bylaws may be altered, amended or repealed by an amendment adopted by seventy-five percent (75%) of each class of membership and holding fifty percent (50%) of the First Mortgages on the Property. No amendment affecting the Developer shall be effective without the written consent of the Developer.

The foregoing were adopted as the Bylaws of Mayport Landing Owners Association, Inc., a corporation not-for-profit under the laws of the State of Florida, on December 2, 1982.


Elliot Sheffield, Secretary


William Driscoll, President

(171Q)

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

December 7, 2018

Charles W. Brown, Jr.
Crabtree Law Group, P.A.
8777 San Jose Boulevard
Building A, Suite 200
Jacksonville, Florida 32217

**Re: Mayport Landing Owners Association, Inc., Approval;
Determination Number: 18236**

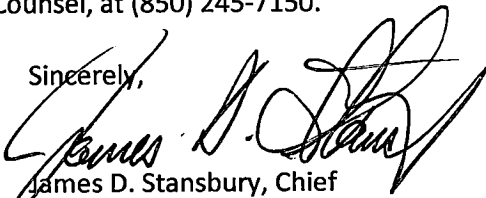
Dear Mr. Brown:

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

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

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

Sincerely,



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

JDS/ss/rm

Charles W. Brown, Jr. Esq.
December 7, 2018
Page 2 of 2

NOTICE OF ADMINISTRATIVE RIGHTS

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

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

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

PURSUANT TO SECTION 120.573, FLORIDA STATUTES, AND CHAPTER 28, PART IV, FLORIDA ADMINISTRATIVE CODE, MEDIATION IS NOT AVAILABLE TO SETTLE ADMINISTRATIVE DISPUTES.

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

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

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